



**COMMENT AND REVIEW**  
to the  
Request for Proposals (RFP) on  
Indefinite Delivery Indefinite Quantity Construction Contracts  
**2023-24-100 – State of South Carolina (Horry County and Sourcewell)**

**RFP**

Horry County and Sourcewell jointly issued the Request for Proposals (RFP) to provide Indefinite Delivery Indefinite Quantity Construction Contracts (IDIQ) to Horry County and on behalf of current and potential Sourcewell Participating Entities, including all government agencies, education agencies to include colleges and universities, and non-profit agencies, within the state of South Carolina, as identified in the attached map of the regions. Sourcewell and Horry County included multiple solicitations within the RFP with the intention of awarding multiple contracts in the state of South Carolina.

**Advertisement**

The solicitation was advertised on the South Carolina Business Opportunities (SCBO) website and Horry County's BidNet website. It was posted to the Sourcewell website and the Sourcewell Procurement Portal for daily viewing and document download/response from July 9, 2024, until the scheduled due date and time.

**Proposer Registrants**

The solicitation process was conducted through the Sourcewell Procurement Portal. The following parties expressed interest in the solicitation by registering for this opportunity within the portal:

ACCO Engineered Systems, Inc	J. R. Scott Construction LLC
Accurate Construction and Project Management LLC	JOC Construction LLC
Atlas Construction of SC, Inc	Johnson Controls, Inc.
Baumgardner House Raising, LLC	Johnson-Laux Construction
BEC Construction, Inc.	Lopez and Son's, Inc.
Brian K. Ballinger	Lower Mill Unmanned Aerial Systems Ltd Co
Brown & Root Industrial Services, LLC	Madison interiors LLC
cbs builders, llc	Mashburn Construction Company, Inc.
Centennial Contractors Enterprises, Inc.	Mashburn Construction, Inc
Chancel Construction Inc.	NW Tel, LLC
Consensus Construction & Consulting, Inc	OEC Fluid Handling
ConstructConnect	Palmetto Corp of Conway

Construction Services Group, Inc  
CSG Property Solutions Inc  
Custom Park Surfacing, LLC  
D&L Sitework Inc.  
D.A. Poole Contracting LLC  
David Mancini & Sons, Inc.  
Doyle Dickerson Terrazzo  
DSW Homes, LLC  
E2 Development, LLC  
Eastern Corporation  
ELV Select Equipment  
Engineered Floors, LLC  
F.H. Paschen  
FAE USA, inc  
FBI Construction Inc.  
First Green Industries  
Georgia Time Recorder, Inc.  
GeoSurfaces Southeast, Inc.  
Greenwall Construction Service, Inc.  
GRP Mechanical Company, Inc.  
Guldmann  
Hamvis Properties, Inc.  
Harbor Services, Inc.  
Herald Office Supply, Inc.  
Horry County Engineering  
iugis Construction Corporation

Parkworks Solutions Corp.  
Precision Sidewalk Safety Corp  
Premier Concrete & Pavers LLC  
Progress Solar Solutions  
PWXPRESS  
R&R Improvements LLC  
R.H. Moore Company Inc  
Roofco Incorporated of Sumter SC  
RRT Inc  
Solar Technology Inc  
Spann Roofing and Sheet Metal  
Steep Slope Consulting LLC  
Summit Countertops LLC  
Summit Lockers, Inc.  
Swift Creek Equipment  
S-Works Construction Corporation  
Terracon Consultants Inc  
The Flooring Connection, LLC  
The Motz Group, LLC.  
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.  
Thomas & Hutton Engineering Co.  
TillCo Construction, Inc.  
Top Choice Plumbing LLC  
Triad Mechanical Contractors  
Ujamaa Construction  
United Plastic Fabricating, Inc.  
Ver-Mac

**Pre-proposal meeting:**

A pre-proposal webinar was conducted and broadcast on July 31, 2024, beginning at 9:00 am CT. A link to the on-demand recording, as well as the presentation slides, was subsequently made available to all registered plan takers.

**Proposals:**

All proposals remained sealed within the Sourcewell Procurement Portal until the scheduled due date and time. The close date for the solicitation was revised from September 4, 2024 to September 18, 2024. Proposals were electronically opened, and the list of all Proposers was made publicly available on the Sourcewell Procurement Portal, on September 18, 2024, at 1:00:00 pm CT. Proposals were received from the following:

Atlas Construction of SC, Inc  
Brown & Root Industrial Services, LLC  
Centennial Contractors Enterprises, Inc  
Chancel Construction & Consulting, Inc

Consensus Construction & Consulting, Inc  
Eastern Corporation  
F.H. Paschen, S.N. Nielsen & Associates LLC  
FBi Construction, Inc  
JOC Construction, LLC  
Johnson-Laux Construction, LLC  
Lopez and Son's, Inc  
Mashburn Construction Company, Inc  
Precision Sidewalk Safety Corp  
Premier Concrete & Pavers LLC  
Spann Roofing and Sheet Metal, Inc  
S-Works Construction Corporation  
Terracon Consultants, Inc  
The Motz Group, LLC  
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc

#### **Proposal Evaluation Method**

The Proposal Evaluation Committee first determined responsiveness of all proposals. A responsive proposal must have been submitted on time and materially satisfy all mandatory requirements identified in the RFP. Responsive proposals were then evaluated in accordance with the criteria set forth in the RFP section entitled "Evaluation and Award." Proposers submitted five adjustment factors for each contract opportunity within the region to the fixed prices in the Construction Task Catalog. The submitted proposal adjustment factors were weighted as more fully described in the RFP section to determine a single combined adjustment factor. This combined adjustment factor was then used in determining the pricing score for each proposal. Proposers could not be awarded more than one same scope Contract within a Region.

#### **Findings of the Proposal Evaluation Committee**

The Evaluation Committee has established that the competitive range is set at 85 total points. The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc was found to be non-responsive in all regions for Mechanical/HVAC, Paving, and Roofing. Proposers responding to a trade were required to self-perform at least 51% of the trade with their own organization forces. Proposal submissions were reviewed thoroughly according to the RFP Specifications with awards going to the following:

**\*\*\* The remainder of this page has been intentionally left blank\*\*\***

Region 1 - General Construction

Proposer	Price Points	Non-Price Points	FINAL SCORE
Brown & Root Industrial Services, LLC	50	44	94
F.H. Paschen, S.N. Nielsen & Associates LLC	46	45	91
Johnson-Laux Construction, LLC	43	44	87
S-Works Construction Corporation	45	42	87
Eastern Corporation	45	42	87
JOC Construction, LLC	45	40	85
Consensus Construction & Consulting, Inc	43	42	85

Region 1 - Mechanical

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			

Region 1 - Electrical

Proposer	Price Points	Non-Price Points	FINAL SCORE
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	50	40	90

Region 1 - Plumbing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	50	42	92

Region 1 - Paving

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			

Region 1 - Roofing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Eastern Corporation	50	42	92
Spann Roofing and Sheet Metal, Inc.	43	42	85

Region 1 - Site/Civil

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	50	42	92
The Motz Group, LLC.	49	40	89

Region 2 - General Construction

Proposer	Price Points	Non-Price Points	FINAL SCORE
Brown & Root Industrial Services, LLC	50	44	94
F.H. Paschen, S.N. Nielsen & Associates LLC	48	45	93
S-Works Construction Corporation	47	42	89
Johnson-Laux Construction, LLC	45	44	89
Eastern Corporation	46	42	88
JOC Construction, LLC	47	40	87
Consensus Construction & Consulting, Inc	45	42	87

Region 2 - Mechanical

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			

Region 2 - Electrical

Proposer	Price Points	Non-Price Points	FINAL SCORE
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	50	40	90

Region 2 - Plumbing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	50	42	92

Region 2 - Paving

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			

Region 2 - Roofing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Eastern Corporation	50	42	92
Spann Roofing and Sheet Metal, Inc.	43	42	85

Region 2 - Site/Civil

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	50	42	92
The Motz Group, LLC.	49	40	89

Region 3 - General Construction

Proposer	Price Points	Non-Price Points	FINAL SCORE
Brown & Root Industrial Services, LLC	50	44	94
F.H. Paschen, S.N. Nielsen & Associates LLC	46	45	91
Johnson-Laux Construction, LLC	44	44	88
S-Works Construction Corporation	44	42	86
Eastern Corporation	44	42	86
JOC Construction, LLC	45	40	85
Consensus Construction & Consulting, Inc	43	42	85

Region 3 - Mechanical

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			

Region 3 - Electrical

Proposer	Price Points	Non-Price Points	FINAL SCORE
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	50	40	90

Region 3 - Plumbing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	50	42	92

Region 3 - Paving

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			

Region 3 - Roofing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Eastern Corporation	50	42	92
Spann Roofing and Sheet Metal, Inc.	43	42	85

Region 3 - Site/Civil

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	50	42	92
The Motz Group, LLC.	49	40	89

Region 4 - General Construction

Proposer	Price Points	Non-Price Points	FINAL SCORE
Brown & Root Industrial Services, LLC	50	44	94
F.H. Paschen, S.N. Nielsen & Associates LLC	46	45	91
Johnson-Laux Construction, LLC	44	44	88
S-Works Construction Corporation	44	42	86
Eastern Corporation	44	42	86
JOC Construction, LLC	45	40	85
Consensus Construction & Consulting, Inc	43	42	85

Region 4 - Mechanical

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			

Region 4 - Electrical

Proposer	Price Points	Non-Price Points	FINAL SCORE
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	50	40	90

Region 4 - Plumbing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	50	42	92

Region 4 - Paving

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			



Region 4 - Roofing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Eastern Corporation	50	42	92
Spann Roofing and Sheet Metal, Inc.	46	42	88

Region 4 - Site/Civil

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	50	42	92
The Motz Group, LLC.	49	40	89

Region 5 - General Construction

Proposer	Price Points	Non-Price Points	FINAL SCORE
Brown & Root Industrial Services, LLC	44	44	88
F.H. Paschen, S.N. Nielsen & Associates LLC	42	45	87
Chancel Construction, Inc	43	44	87
S-Works Construction Corporation	43	42	85

Region 5 - Mechanical

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			

Region 5 - Electrical

Proposer	Price Points	Non-Price Points	FINAL SCORE
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	50	40	90

Region 5 - Plumbing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	50	42	92

Region 5 - Paving

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			

Region 5 - Roofing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Spann Roofing and Sheet Metal, Inc.	50	42	92
Eastern Corporation	47	42	89

Region 5 - Site/Civil

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	47	42	89
The Motz Group, LLC.	46	40	86

Region 6 - General Construction

Proposer	Price Points	Non-Price Points	FINAL SCORE
Brown & Root Industrial Services, LLC	50	44	94
F.H. Paschen, S.N. Nielsen & Associates LLC	46	45	91
S-Works Construction Corporation	47	42	89
Johnson-Laux Construction, LLC	44	44	88
Eastern Corporation	44	42	86
JOC Construction, LLC	45	40	85
Consensus Construction & Consulting, Inc	43	42	85

Region 6 - Mechanical

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			

Region 6 - Electrical

Proposer	Price Points	Non-Price Points	FINAL SCORE
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	50	40	90

Region 6 - Plumbing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	50	42	92

Region 6 - Paving

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			

Region 6 - Roofing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Eastern Corporation	50	42	92
Spann Roofing and Sheet Metal, Inc.	49	42	91

Region 6 - Site/Civil

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	50	42	92
The Motz Group, LLC.	49	40	89

Region 7 - General Construction

Proposer	Price Points	Non-Price Points	FINAL SCORE
Brown & Root Industrial Services, LLC	50	44	94
F.H. Paschen, S.N. Nielsen & Associates LLC	46	45	91
S-Works Construction Corporation	46	42	88
Johnson-Laux Construction, LLC	44	44	88
Eastern Corporation	44	42	86
JOC Construction, LLC	45	40	85
Consensus Construction & Consulting, Inc	43	42	85

Region 7 - Mechanical

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			

Region 7 - Electrical

Proposer	Price Points	Non-Price Points	FINAL SCORE
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	50	40	90

Region 7 - Plumbing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	50	42	92

Region 7 - Paving

Proposer	Price Points	Non-Price Points	FINAL SCORE
No Award			

Region 7 - Roofing

Proposer	Price Points	Non-Price Points	FINAL SCORE
Eastern Corporation	50	42	92
Spann Roofing and Sheet Metal, Inc.	43	42	85

Region 7 - Site/Civil

Proposer	Price Points	Non-Price Points	FINAL SCORE
Consensus Construction & Consulting, Inc	50	42	92
The Motz Group, LLC.	49	40	89

\*\* A complete Abstract of Proposals, setting forth all proposals received (as applicable), is available upon request to Sourcewell.

Proposals were reviewed by the Proposal Evaluation Committee:

Brandon Town, NIGP-CPP, CPSM, Sourcewell Senior Procurement Analyst

Julie Riebe, Sourcewell Procurement Analyst II

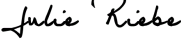
David Gilreath, P.E., Horry County Assistant County Administrator

John Barnhill, Horry County Director of Construction and Maintenance

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Brandon Town, NIGP-CPP, CPSM, Sourcewell Senior Procurement

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Julie Riebe, Sourcewell Procurement Analyst II

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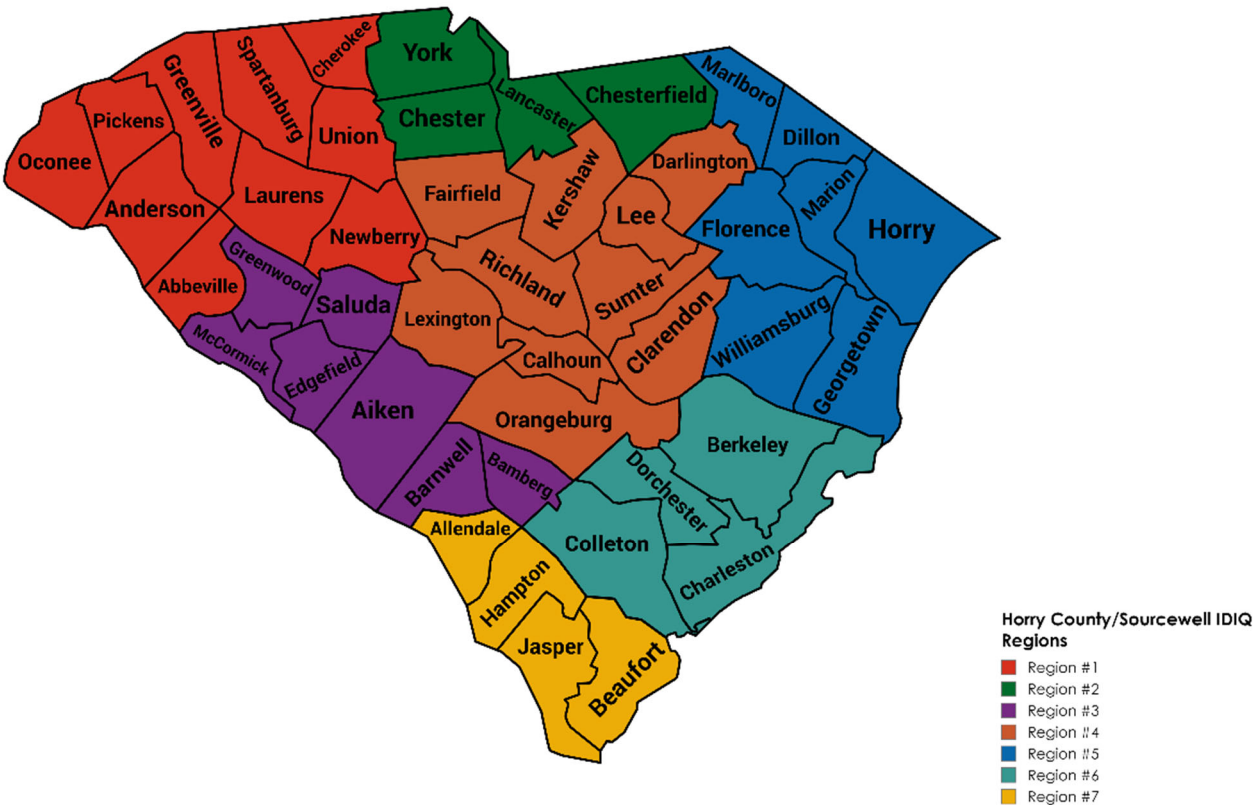
David Gilreath, P.E., Horry County Assistant County Administrator

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John Barnhill, Horry County Director of Construction and Maintenance

Attachment 1  
Geographic Map of Sourcewell Contract Regions



Region #1

Oconee	Pickens	Greenville	Spartanburg
Cherokee	Anderson	Laurens	Union
Newberry			

Region #2

York	Chester	Lancaster	Chesterfield
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Region #3

Greenwood	McCormick	Saluda	Edgefield
Aiken	Barnwell	Bamberg	

Region #4

Fairfield	Kershaw	Lexington	Richland
Sumter	Lee	Darlington	Calhoun
Clarendon	Orangeburg		

**Region #5**

Marlboro	Dillon	Florence	Marion
Horry	Williamsburg	Horry	Georgetown

**Region #6**

Berkley	Dorchester	Charleston	Colleton
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**Region #7**

Allendale	Hampton	Jasper	Beaufort
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