



COMMENT AND REVIEW
to the
Invitation for Bids (IFB) on
Indefinite Delivery Indefinite Quantity Construction
#KY-102924 –Commonwealth of Kentucky

IFB

Sourcewell issued the Invitation for Bids (IFB) to provide Indefinite Delivery Indefinite Quantity Construction (IDIQ) 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 Commonwealth of Kentucky, as identified in the attached map of the regions. Sourcewell included multiple solicitations within the IFB with the intention of awarding multiple contracts in the Commonwealth of Kentucky.

Advertisement

The following advertisement was placed September 24, 2024, and October 1, 2024, in *The Courier-Journal*, *The Lexington Herald-Leader*, *The Daily Independent*, and *The Paducah Sun* and on October 1, 2024 and October 8, 2024 in *The Daily News*. It was posted to the Sourcewell website and the Sourcewell Procurement Portal for daily viewing and document download/response on September 24, 2024, until the scheduled due date and time:

Sourcewell, a State of Minnesota local government entity and public agency, is issuing this Invitation for Bids (IFB) on behalf of its participating entities to create indefinite delivery-indefinite quantity construction (IDIQ) contracts that may be used by those participating entities for projects related to construction or the repair, alteration, modernization, or renovation of buildings, structures, or other real property.

This IFB consists of the following parts:

- 1. Invitation for Bid, including Map of Regions*
- 2. Template IDIQ Contract*
- 3. IDIQ Contract General Terms and Conditions*
- 4. Construction Task Catalogs*
- 5. Technical Specifications*

A full copy of the IFB can be found on the Sourcewell Procurement Portal, (<https://proportal.sourcewellmn.gov>), and only bids submitted through the Sourcewell Procurement

Portal will be considered. Bids are due no later than October 29, 2024, at 4:30 p.m. Central Time, and late bids will not be considered.

Bid 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:

| | |
|--|--|
| 2039856 Alberta Ltd. | Johnson-Laux Construction |
| Advanced Electrical Systems, Inc. | K&K Systems, Inc. |
| Aequitas Power Company | Lee Construction and Maintenance Company |
| Allied Construction Industries | LEE Construction Group, Inc. |
| Brilliance Cyber Systems INC | Libs Paving Co., Inc. |
| Brown & Root Industrial Services, LLC | Lopez and Son's, Inc. |
| Buck & Associates, LLC | Lusk Mechanical Contractors Inc. |
| Capitol Flexi-Pave | McDaniel's Construction Corp., Inc |
| CMTA | MGC Roofing |
| Cogent Infotech Corporation | MGC Roofing & Construction |
| CORE Construction | Middendorf and Reuss Construction Inc. |
| CORE Construction Services of Illinois, Inc. | Min-Max Construction & Consulting LLC |
| Craftsmen Contractors | National Retrofitting Group |
| Delta Services LLC | Osprey Management LLC |
| Department of General of Services | Prodigy Building Solutions, LLC |
| Eastern Corporation | RFDC Limited |
| Energy Systems Group, LLC | S-Works Construction Corporation |
| F.H. Paschen | SCG Fields, LLC |
| GLENWOOD ELECTRIC INC. | Superior Flooring |
| Hall Contracting of Ky | T & T Construction Enterprises LLC |
| Henderson Contracting Company Inc. | Team Life, Inc |
| Hunter Kneppshield Company Inc. | The Watts Group, LLC |
| iugis Construction Corporation | Vescios SportsFields Inc. |
| Jett's Specialty Contracting | |

Pre-bid meeting

A pre-bid webinar was conducted and broadcast on October 9, 2024, beginning at 10:00 AM CT. Due to technical difficulties the live broadcast was terminated and links to the on-demand recording and the presentation slides were subsequently made available to all registered plan takers.

Bids

All Bids remained sealed within the Sourcewell Procurement Portal until the scheduled due date and time. Bids were electronically opened, and the list of all Bidders was made publicly available on the Sourcewell Procurement Portal, on October 29, 2024 at 4:30:00 pm CT. Bids were received from the following:

| | |
|---|--|
| Advanced Electrical Systems, Inc. | Lee Construction and Maintenance- Company dba LMC Corporation |
| Aequitas Power Company, LLC | LEE Construction Group, Inc. |
| Brown & Root Industrial Services, LLC | Libs Paving Co., Inc. |
| CORE Construction Indiana, LLC | Lopez and Son's, Inc. |
| Delta Services LLC | Lusk Mechanical Contractors Inc. |
| Eastern Corporation | McDaniel's Construction Corp., Inc |
| F.H. Paschen, S.N. Nielsen & Associates LLC | Osprey Management, LLC |
| Glenwood Electric Inc. | Prodigy Building Solutions, LLC |
| Hall Contracting of Kentucky, Inc | RFDcr Limited |
| Johnson-Laux Construction, LLC | G.W.Day LLC, DBA; Superior Flooring |

Bids were reviewed by the below Bid Review Committee:

Brandon Town, NIGP-CPP, CPSM, CPSD, Senior Procurement Analyst
 Julie Riebe, Procurement Analyst II
 Joshua Young, CPPB, NIGP-CPP, Procurement Analyst II
 Nicole Lueth, Procurement Analyst

Bid Evaluation Method

The Sourcewell Bid Review Committee first determines responsiveness and responsibility of all bidders. A responsive bid must have been submitted on time and materially satisfy all mandatory requirements identified in the IFB. The bidders submitted three adjustment factors for each contract opportunity within the region to the fixed prices in the Construction Task Catalog. The submitted bid adjustment factors were weighted as more fully described in the IFB section to determine a single combined adjustment factor. This combined adjustment factor was then used in determining the ranking of the bids. Bidders may not be awarded more than one same scope contract within a region. The maximum number of contracts to be initially awarded by geographic region and contract type was identified in the IFB under Article VIII. Evaluation and Award.

Findings of the Bid Evaluation Committee

Bid submissions were reviewed thoroughly according to the IFB Specifications with awards going to the lowest responsive/responsible bidders. The Sourcewell IFB required bidders to provide documentation of all required licensure(s). Advanced Electrical Systems, Inc. and Aequitas Power Company, LLC provided expired licenses and were found to be non-responsive. Prodigy Building Solutions, LLC did not provide a license for Mechanical/HVAC and was found to be non-responsive in that trade and in paving asphalt and concrete for not meeting the self-performance requirement. Bidders responding to a trade were required to self-perform at least 51% of the trade with their own organization forces. Bidders were required to upload a letter from their bonding company. RFDC Limited did not provide the upload and was found to be non-responsive. A certificate of good standing was also a mandatory upload and was not provided by Advanced Electrical Systems, Inc and they were determined to be non-responsive. The selected contractors identified

in the results below have the required experience with IDIQ Construction work, and all the awarded bids were determined to be competitive and reasonable for the area.

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

| *Bid Results | | | | ADJUSTMENT FACTORS | | | |
|---|-------------------------|-------------------------|---------------------|----------------------|---------------------------------|----------------|----------------------------|
| Contractor Name | Solicitation Trade | Awarded Contract Number | Region/Graphic Area | Normal Working Hours | Other Than Normal Working Hours | Non-Pre-Priced | Combined Adjustment Factor |
| Brown & Root Industrial Services, LLC | General Construction | KY-R1-GC-102924-KBR | Region 1 | 1.0800 | 1.1100 | 1.2000 | 1.0980 |
| Brown & Root Industrial Services, LLC | General Construction | KY-R2-GC-102924-KBR | Region 2 | 1.1100 | 1.1500 | 1.2500 | 1.1320 |
| Brown & Root Industrial Services, LLC | General Construction | KY-R3-GC-102924-KBR | Region 3 | 1.1100 | 1.1500 | 1.2500 | 1.1320 |
| CORE Construction Indiana, LLC | General Construction | KY-R1-GC-102924-CCIL | Region 1 | 1.2150 | 1.2550 | 1.2150 | 1.2230 |
| Delta Services LLC | Electrical | KY-R1-E-102924-DSL | Region 1 | 1.0400 | 1.2200 | 1.4500 | 1.1170 |
| Delta Services LLC | Electrical | KY-R2-E-102924-DSL | Region 2 | 1.0000 | 1.1800 | 1.4100 | 1.0770 |
| Delta Services LLC | Electrical | KY-R3-E-102924-DSL | Region 3 | 1.0400 | 1.2200 | 1.4500 | 1.1170 |
| Eastern Corporation | Roofing/Weatherproofing | KY-R1-RW-102924-EAST | Region 1 | 1.3192 | 1.3268 | 1.3435 | 1.3232 |
| Eastern Corporation | Roofing/Weatherproofing | KY-R2-RW-102924-EAST | Region 2 | 1.3192 | 1.3268 | 1.3435 | 1.3232 |
| Eastern Corporation | Roofing/Weatherproofing | KY-R3-RW-102924-EAST | Region 3 | 1.3192 | 1.3268 | 1.3435 | 1.3232 |
| F.H. Paschen, S.N. Nielsen & Associates LLC | General Construction | KY-R1-GC-102924-FHP | Region 1 | 1.1676 | 1.1909 | 1.2973 | 1.1852 |
| F.H. Paschen, S.N. Nielsen & Associates LLC | General Construction | KY-R2-GC-102924-FHP | Region 2 | 1.1676 | 1.1909 | 1.2973 | 1.1852 |
| F.H. Paschen, S.N. Nielsen & Associates LLC | General Construction | KY-R3-GC-102924-FHP | Region 3 | 1.1676 | 1.1909 | 1.2973 | 1.1852 |
| G.W.Day LLC, DBA; Superior Flooring | Flooring | KY-R1-F-102924-SUP | Region 1 | 1.2000 | 1.2500 | 1.2500 | 1.2150 |
| G.W.Day LLC, DBA; Superior Flooring | Flooring | KY-R2-F-102924-SUP | Region 2 | 1.1700 | 1.2500 | 1.1700 | 1.1860 |
| G.W.Day LLC, DBA; Superior Flooring | Flooring | KY-R3-F-102924-SUP | Region 3 | 1.2000 | 1.2700 | 1.2000 | 1.2140 |
| Glenwood Electric Inc. | Electrical | KY-R2-E-102924-GLEN | Region 2 | 1.3800 | 2.0000 | 1.2250 | 1.4885 |
| Glenwood Electric Inc. | Electrical | KY-R3-E-102924-GLEN | Region 3 | 1.3800 | 2.0000 | 1.2250 | 1.4885 |

| *Bid Results | | | | ADJUSTMENT FACTORS | | | |
|------------------------------------|----------------------|-------------------------|---------------------|----------------------|---------------------------------|----------------|----------------------------|
| Contractor Name | Solicitation Trade | Awarded Contract Number | Region/Graphic Area | Normal Working Hours | Other Than Normal Working Hours | Non-Pre-Priced | Combined Adjustment Factor |
| Hall Contracting of Kentucky, Inc | Concrete | KY-R1-C-102924-HALL | Region 1 | 1.2399 | 1.2564 | 1.2433 | 1.2435 |
| Hall Contracting of Kentucky, Inc | Paving Asphalt | KY-R1-PAC-102924-HALL | Region 1 | 1.2399 | 1.2564 | 1.2433 | 1.2190 |
| Hall Contracting of Kentucky, Inc | Concrete | KY-R2-C-102924-HALL | Region 2 | 1.2399 | 1.2564 | 1.2433 | 1.2435 |
| Hall Contracting of Kentucky, Inc | Paving Asphalt | KY-R2-PAC-102924-HALL | Region 2 | 1.2399 | 1.2564 | 1.2433 | 1.2435 |
| Johnson-Laux Construction, LLC | General Construction | KY-R1-GC-102924-JLC | Region 1 | 1.2400 | 1.2405 | 1.2973 | 1.2458 |
| Johnson-Laux Construction, LLC | General Construction | KY-R2-GC-102924-JLC | Region 2 | 1.1850 | 1.1855 | 1.2973 | 1.1963 |
| Johnson-Laux Construction, LLC | General Construction | KY-R3-GC-102924-JLC | Region 3 | 1.2400 | 1.2405 | 1.2973 | 1.2458 |
| Libs Paving Company, Inc. | Paving Asphalt | KY-R2-PAC-102924-LIBS | Region 2 | 1.1859 | 1.2744 | 1.2999 | 1.2150 |
| Lusk Mechanical Contractors Inc. | Electrical | KY-R1-E-102924-LMC | Region 1 | 1.3000 | 1.3100 | 1.2750 | 1.2995 |
| Lusk Mechanical Contractors Inc. | HVAC/Mechanical | KY-R1-HVAC-102924-LMC | Region 1 | 1.3000 | 1.3100 | 1.2750 | 1.2995 |
| Lusk Mechanical Contractors Inc. | Electrical | KY-R2-E-102924-LMC | Region 2 | 1.2550 | 1.2650 | 1.2750 | 1.2590 |
| Lusk Mechanical Contractors Inc. | HVAC/Mechanical | KY-R2-HVAC-102924-LMC | Region 2 | 1.2550 | 1.2650 | 1.2750 | 1.2590 |
| Lusk Mechanical Contractors Inc. | Electrical | KY-R3-E-102924-LMC | Region 3 | 1.2950 | 1.3050 | 1.2750 | 1.2950 |
| Lusk Mechanical Contractors Inc. | HVAC/Mechanical | KY-R3-HVAC-102924-LMC | Region 3 | 1.2950 | 1.3050 | 1.2750 | 1.2950 |
| McDaniel's Construction Corp., Inc | General Construction | KY-R2-GC-102924-MCC | Region 2 | 1.2200 | 1.2250 | 1.2000 | 1.2190 |
| McDaniel's Construction Corp., Inc | General Construction | KY-R3-GC-102924-MCC | Region 3 | 1.2200 | 1.2250 | 1.2000 | 1.2190 |
| Osprey Management, LLC | General Construction | KY-R1-GC-102924-OML | Region 1 | 1.1074 | 1.1849 | 1.2800 | 1.1402 |
| Osprey Management, LLC | General Construction | KY-R2-GC-102924-OML | Region 2 | 1.1364 | 1.2160 | 1.2800 | 1.1667 |
| Osprey Management, LLC | General Construction | KY-R3-GC-102924-OML | Region 3 | 1.1819 | 1.2646 | 1.2800 | 1.2083 |

| *Bid Results | | | | ADJUSTMENT FACTORS | | | |
|---------------------------------|-------------------------|-------------------------|---------------------|----------------------|---------------------------------|----------------|----------------------------|
| Contractor Name | Solicitation Trade | Awarded Contract Number | Region/Graphic Area | Normal Working Hours | Other Than Normal Working Hours | Non-Pre-Priced | Combined Adjustment Factor |
| Prodigy Building Solutions, LLC | Roofing/Weatherproofing | KY-R1-RW-102924-PBS | Region 1 | 1.3300 | 1.3900 | 1.3300 | 1.3420 |
| Prodigy Building Solutions, LLC | Roofing/Weatherproofing | KY-R2-RW-102924-PBS | Region 2 | 1.2600 | 1.3400 | 1.2600 | 1.2760 |
| Prodigy Building Solutions, LLC | Roofing/Weatherproofing | KY-R3-RW-102924-PBS | Region 3 | 1.3300 | 1.3900 | 1.3300 | 1.3420 |


** A complete Abstract of Bids, setting forth all bids received (as applicable), is available on request to Sourcewell.

The preceding contracts were ratified by the Sourcwell Board of Directors on January 21, 2025.

DocuSigned by:

7BCA93CD6377421...

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

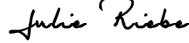
DocuSigned by:

357BE3B136A34E1...

Nicole Lueth, Procurement Analyst

Signed by:

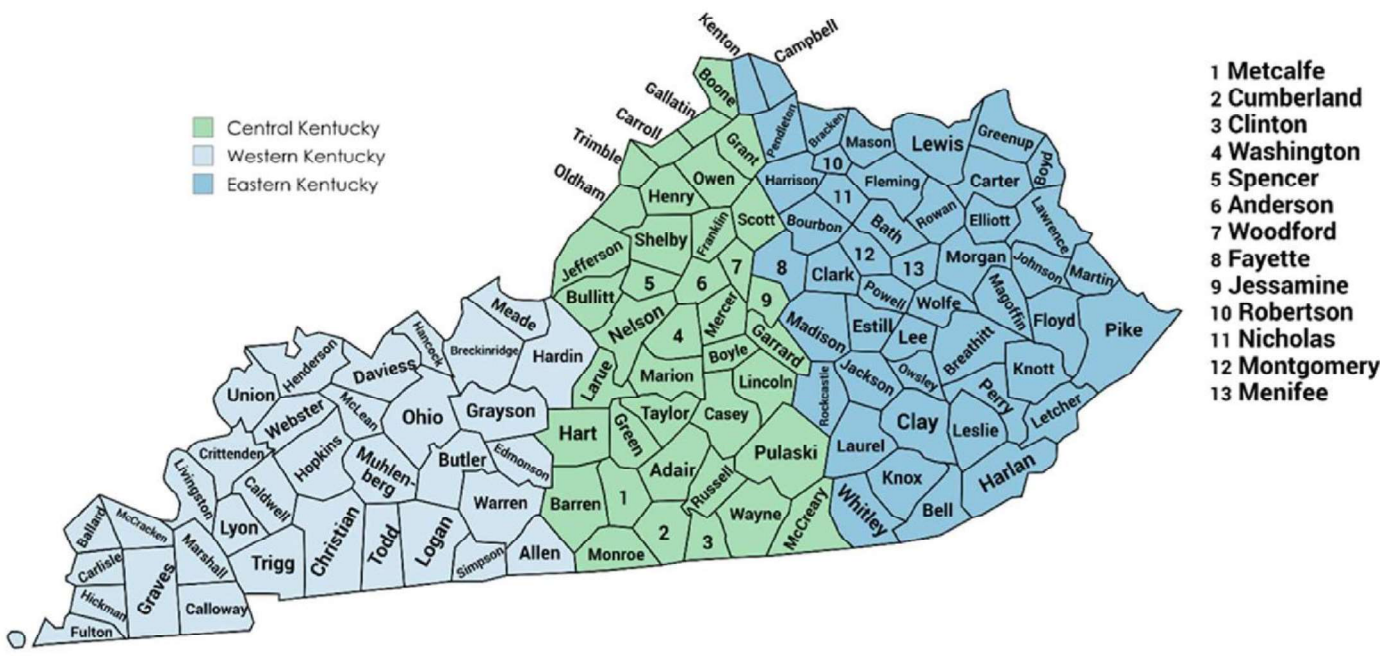
6532AB36AAD6496...

Joshua Young, CPPB, NIGP-CPP, Procurement Analyst II

DocuSigned by:

74DB922AE0B4411...

Julie Riebe, Procurement Analyst II

Attachment 1
Geographic Map of Sourcwell Contract Regions



| Western Kentucky | | | | | | |
|------------------|--------------|----------|------------|----------|----------|-----------|
| Ballard | Breckenridge | Butler | Caldwell | Calloway | Carlisle | Christian |
| Crittenden | Daviess | Edmonson | Fulton | Graves | Grayson | Hardin |
| Henderson | Hickman | Hopkins | Livingston | Logan | Lyon | Marshall |
| McCracken | McLean | Meade | Muhlenberg | Ohio | Simpson | Todd |
| Trigg | Union | Warren | Webster | | | |

| Central Kentucky | | | | | | |
|------------------|----------|------------|-----------|----------|---------|---------|
| Adair | Anderson | Barren | Boone | Boyle | Bullitt | Carroll |
| Casey | Clinton | Cumberland | Franklin | Gallatin | Garrard | Green |
| Hart | Henry | Jefferson | Jessamine | Larue | Lincoln | Marion |
| McCreary | Mercer | Metcalfe | Monroe | Nelson | Oldham | Owen |
| Pulaski | Russell | Scott | Shelby | Spencer | Taylor | Trimble |
| Washington | Wayne | Woodford | | | | |

| Eastern Kentucky | | | | | | |
|------------------|------------|----------|-----------|---------|-----------|------------|
| Bath | Bell | Bourbon | Boyd | Bracken | Breathitt | Campbell |
| Carter | Clark | Clay | Elliott | Estill | Fayette | Fleming |
| Floyd | Greenup | Harlan | Harrison | Jackson | Johnson | Kenton |
| Knott | Knox | Laurel | Lawrence | Lee | Leslie | Letcher |
| Lewis | Madison | Magoffin | Martin | Mason | Menifee | Montgomery |
| Morgan | Nicholas | Owsley | Pendleton | Perry | Pike | Powell |
| Robertson | Rockcastle | Rowan | Whitley | Wolfe | | |