



COMMENT AND REVIEW
to the
Invitation for Bids (IFB) on
Indefinite Delivery Indefinite Quantity Construction
MI-041025 – State of Michigan

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 state of Michigan, 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 state of Michigan.

Advertisement

The following advertisement was placed March 6, 2025 and March 13, 2025 in the *Detroit News*, *Grand Rapids Press*, *Lansing State Journal*, and *Traverse City Record Eagle*. It was posted to the Sourcewell website and the Sourcewell Procurement Portal for daily viewing and document download/response from March 6, 2025, 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 Bids, 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://portal.sourcewellmn.gov>), and only bids submitted through the Sourcewell Procurement Portal will be considered. Bids are due no later than April 10, 2025, at 4:30 p.m. Central Time, and late bids will not be considered. To attend the pre-bid conference on March 17, 2025, register on the Sourcewell Procurement Portal (<https://portal.sourcewell-mn.gov>).

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:

Absorbent Specialty Products	Lang Constructors, Inc
Allied Building Services L.L.C	Lee Construction and Maintenance Company
Bidr Technologies Inc.	Marshall Contracting Services, LLC
Brown & Root Industrial Services, LLC	Martell Electric, LLC
Budget Holdings Inc	Maverick Corporation
CDV SYSTEMS, INC.	National Retrofitting Group
Clout Construction LLC	New Tech Solutions, Inc.
Construction Bid Source	Precision Concrete Cutting, Inc.
CORE Construction Services of Illinois, Inc.	Prodigy Building Solutions, LLC
CORREA Logistics LLC	PUSH Inc
DAB CONSULTING SOLUTIONS LLC	PWXPress
Dodge Data & Analytics	Richard Group LLC
DropSkip LLC	Rooted Oaks Construction LLC
F.H. Paschen	Sadler Services and Consulting, LLC
Garrison Flood Control Systems, LLC.	Santa Cruz Mountains Trail Stewardship
Johnson-Laux Construction	Scissortail Building Supply
KMR Construction Services Inc	The Brewer-Garrett Company
Lakeshore Learning Materials	The Fagan Company
	Top Cut LLC

Pre-bid meeting

A pre-bid webinar was conducted and broadcast on March 17, 2025, beginning at 11:00 AM CT. A link to the on-demand recording, as well as 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 April 10, 2025, at 4:30:00 PM CT. Bids were received from the following:

Allied Building Service Company of Detroit, Inc.
 Clout Construction LLC
 CORE Construction Indiana, LLC
 F.H. Paschen, S.N. Nielsen & Associates LLC
 Johnson-Laux Construction, LLC
 Lang Constructors, Inc
 Lee Construction and Maintenance Company dba LMC Corporation
 Marshall Contracting Services, LLC
 Martell Electric, LLC
 National Retrofitting Group, LLC
 Prodigy Building Solutions, LLC
 The Brewer-Garrett Company

Bids were reviewed by the Bid Review Committee:

Brandon Town, NIGP-CPP, CPSM, 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. Bidders submitted five 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. A certificate of good standing dated within twelve months of this bid's closing date was a mandatory upload and was not provided by Clout Construction LLC, Marshall Contracting Services, LLC, and Martell Electric, LLC and they were found to be non-responsive. Bidders responding to a trade were required to self-perform at least 51% of the trade with their own organizational forces. Allied Building Service Company of Detroit, Inc. did not demonstrate this in Mechanical/HVAC and Prodigy Building Solutions, LLC did not demonstrate this in the Asphalt/Concrete Paving category and both were found to be non-responsive in these trades. 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.

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*Bid Results				ADJUSTMENT FACTORS					
Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Graphic Area	Normal Working Hours Prevailing Wage	Other than Normal Working Hours Prevailing Wage	Normal Working Hours Non-Prevailing Wage	Other than Normal Working Hours Non-Prevailing Wage	Non-Pre-Priced	Combined Adjustment Factor
Allied Building Service Company of Detroit, Inc.	General Contractor	MI-R4-GC-041025-ABS	Region 4	1.2300	1.2700	1.1900	1.2300	1.2900	1.2290
Allied Building Service Company of Detroit, Inc.	Plumbing	MI-R4-PLUM-041025-ABS	Region 4	1.2300	1.2700	1.1900	1.2300	1.2900	1.2290
Allied Building Service Company of Detroit, Inc.	Electrical	MI-R4-E-041025-ABS	Region 4	1.2300	1.2700	1.1900	1.2300	1.2900	1.2290
Allied Building Service Company of Detroit, Inc.	General Contractor	MI-R5-GC-041025-ABS	Region 5	1.2300	1.2700	1.1900	1.2300	1.2900	1.2290
Allied Building Service Company of Detroit, Inc.	Plumbing	MI-R5-PLUM-041025-ABS	Region 5	1.2300	1.2700	1.1900	1.2300	1.2900	1.2290
Allied Building Service Company of Detroit, Inc.	Electrical	MI-R5-E-041025-ABS	Region 5	1.2300	1.2700	1.1900	1.2300	1.2900	1.2290
CORE Construction Indiana, LLC	General Contractor	MI-R2-GC-041025-CCIL	Region 2	1.4390	1.4790	1.4090	1.4490	1.4390	1.4375
CORE Construction Indiana, LLC	General Contractor	MI-R3-GC-041025-CCIL	Region 3	1.3980	1.4380	1.3680	1.4080	1.3980	1.3965
CORE Construction Indiana, LLC	General Contractor	MI-R5-GC-041025-CCIL	Region 5	1.3500	1.3900	1.3200	1.3600	1.3500	1.3485
F.H. Paschen, S.N. Nielsen & Associates LLC	General Contractor	MI-R2-GC-041025-FHP	Region 2	1.2450	1.2684	1.2450	1.2684	1.2750	1.2500
F.H. Paschen, S.N. Nielsen & Associates LLC	General Contractor	MI-R3-GC-041025-FHP	Region 3	1.2150	1.2378	1.2150	1.2378	1.2750	1.2214
F.H. Paschen, S.N. Nielsen & Associates LLC	General Contractor	MI-R4-GC-041025-FHP	Region 4	1.2150	1.2378	1.2150	1.2378	1.2750	1.2214
F.H. Paschen, S.N. Nielsen & Associates LLC	General Contractor	MI-R5-GC-041025-FHP	Region 5	1.2150	1.2378	1.2150	1.2378	1.2750	1.2214
Johnson-Laux Construction, LLC	General Contractor	MI-R1-GC-041025-JLC	Region 1	1.2100	1.2200	1.2100	1.2200	1.2973	1.2159
Johnson-Laux Construction, LLC	General Contractor	MI-R2-GC-041025-JLC	Region 2	1.2100	1.2200	1.2100	1.2200	1.2973	1.2159
Johnson-Laux Construction, LLC	General Contractor	MI-R3-GC-041025-JLC	Region 3	1.2100	1.2200	1.2100	1.2200	1.2973	1.2159
Johnson-Laux Construction, LLC	General Contractor	MI-R4-GC-041025-JLC	Region 4	1.2000	1.2100	1.2000	1.2100	1.2973	1.2064
Johnson-Laux Construction, LLC	General Contractor	MI-R5-GC-041025-JLC	Region 5	1.2000	1.2100	1.2000	1.2100	1.2973	1.2064
Lang Constructors Inc.	General Contractor	MI-R1-GC-041025-LANGC	Region 1	1.2000	1.2500	1.1950	1.2000	1.2700	1.2075
Lang Constructors Inc.	General Contractor	MI-R2-GC-041025-LANGC	Region 2	1.1800	1.1850	1.1750	1.1800	1.2700	1.1840
Lang Constructors Inc.	General Contractor	MI-R3-GC-041025-LANGC	Region 3	1.1500	1.1550	1.1450	1.1500	1.2500	1.1545

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Lang Constructors Inc.	General Contractor	MI-R4-GC-041025-LANGC	Region 4	1.1500	1.1550	1.1450	1.1500	1.2500	1.1545
Lang Constructors Inc.	General Contractor	MI-R5-GC-041025-LANGC	Region 5	1.1500	1.1550	1.1450	1.1500	1.2500	1.1545
Lee Construction and Maintenance Company dba LMC Corporation	General Contractor	MI-R2-GC-041025-LMC	Region 2	1.4210	1.4750	1.3525	1.4050	1.3500	1.4084
Lee Construction and Maintenance Company dba LMC Corporation	General Contractor	MI-R3-GC-041025-LMC	Region 3	1.4000	1.4500	1.3300	1.3800	1.3300	1.3865
Lee Construction and Maintenance Company dba LMC Corporation	General Contractor	MI-R4-GC-041025-LMC	Region 4	1.4000	1.4500	1.3300	1.3800	1.3300	1.3865
Lee Construction and Maintenance Company dba LMC Corporation	General Contractor	MI-R5-GC-041025-LMC	Region 5	1.3725	1.4250	1.3125	1.3615	1.3000	1.3616
National Retrofitting Group, LLC	Electrical	MI-R1-E-041025-NRG	Region 1	1.0982	1.2132	0.9910	1.1162	1.2331	1.0959
National Retrofitting Group, LLC	Electrical	MI-R2-E-041025-NRG	Region 2	1.1220	1.2463	0.9821	1.1466	1.2311	1.1131
National Retrofitting Group, LLC	Electrical	MI-R3-E-041025-NRG	Region 3	0.9615	1.0403	0.9799	1.0195	1.2322	0.9895
National Retrofitting Group, LLC	Electrical	MI-R4-E-041025-NRG	Region 4	1.2839	1.4560	0.9776	1.3395	1.2756	1.2422
National Retrofitting Group, LLC	Electrical	MI-R5-E-041025-NRG	Region 5	1.2092	1.3659	0.9224	1.2567	1.2785	1.1734
Prodigy Building Solutions, LLC	Roofing / Waterproofing	MI-R3-RW-041025-PBS	Region 3	1.2800	1.2950	1.2700	1.2900	1.2800	1.2800
Prodigy Building Solutions, LLC	General Contractor	MI-R1-GC-041025-PBS	Region 1	1.2500	1.2650	1.2400	1.2600	1.2500	1.2500
Prodigy Building Solutions, LLC	Roofing / Waterproofing	MI-R1-RW-041025-PBS	Region 1	1.2800	1.2950	1.2700	1.2900	1.2800	1.2800
Prodigy Building Solutions, LLC	General Contractor	MI-R2-GC-041025-PBS	Region 2	1.2500	1.2650	1.2400	1.2600	1.2500	1.2500
Prodigy Building Solutions, LLC	Roofing / Waterproofing	MI-R2-RW-041025-PBS	Region 2	1.2800	1.2950	1.2700	1.2900	1.2800	1.2800
Prodigy Building Solutions, LLC	General Contractor	MI-R3-GC-041025-PBS	Region 3	1.2500	1.2650	1.2400	1.2600	1.2500	1.2500
Prodigy Building Solutions, LLC	General Contractor	MI-R4-GC-041025-PBS	Region 4	1.2500	1.2650	1.2400	1.2600	1.2500	1.2500
Prodigy Building Solutions, LLC	Roofing / Waterproofing	MI-R4-RW-041025-PBS	Region 4	1.2800	1.2950	1.2700	1.2900	1.2800	1.2800
Prodigy Building Solutions, LLC	General Contractor	MI-R5-GC-041025-PBS	Region 5	1.2500	1.2650	1.2400	1.2600	1.2500	1.2500
Prodigy Building Solutions, LLC	Roofing / Waterproofing	MI-R5-RW-041025-PBS	Region 5	1.2800	1.2950	1.2700	1.2900	1.2800	1.2800


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The Brewer-Garrett Company	Mechanical / HVAC	MI-R1-HVAC-041025-TBG	Region 1	1.2416	1.2727	1.2275	1.2585	1.3016	1.2457
The Brewer-Garrett Company	Mechanical / HVAC	MI-R2-HVAC-041025-TBG	Region 2	1.2416	1.2727	1.2275	1.2585	1.3016	1.2457
The Brewer-Garrett Company	Mechanical / HVAC	MI-R3-HVAC-041025-TBG	Region 3	1.2316	1.2627	1.2175	1.2485	1.2916	1.2357
The Brewer-Garrett Company	Mechanical / HVAC	MI-R4-HVAC-041025-TBG	Region 4	1.2316	1.2627	1.2175	1.2485	1.2916	1.2357
The Brewer-Garrett Company	Mechanical / HVAC	MI-R5-HVAC-041025-TBG	Region 5	1.2216	1.2527	1.2075	1.2385	1.2816	1.2257

** 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 Sourcewell Board of Directors on May 20, 2025.

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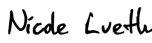
Brandon Town, NIGP-CPP, CPSM, Senior Procurement Analyst

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

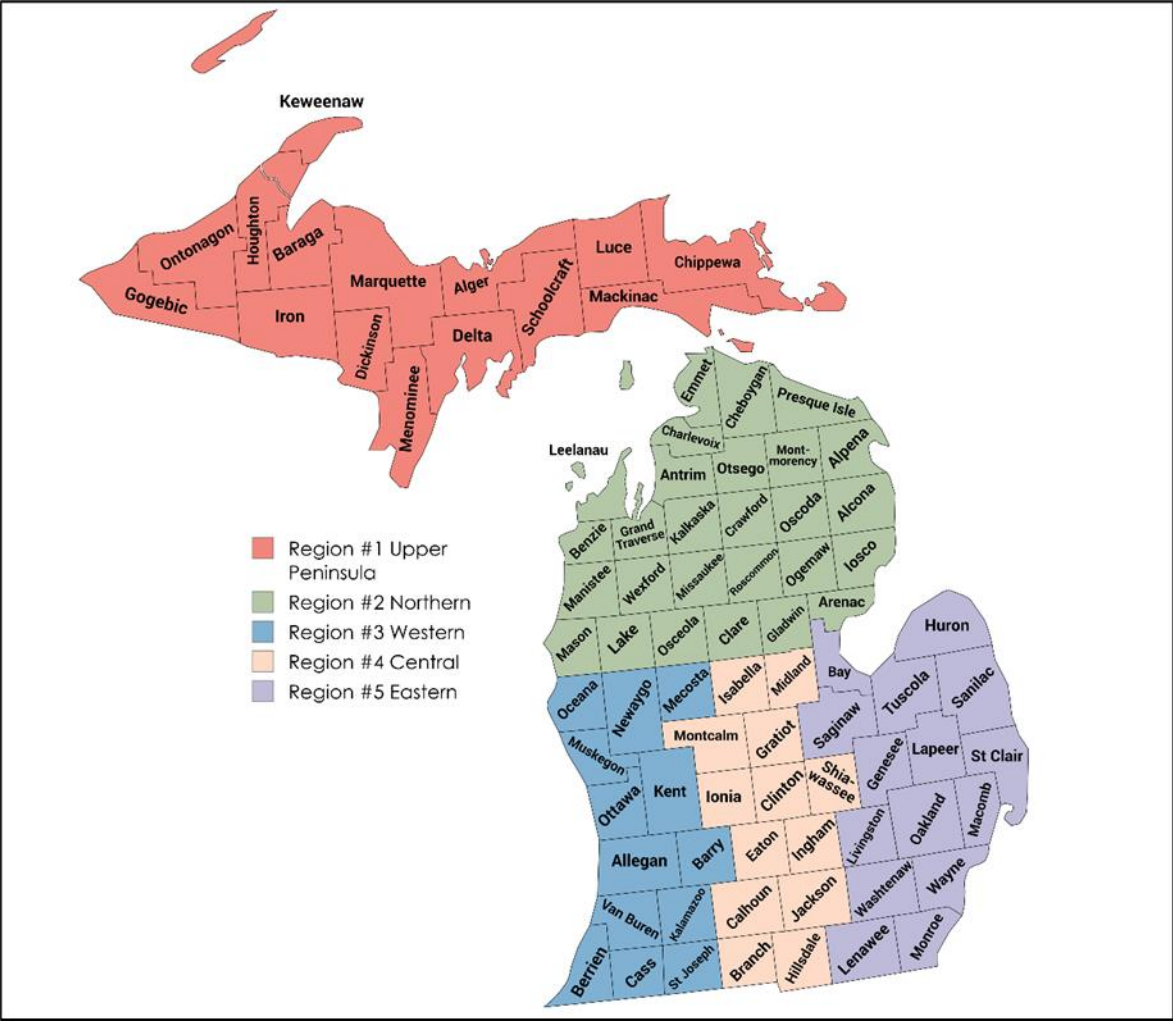
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Julie Riebe, Procurement Analyst II

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Nicole Lueth, Procurement Analyst

Attachment 1
Geographic Map of Sourcewell Contract Regions



Region 1			
Gogebic	Ontonagon	Houghton	Iron
Baraga	Keweenaw	Marquette	Dickinson
Menominee	Delta	Alger	Schoolcraft
Luce	Mackinac	Chippewa	

Region 2			
Benzie	Charlevoix	Cheboygan	Otsego
Crawford	Emmet	Gladwin	Antrim
Iosco	Kalkaska	Lake	Alpena
Manistee	Mason	Missaukee	Alcona
Ogemaw	Osceola	Oscoda	Presque Isle
Roscommon	Wexford		

Region 3			
Allegan	Barry	Berrien	Van Buren
Kalamazoo	Kent	Mecosta	Ottawa
Nwaygo	Oceana		

Region 4			
Bay	Branch	Calhoun	Montcalm
Eaton	Gratiot	Hillsdale	Saginaw
Ionia	Isabella	Jackson	Shiawassee

Region 5			
Genesee	Huron	Lapeer	Wayne
Livingston	Macomb	Monroe	Tuscola
Sanilac	St. Clair		