



COMMENT AND REVIEW
to the
REQUEST FOR PROPOSALS (RFP)
Entitled

Indefinite Delivery-Indefinite Quantity Construction Contracts
UT-060425 – State of Utah

RFP

Sourcewell issued the Request for Proposals (RFP) to provide Indefinite Delivery Indefinite Quantity Construction Contracts (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 Utah, as identified in the attached map of the regions. Sourcewell included multiple solicitations within the RFP with the intention of awarding multiple contracts in the state of Utah.

Advertisement

The following advertisement was placed April 30, 2025, and May 7, 2025 in the *Deseret News*, and the *Salt Lake Tribune*. It was posted to the Sourcewell website and the Sourcewell Procurement Portal for daily viewing and document download/response from April 30, 2025, until the scheduled due date and time:

Sourcewell, a State of Minnesota local government entity and public agency, is issuing this Request for Proposals (RFP) jointly with and 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 RFP consists of the following parts:

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

A full copy of the RFP can be found on the Sourcewell Procurement Portal (portal.sourcewell-mn.gov), and only proposals submitted through the Sourcewell Procurement Portal will be considered. Proposals are due no later than June 4, 2025, at 4:30 p.m. Central Time, and late proposals will not be considered. To attend the pre-proposal conference on May 13, 2025, register on the Sourcewell Procurement Portal (<https://portal.sourcewell-mn.gov>).

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:

Acierto, LLC	Hoplite Web Development
AM BUILDING RESTORATION INC	Horizon Motor
Arnold Machinery Company	JCB Inc
Calvin L Wadsworth Construction Company LLC	JD Martin Construction Service inc
Cardinal Infrastructure Services	JOC Construction LLC
Cardinal Infrastructure Services LLC.	Johnson-Laux Construction
Cherico Construction Services LLC	Lakeshore Learning Materials
City Light & Power	Landmark Companies LLC
Clear GC, LLC	MarketLink
Cleary Building Corp.	McKinstry Essention LLC
Colors Are Us of Nevada, LLC	MGC Roofing
Construction Bid Source	MGC Roofing & Construction
CORE Construction	MGR Workforce
Davis Mechanical Systems, Inc.	OTT HydroMet
Diversified Maintenance Systems, Inc.	Slider Construction, Inc.
Diversified Maintenance Systems, INC.	The Good Guys Film
Dodge Data & Analytics	Tilutex LLC
FUTURE FORD OF SACRAMENTO	Torres-Moore LLC
Golden Rule Agriculture	XCEL General Contracting
Gordian	

Pre-proposal meeting:

A pre-proposal webinar was conducted and broadcast on May 13, 2025, beginning at 3:00 pm 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. Proposals were electronically opened, and the list of all Proposers was made publicly available on the Sourcewell Procurement Portal, on June 4, 2025, at 4:30:00 pm CT. Proposals were received from the following:

Calvin L Wadsworth Construction Company LLC
 Cardinal Infrastructure Services LLC. dba Cardinal Coatings LLC.
 Clear GC, LLC
 Colors Are Us of Nevada, LLC dba Painter Bros of Las Vegas
 Diversified Maintenance Systems, Inc. dba DMS
 Johnson-Laux Construction
 Landmark Companies LLC
 XCEL General Contracting

Proposals were reviewed by the Proposal Review Committee:

Kim Austin, MBA, CPPB, NIGP-CPP, CPPO, Procurement Manager
Brandon Town, NIGP-CPP, CPSM, Senior Procurement Analyst
Julie Riebe, NIGP-CPP, Procurement Analyst II
Nicole Lueth, Procurement Analyst

Proposal Evaluation Method

The Sourcewell Proposal Review 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 RFP section VIII. 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 to determine a single combined adjustment factor. This combined adjustment factor was then used in determining the pricing score for each proposal. Proposers may not be awarded more than one same scope Contract within a Region.

Findings of the Proposal Evaluation Committee

The Sourcewell RFP required proposers to upload all current, applicable required licensure(s). Johnson-Laux Construction did not provide a Utah license and were found to be non-responsive. A certificate of good standing dated within twelve months of this solicitation's close date was also a mandatory upload and was not provided by Calvin L Wadsworth Construction Company LLC and they were therefore determined to be non-responsive. Proposal submissions were reviewed thoroughly according to the RFP Specifications with awards going to the following:

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General Construction Region 1

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R1-GC-060425-CAUN	Colors Are Us of Nevada, LLC	371	469	840
UT-R1-GC-060425-CGC	Clear GC, LLC	365	454	819
UT-R1-GC-060425-DVM	Diversified Maintenance Systems	377	530	907
UT-R1-GC-060425-LAND	Landmark Companies, LLC	400	509	909
UT-R1-GC-060425-XGC	XCEL General Contracting, Inc.	398	502	900

Plumbing Region 1

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R1-PLUM-060425-CAUN	Colors Are Us of Nevada, LLC	400	469	869

Electrical Region 1

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R1-E-060425-CAUN	Colors Are Us of Nevada, LLC	400	469	869

Site/Civil Region 1

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R1-CC-060425-CAUN	Colors Are Us of Nevada, LLC	386	469	855
UT-R1-CC-060425-CIS	Cardinal Infrastructure Services LLC.	400	485	885

Roofing and Weatherproofing Region 1

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R1-RW-060425-CAUN	Colors Are Us of Nevada, LLC	374	469	843
UT-R1-RW-060425-XGC	XCEL General Contracting, Inc.	400	502	902

General Construction Region 2

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R2-GC-060425-CAUN	Colors Are Us of Nevada, LLC	374	469	843
UT-R2-GC-060425-CGC	Clear GC, LLC	367	454	821
UT-R2-GC-060425-DVM	Diversified Maintenance Systems	382	530	912
UT-R2-GC-060425-LAND	Landmark Companies, LLC	400	509	909
UT-R2-GC-060425-XGC	XCEL General Contracting, Inc.	400	502	902

Plumbing Region 2

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R2-PLUM-060425-CAUN	Colors Are Us of Nevada, LLC	400	469	869

Electrical Region 2

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R2-E-060425-CAUN	Colors Are Us of Nevada, LLC	400	469	869

Site/Civil Region 2

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R2-CC-060425-CAUN	Colors Are Us of Nevada, LLC	386	469	855
UT-R2-CC-060425-CIS	Cardinal Infrastructure Services LLC.	400	485	885

Roofing and Weatherproofing Region 2

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R2-RW-060425-CAUN	Colors Are Us of Nevada, LLC	374	469	843
UT-R2-RW-060425-XGC	XCEL General Contracting, Inc.	400	502	902

General Construction Region 3

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R3-GC-060425-CAUN	Colors Are Us of Nevada, LLC	374	469	843
UT-R3-GC-060425-CGC	Clear GC, LLC	367	454	821
UT-R3-GC-060425-DVM	Diversified Maintenance Systems	377	530	907
UT-R3-GC-060425-LAND	Landmark Companies, LLC	397	509	906
UT-R3-GC-060425-XGC	XCEL General Contracting, Inc.	400	502	902

Plumbing Region 3

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R3-PLUM-060425-CAUN	Colors Are Us of Nevada, LLC	400	469	869

Electrical Region 3

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R3-E-060425-CAUN	Colors Are Us of Nevada, LLC	400	469	869

Site/Civil Region 3

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R3-CC-060425-CAUN	Colors Are Us of Nevada, LLC	386	469	855
UT-R3-CC-060425-CIS	Cardinal Infrastructure Services LLC.	400	485	885

Roofing and Weatherproofing Region 3

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R3-RW-060425-CAUN	Colors Are Us of Nevada, LLC	374	469	843
UT-R3-RW-060425-XGC	XCEL General Contracting, Inc.	400	502	902

General Construction Region 4

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R4-GC-060425-CAUN	Colors Are Us of Nevada, LLC	374	469	843
UT-R4-GC-060425-CGC	Clear GC, LLC	362	454	816
UT-R4-GC-060425-DVM	Diversified Maintenance Systems	379	530	909
UT-R4-GC-060425-LAND	Landmark Companies, LLC	400	509	909
UT-R4-GC-060425-XGC	XCEL General Contracting, Inc.	400	502	902

Plumbing Region 4

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R4-PLUM-060425-CAUN	Colors Are Us of Nevada, LLC	400	469	869

Electrical Region 4

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R4-E-060425-CAUN	Colors Are Us of Nevada, LLC	400	469	869

Site/Civil Region 4

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R4-CC-060425-CAUN	Colors Are Us of Nevada, LLC	386	469	855
UT-R4-CC-060425-CIS	Cardinal Infrastructure Services LLC.	400	485	885

Roofing and Weatherproofing Region 4

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R4-RW-060425-CAUN	Colors Are Us of Nevada, LLC	374	469	843
UT-R4-RW-060425-XGC	XCEL General Contracting, Inc.	400	502	902

General Construction Region 5

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R5-GC-060425-CAUN	Colors Are Us of Nevada, LLC	374	469	843
UT-R5-GC-060425-CGC	Clear GC, LLC	338	454	792
UT-R5-GC-060425-DVM	Diversified Maintenance Systems	400	502	902
UT-R5-GC-060425-LAND	Landmark Companies, LLC	371	530	901
UT-R5-GC-060425-XGC	XCEL General Contracting, Inc.	383	509	892

Plumbing Region 5

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R5-PLUM-060425-CAUN	Colors Are Us of Nevada, LLC	400	469	869

Electrical Region 5

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R5-E-060425-CAUN	Colors Are Us of Nevada, LLC	400	469	869

Site/Civil Region 5

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R5-CC-060425-CAUN	Colors Are Us of Nevada, LLC	386	469	855
UT-R5-CC-060425-CIS	Cardinal Infrastructure Services LLC.	400	485	885

Roofing and Weatherproofing Region 5

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R5-RW-060425-CAUN	Colors Are Us of Nevada, LLC	374	469	843
UT-R5-RW-060425-XGC	XCEL General Contracting, Inc.	400	502	902

General Construction Region 6

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R6-GC-060425-CAUN	Colors Are Us of Nevada, LLC	374	469	843
UT-R6-GC-060425-CGC	Clear GC, LLC	338	454	792
UT-R6-GC-060425-DVM	Diversified Maintenance Systems	400	509	909
UT-R6-GC-060425-LAND	Landmark Companies, LLC	400	502	902
UT-R6-GC-060425-XGC	XCEL General Contracting, Inc.	371	530	901

Plumbing Region 6

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R6-PLUM-060425-CAUN	Colors Are Us of Nevada, LLC	400	469	869

Electrical Region 6

Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R6-E-060425-CAUN	Colors Are Us of Nevada, LLC	400	469	869

Site/Civil Region 6


Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R6-CC-060425-CAUN	Colors Are Us of Nevada, LLC	386	469	855
UT-R6-CC-060425-CIS	Cardinal Infrastructure Services LLC.	400	485	885

Roofing and Weatherproofing Region 6


Contract Number	Proposer	Price Points	Non-Price Points	FINAL SCORE
UT-R6-RW-060425-CAUN	Colors Are Us of Nevada, LLC	400	502	902
UT-R6-RW-060425-XGC	XCEL General Contracting, Inc.	374	469	843

**** 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 July 15, 2025

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Kim Austin, MBA, CPPB, NIGP-CPP, CPPO, Procurement Manager

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

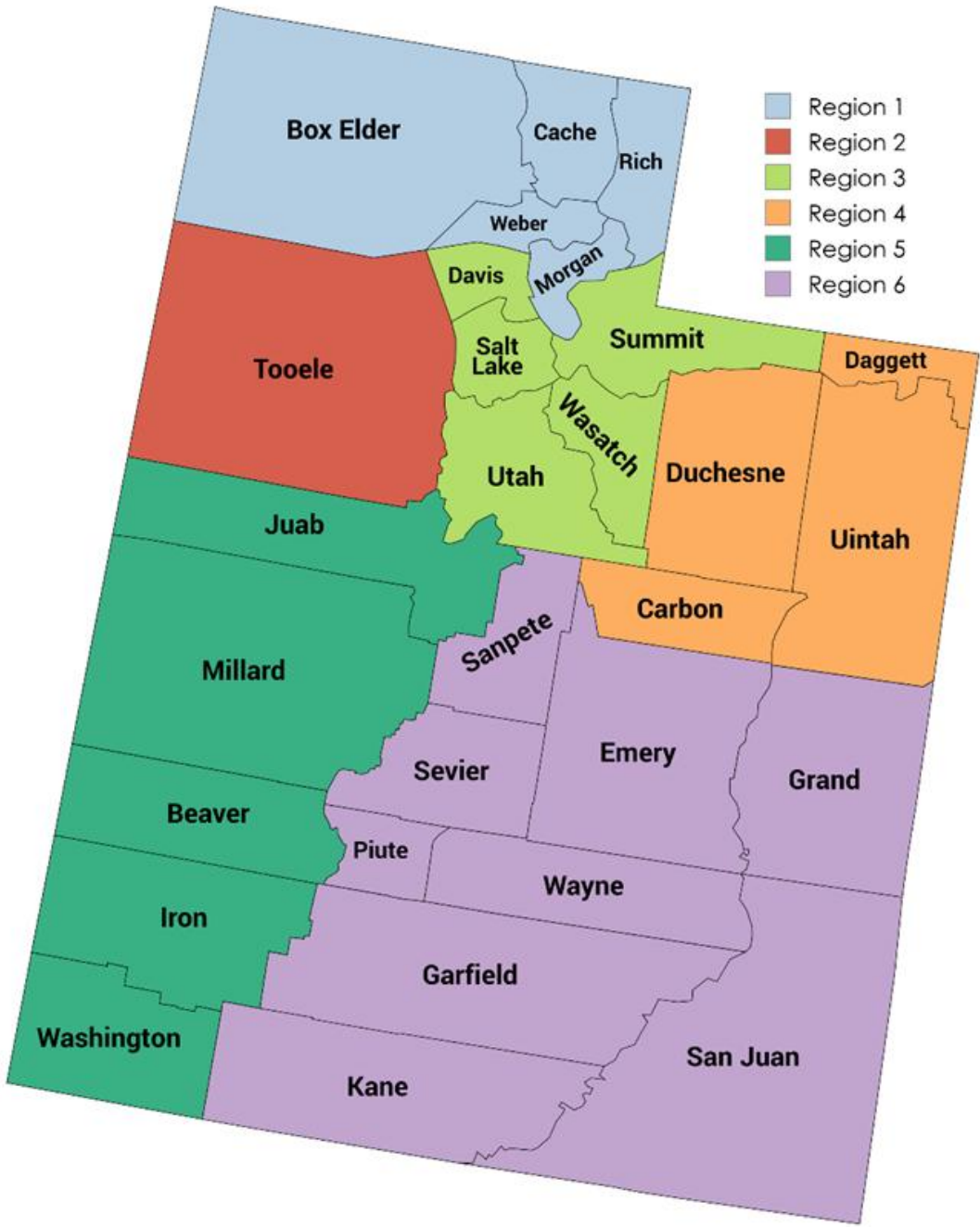
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Julie Riebe, NIGP-CPP, Procurement Analyst II

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Nicole Lueth, Procurement Analyst

Attachment 1
Geographic Map of Sourcewell Contract Regions



Region #1		
Box Elder	Cache	Morgan
Rich	Weber	
Region #2		
Tooele		

Region #3		
Davis	Salt Lake	Summit
Utah	Wasatch	

Region #4		
Carbon	Daggett	Duchesne
Uintah		

Region #5		
Beaver	Juab	Iron
Millard	Washington	

Region #6		
Emery	Garfield	Grand
Kane	Piute	San Juan
Sanpete	Sevier	Wayne