



IFB #GA-043024
Invitation for Bids
for
Indefinite Delivery-Indefinite Quantity
Construction Contracts
in the
State of Georgia

Bid Due Date: April 30, 2024, 4:30 p.m., Central 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 Construction Contract
3. IDIQ Contract General Terms and Conditions
4. Construction Task Catalog
5. Technical Specifications

A full copy of the IFB can be found on the Sourcewell Procurement Portal (<https://proportal.sourcewell-mn.gov>), and only bids submitted through the Sourcewell Procurement Portal will be considered. Bids are due no later than April 30, 2024, at 4:30 p.m. Central Time, and late bids will not be considered.

Solicitation Schedule

Notice of Solicitation Published:	March 19, 2024
Pre-bid Conference:	April 16, 2024, 12:00 p.m., Central Time
Question Submission Deadline:	April 23, 2024, 4:30 p.m., Central Time
Bid Due Date:	April 30, 2024, 4:30 p.m., Central Time Late responses will not be considered.
Opening:	April 30, 2024, 6:30 p.m., Central Time See Article VII. G. for more information.

I. ABOUT SOURCEWELL AND ITS PARTICIPATING ENTITIES

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that facilitates a competitive public solicitation and contract award process for the benefit of its participating entities across the United States. Sourcewell's solicitation process complies with applicable law and policies. Participating entities may contract for indefinite quantity construction services using the pricing formulas in the Contractors Bid as in compliance with applicable Georgia regulations governing the use of resulting contracts.

Sourcewell's participating entities in the State of Illinois may include:

- Federal and state government
- Cities, towns, and counties/parishes
- Education service cooperatives
- K-12 and higher education
- Tribal government
- Some nonprofits
- Other public entities

For a listing of current participating entities visit Sourcewell's website: <https://www.sourcewell-mn.gov/sourcewell-for-vendors/agency-locator>.

II. INDEFINITE DELIVERY-INDEFINITE QUANTITY CONSTRUCTION PROGRAM

Sourcewell is soliciting bids for its IDIQ construction program. IDIQ contracting offers participating entities access to competitively solicited and awarded contracts for projects related to construction or the repair, alteration, modernization, or renovation of buildings, structures, or other real property.

Sourcewell has engaged The Gordian Group, Inc. (Gordian) to provide management of its IDIQ construction program. In this role, Gordian provides support to Sourcewell in the administration of the program, including: preparing Construction Task Catalogs and related technical specifications, providing information management systems and licenses to contractors, training to contractors, administering fee collection, consulting services to Sourcewell, and assisting with proposal package or work order development. Participating Entities access Sourcewell IDIQ contracts resulting from this IFB through relevant purchasing authority, and work directly with Contractors awarded through this IFB.

Under IDIQ, an awarded Contractor furnishes management, labor, materials, equipment, and incidental design support needed to perform the work. Details of the program's operation can be found within the Contract, and General Terms and Conditions document included in this IFB.

III. REQUIRED BIDDER QUALIFICATIONS

In determining a Bidder's responsibility and ability to perform under a Contract, Sourcewell has the right to investigate and request information concerning the financial condition, experience record, personnel, equipment, facilities, principal business location and organization of the Bidder, the Bidder's record with environmental regulations, and the claims and litigation history of the Bidder. Sourcewell reserves the right to verify the Bidder's information and may request clarification from a Bidder.

A. A Bidder's business must be normally engaged in performing the type of work specified within this IFB and must have adequate organization, facilities, equipment, and personnel to ensure prompt and efficient service to a Sourcewell participating entity (as solely determined by Sourcewell).

B. Bidders responding to a General Construction solicitation must be willing and capable of providing all or a majority of the various types of construction work as specified in the Construction Task Catalog either through its own forces or by using subcontractors. Bidder must provide documentation of all applicable required licensure(s).

IV. BID OVERVIEW AND PREPARATION INSTRUCTIONS

A. REQUESTED INDEFINITE DELIVERY-INDEFINITE QUANTITY CONSTRUCTION SERVICES. The IDIQ services specified are General Construction. At this time, no specific projects have been identified; work and work volume from any resulting contract are not guaranteed. Specific description of work and summary of duties for each category of construction can be found in the Technical Specifications.

B. PREPARATION INSTRUCTIONS. Strict compliance with the following instructions is required for properly preparing a bid. Before submitting a bid, it is the responsibility of each Bidder to:

- 1) Examine the IFB Documents thoroughly;
- 2) Consider all applicable federal, state and local laws, regulations, ordinances, and procurement codes that may affect costs, progress, performance, or furnishing of a participating entity's work; and,
- 3) Notify Sourcewell of all conflicts, errors, or discrepancies in the IFB Documents of which Bidder knows.

The submission of a Bid constitutes a representation by the Bidder to Sourcewell that it has complied with the above requirements and that, without exception, its Bid is premised upon performing and furnishing the Work required by this IFB.

Bidders should include all relevant information in its bid. Sourcewell cannot consider information that is not provided in the bid.

C. ESTIMATED CONTRACT VALUE AND USAGE. Based on past volume of similar contracts, the estimated annual value of each contract resulting from this IFB is \$4 Million for General Construction. Sourcewell anticipates considerable activity under the contract(s) awarded from this IFB; however, work and work volume from any resulting contract are not guaranteed.

V. BID PRICING

A. CONSTRUCTION TASK CATALOG AND ADJUSTMENT FACTOR. In order to evaluate bid pricing and the retain consistency within contract pricing, Sourcewell uses Gordian's proprietary Construction Task Catalog (CTC). The CTC as a comprehensive listing of specific repair and construction related Tasks, together with a specific unit of measurement and a pre-set unit price (Unit Price). All Unit Prices within the CTC are based on local labor, material, and equipment prices for the direct cost of construction.

Under this IFB, Bidders will offer price adjustments (Adjustment Factors) that will be applied to CTC Unit Prices. The Adjustment Factors represent either an increase to the present Unit Prices (such as 1.1000) or a decrease from the preset Unit Prices (such as 0.9800).

A participating entity's cost for a specific task will be determined by multiplying the preset Unit Prices by the appropriate quantities and by the appropriate Adjustment Factor (e.g., specific task cost = preset unit price in CTC * quantity needed * Adjustment Factor).

- 1) Each Bidder must submit 5 Adjustment Factors to be applied to every task in the CTC. The bid must be either an adjustment "decrease from" (e.g. 0.9800) or "increase to" (e.g. 1.1000) the Unit Prices listed in the CTC.
- 2) The Bidder's Adjustment Factors must include all of the Bidder's direct and indirect costs. This includes, but is not limited to, its costs for overhead, profit, bond premiums above the reimbursable amount, insurance, mobilization, purchase order proposal development, and all contingencies in connection therewith. See pages 00-1 – 00-6 of the CTC for a complete explanation of what is and is not included in the Unit Prices. Note, where applicable, the bidder must comply with all applicable prevailing wage laws. The wage rates in the CTC were current at the time these IFB Documents were issued.
 - a. *The first Adjustment Factor* will be applied to work to be accomplished during Normal Working Hours and performed in Non-Secure Areas.
 - b. *The second Adjustment Factor* will be applied to work to be accomplished during Other Than Normal Working Hours and performed in Non-Secured Areas.
 - c. *The third Adjustment Factor* will be applied to work to be accomplished during Normal Working Hours and performed in Secured Areas.
 - d. *The fourth Adjustment Factor* will be applied to work to be accomplished during Other than Normal Working Hours and performed in Secured Areas.
 - e. *The fifth Adjustment Factor* will be for work tasks not identified in the Construction Task Catalog. IQCC includes a provision for establishing of prices for Work requirements which are within the general scope of IQCC but were not included in the CTC at the time of Contract award. These Tasks are referred to as "Non Pre-priced Tasks (NPP)." NPP Tasks may require new specifications and drawings and may subsequently be incorporated into the CTC. The bidders will offer an Adjustment Factor to be applied to the actual material, equipment, and labor cost for NPP work Tasks.

3) Adjustment Factors may be specified to the fourth decimal place. For example:

1	.	1	0	0	0
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Or

0	.	9	8	0	0
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4) For bid evaluation purposes only, the following weighing of the Adjustment factors will be used to determine the Combined Adjustment Factor. Complete the following information within the Sourcwell Procurement Portal:

Adjustment Factors	Weight
Normal Working Hours – Non-Secure Areas	60%
Other Than Normal Working Hours – Non-Secure Areas	10%
Normal Working Hours – Secure Areas	10%
Other Than Normal Working Hours – Secure Hours	10%
Non-Pre-Priced Adjustment Factor	10%

B. ADMINISTRATIVE FEES. Awarded contractors must pay an administrative fee in exchange for the administration of the contracts by Sourcewell and Sourcewell’s contract administrator, Gordian. The bidder must include the administrative fee in calculating the Contractor’s Adjustment Factors.

Detailed information about Sourcewell’s administrative fee can be found in Article VII. B of the General Terms and Conditions.

VI. CONTRACT

Bidders awarded a contract will be required to execute the Contract (including its General Terms and Conditions) attached to this IFB.

VII. BIDDING PROCESS

A. PRE-BID CONFERENCE. Sourcewell will hold a non-mandatory pre-bid conference via webcast on the date and time noted in the Solicitation Schedule and on the Sourcewell Procurement Portal. The purpose of this conference is to allow potential bidders to ask questions regarding this IFB. Information about the webcast will be sent to all entities that have registered for this solicitation opportunity through their Sourcewell Procurement Portal Vendor Account. Pre-bid conference attendance is optional but highly encouraged.

B. QUESTIONS REGARDING THIS IFB AND ORAL COMMUNICATION. Any questions regarding this IFB must be submitted through the Sourcewell Procurement Portal. The deadline for submission of questions is found in the Solicitation Schedule and on the Sourcewell Procurement Portal. Answers to questions will be issued through an addendum to this IFB. Repetitive questions will be summarized into a single answer and identifying information will be removed from the submitted questions.

All questions, whether specific to a Bidder or generally related to the IFB, must be submitted using this process. Do not contact individual Sourcewell staff (or any representative of Gordian) to ask questions or request information as this may disqualify the Bidder from responding to this IFB. Sourcewell will not respond to questions submitted after the deadline.

C. ADDENDA. Sourcewell may modify this IFB; however, no Addenda will be issued later than 5 days prior to the Bid Due Date, except an Addendum that withdraws or postpones this IFB. Addenda issued by Sourcewell become a part of the IFB and will be delivered to potential Bidders through the Sourcewell Procurement Portal. Sourcewell accepts no liability in connection with the delivery of any addenda.

Before a bid will be accepted through the Sourcewell Procurement Portal, all addenda, if any, must be acknowledged by the Bidder by checking the box for each addendum. It is the responsibility of the Bidder to check for any addenda that may have been issued up to the solicitation due date and time.

If an addendum is issued after a Bidder submitted its Bid, the Sourcewell Procurement Portal will WITHDRAW the submission and change the Bidder's Bid status to INCOMPLETE. The Bidder can view this status change in the "MY BIDS" section of the Sourcewell Procurement Portal Vendor Account. The Bidder is solely responsible to check the "MY BIDS" section of the Sourcewell Procurement Portal Vendor Account periodically after submitting its Bid (and up to the Bid due date). If the Bidder's Bid status has changed to INCOMPLETE, the Bidder is solely responsible to:

- 1) make any required adjustments to its bid,
- 2) acknowledge the addenda, and
- 3) ensure the re-submitted bid is received through the Sourcewell Procurement Portal no later than the Bid Due Date and time shown in the Solicitation Schedule above.

D. **BID SUBMISSION.** Bidder's complete bid must be submitted through the Sourcewell Procurement Portal no later than the date and time specified in the Solicitation Schedule and on the Sourcewell Procurement Portal. Any other form of bid submission, whether electronic, paper, or otherwise, will not be considered by Sourcewell. Late bids will not be considered. It is the Bidder's sole responsibility to ensure that the bid is received on time. To ensure receipt of the latest information and updates via email regarding this solicitation, or if the Bidder has obtained this IFB from a third party, the onus is on the Bidder to create a Sourcewell Procurement Portal Vendor Account and register for this solicitation opportunity.

Within the Procurement Portal, all bids must be digitally acknowledged by an authorized representative of the Bidder attesting that the information contained in the bid is true and accurate. By submitting a bid, Bidder warrants that the information provided is true, correct, and reliable for purposes of evaluation for potential contract award. The submission of inaccurate, misleading, or false information is grounds for disqualification from a contract award and may subject the Bidder to remedies available by law.

It is recommended that Bidders allow sufficient time to upload the bid and to resolve any issues that may arise. The time and date that a bid is received by Sourcewell is solely determined by the Sourcewell Procurement Portal web clock. In the event of problems with the Sourcewell Procurement Portal, follow the instructions for technical support posted in the portal. It may take up to 24 hours to respond to certain issues.

Upon successful submission of a bid, the Portal will automatically generate a confirmation email to the Bidder. If the Bidder does not receive a confirmation email, contact Sourcewell's support provider at support@bidsandtenders.ca.

E. **GENERAL BID REQUIREMENTS.** Bids must be:

- In substantial compliance with the requirements of this IFB or it will be considered nonresponsive and be rejected
- Complete—a bid will be rejected if it is conditional or incomplete
- Submitted in English
- Valid and irrevocable for 180 days following the Bid Due Date

Any and all costs incurred in responding to this IFB will be borne by the Bidder.

F. BID MODIFICATION WITHDRAWAL. A submitted bid may not be modified, withdrawn, or cancelled by the Bidder for a period of 180 calendar days following the time and date designated for the receipt of bids. Prior to the deadline for submission of bids, any bid submitted may be modified or withdrawn through the Sourcwell Procurement Portal.

G. OPENING. The Opening of Bids will be conducted electronically through the Sourcwell Procurement Portal. A list of all Bidders will be made publicly available in the Sourcwell Procurement Portal after the Bid Due Date, but no later than the Opening time listed in the Solicitation Schedule.

To view the list of Bidders, verify that the Sourcwell Procurement Portal opportunities list search is set to "All" or "Closed." The solicitation status will automatically change to "Closed" after the Bid Due Date and Time.

VIII. EVALUATION AND AWARD

A. EVALUATION. Only responsive bids will be evaluated. A responsive bid must have been submitted on time and materially satisfy all mandatory requirements identified in this IFB. Deviations or exceptions stipulated in Bidder's response, while possibly necessary in the view of the Bidder, may result in disqualification.

B. AWARD(S). It is the intent of Sourcwell to award each Contract to the lowest, responsive, responsible Bidder(s) based on the Combined Adjustment Factor as calculated by Sourcwell within each Region.

Bidders who respond in all four geographical regions will be eligible for Statewide Contract Awards. The ranking of Bidders eligible for Statewide Awards will be determined by averaging the bidder's combined adjustment factor across all four geographical regions. Statewide Contract Awardees will not be awarded individual contracts within the regions submitted, however awarded Statewide Awarded contractors will be allowed to conduct work across all four geographical regions using the corresponding Construction Task Catalog and adjustment factors submitted for each geographical region.

C. CONTRACT TERM. This term of resulting Contract(s) awarded by Sourcwell under this solicitation is two (2) years from the effective date. Sourcwell and awarded Contractor(s) may agree to up to two (2) additional two-year extensions beyond the original two-year term. The total possible length of a Contract(s) will be six (6) years from the effective date. Sourcwell retains the right to consider additional extensions as required under exceptional circumstances.

Region A Northern Counties	
General Construction	15 contracts

Region B East Central Counties	
General Construction	15 contracts

Region C Southwest Counties	
General Construction	15 contracts

Region D Southeast Counties	
General Construction	15 contracts

Statewide Contract Awards	
General Construction	15 contracts

Sourcewell reserves the right to award additional contracts from this solicitation, above the stated maximum number, if it is determined to be in the best interests of Sourcewell and participating entities, for a period of 180 Days (or longer, if mutually agreeable to both the proposer and Sourcewell).

Sourcewell retains the right to waive any informality in a Bidder's response. Sourcewell reserves the right to reject all bids and advertise again if, in Sourcewell's opinion, the bids received do not meet or exceed the minimum needs and expectations of Sourcewell and its participating entities. Sourcewell reserves the right to award additional Contracts from this solicitation up to 180 calendar days after the close of the IFB.

Competitive Range. If Sourcewell receives a wide margin of bid Adjustment Factors, either too high or too low, then the Sourcewell Bid evaluation committee may establish a Competitive Range for the IFB. If it is determined that a Bidder's Combined Adjustment Factor is too far outside the Competitive Range, then the Bidder can be removed from consideration. The Bidder will be notified that it was determined to be outside the Competitive Range after award of the contracts.

Unbalanced Bid. A Bid may be removed from consideration if it is determined that the Bidder has mathematically unbalanced its Bid to gain a competitive advantage. The Bid will be considered to be unbalanced if any Adjustment Factor is found to not cover the contractor's reasonable actual cost. Those costs would include a reasonable prorated share of its anticipated profit, overhead cost, and other indirect costs that the bidder anticipates for the performance of the work as determined by the Sourcewell Bid Review Committee.

Other Than Normal Working Hours Adjustment Factors. A Bidder's Other Than Normal Working Hours Adjustment Factors must be higher or equal to its Normal Working Hours Adjustment Factors.

IX. ASSIGNMENT OF WORK

See the Contract, and General Terms and Conditions for a detailed description of how work will be assigned.

X. PROTESTS OF AWARDS

Any protest made under this IFB by a Bidder must be in writing, addressed to Sourcewell's Executive Director, and delivered to the Sourcewell office located at 202 12th Street NE, P.O. Box 219, Staples, MN 56479. All documents that comprise the complete protest package must be received no later than 10 calendar days following Sourcewell's notice of contract award(s) or non-award and must be time stamped by Sourcewell no later than 4:30 p.m., Central Time.

A protest must allege a procedural or technical defect, with supporting documentation. A request for re-evaluation of a bid's content will not be entertained.

A protest must include the following items:

- The name, address, and telephone number of the protester
- The original signature of the protester or its representative
- Identification of the solicitation by IFB number
- A precise statement of the relevant facts
- Identification of the alleged breakdown in procedure or technical issues
- Identification of the legal or factual basis
- Any additional supporting documentation
- Protest bond in the amount of \$20,000, except where prohibited by law or treaty

Protests that do not address these elements will not be reviewed.

XI. RIGHTS RESERVED

This IFB does not commit Sourcewell to award any contract, and a bid may be rejected if it is nonresponsive, conditional, incomplete, conflicting, or misleading. Bids that contain false statements or do not support an attribute or condition stated by the Bidder may be rejected.

Sourcewell reserves the right to:

- Modify or cancel this IFB at any time
- Reject any and all bids received
- Reject bids that do not comply with the provisions of this IFB
- Independently verify any information provided in a Bid
- Disqualify any Bidder that does not meet the requirements of this IFB, is debarred or suspended by the United States or Canada, State of Minnesota, participating entity's state; has an officer, or other key personnel, who have been charged with a serious crime; or is bankrupt, insolvent, or where bankruptcy or insolvency are a reasonable prospect;
- Waive or modify any informalities, irregularities, or inconsistencies in the bids received
- Clarify any part of a bid
- Award a contract if only one responsive bid is received if it is in the best interest of participating entities
- Award a contract to one or more Bidders if it is in the best interest of participating entities

XII. DISPOSITION OF BIDS

All materials submitted in response to this IFB will become property of Sourcewell and will become public record in accordance with Minnesota Statutes Section 13.591. It is the Bidder's responsibility to clearly identify any data submitted that it considers to be protected. Bidder must also include a justification for the classification citing the applicable Minnesota law.

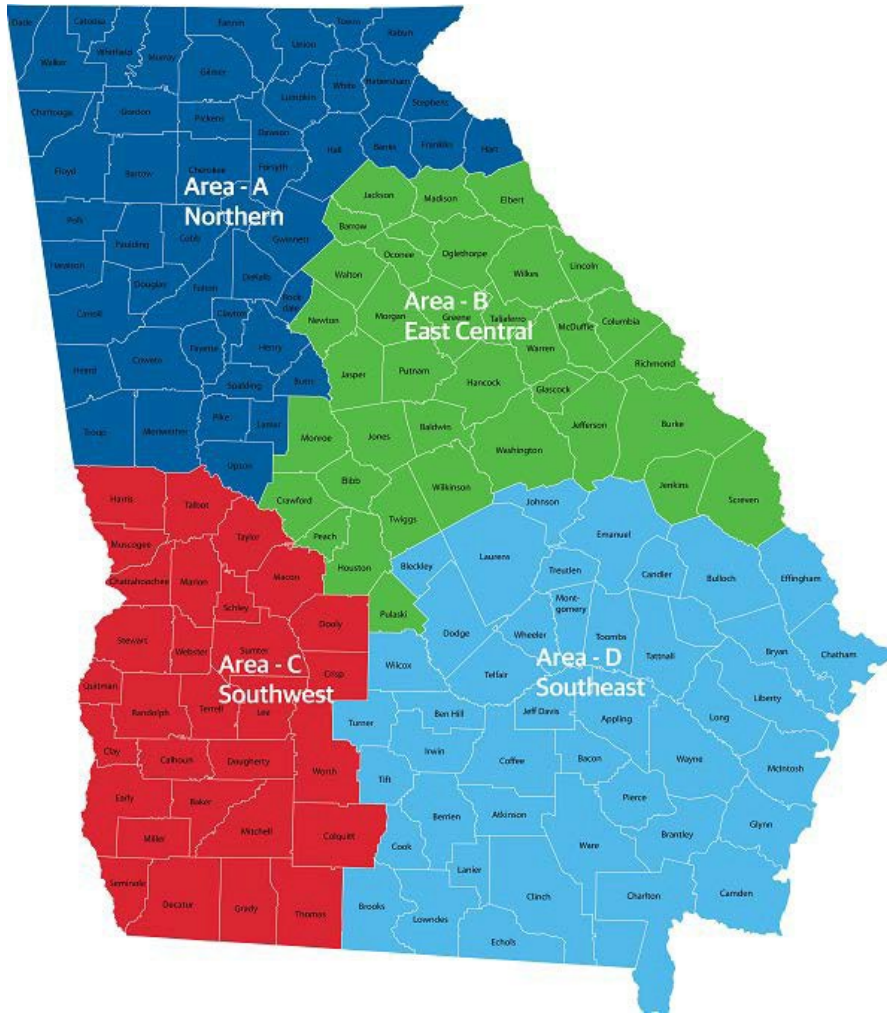
Sourcewell will not consider the prices submitted by the Bidder to be confidential, proprietary, or trade secret materials. Financial information, including financial statements, provided by a Bidder is not considered trade secret under the statutory definition.

The Bidder understands that Sourcewell will reject bids that are marked confidential nonpublic, either substantially or in their entirety.

[Map of Regions to Follow]

MAP OF SOURCEWELL CONTRACT REGIONS

Solicitation #GA-043024



Region A Northern Counties			
Banks	Dawson	Habersham	Pike
Bartow	DeKalb	Hall	Polk
Butts	Douglas	Haralson	Rabun
Carroll	Fannin	Hart	Rockdale
Catoosa	Fayette	Heard	Spalding
Chattooga	Floyd	Henry	Towns
Cherokee	Forsyth	Lamar	Troup
Clayton	Franklin	Lumpkin	Union
Cobb	Fulton	Meriwether	Upson
Coweta	Gilmer	Murray	Walker
Coweta	Gordon	Paulding	White
Dade	Gwinnett	Pickens	Whitfield

Region B East Central Counties			
Athens	Hancock	McDuffie	Screven
Baldwin	Houston	Monroe	Taliaferro
Barrow	Jackson	Morgan	Twiggs
Bibb	Jasper	Newton	Walton
Burke	Jefferson	Oconee	Warren
Columbia	Jefferson	Oglethorpe	Washington
Crawford	Jenkins	Peach	Wilkes
Elbert	Jones	Pulaski	Wilkinson
Glascok	Lincoln	Putnam	
Greene	Madison	Richmond	

Region C Southwest Counties			
Baker	Dougherty	Mitchell	Talbot
Calhoun	Early	Muscogee	Taylor
Chattahoochee	Grady	Quitman	Terrell
Clay	Harris	Randolph	Thomas
Colquitt	Lee	Schley	Webster
Crisp	Macon	Seminole	Worth
Decatur	Marion	Stewart	
Dooly	Miller	Sumter	

Region D Southeast Counties			
Appling	Candler	Glynn	Pierce
Atkinson	Charlton	Irwin	Tattnall
Bacon	Chatham	Jeff Davis	Telfair
Ben Hill	Clinch	Johnson	Tift
Berrien	Coffee	Lanier	Toombs
Bleckley	Cook	Laurens	Turner
Brantley	Dodge	Liberty	Ware
Brooks	Echols	Long	Wayne
Bryan	Effingham	Lowndes	Wheeler
Bulloch	Emanuel	McIntosh	Wilcox
Camden	Evans	Montgomery	



03/20/2024

Addendum No. 1

Solicitation Number: IFB #GA-043024

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Georgia

Consider the following Questions and Answers to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

We are interested in responding to the IFB, particularly as a State of Georgia manufacturer and employer of Georgians but we want to confirm that our interest in this IFB is welcomed by Sourcewell and the State of Georgia (sic). If further discussion is needed, we are available for same.

Answer 1:

The Sourcewell IFB is an open and competitive solicitation process. Each bidder, in its discretion, will determine the information necessary to best demonstrate how it meets the goals and objectives of the Indefinite Delivery-Indefinite Quantity Construction Program (IFB Section II) and the Required Bidder Qualifications (IFB Section III).

Question 2:

Is the prime contractor required to hold a GA General Contractor License to perform the work under this IDIQ?

Answer 2:

See IFB Section III., Article B. Bidders responding to a General Construction solicitation must be willing and capable of providing all or a majority of the various types of construction work as specified in the Construction Task Catalog either through its own forces or by using subcontractors. Bidder must provide documentation of all applicable required licensure(s).

Question 3:

I found Carpet Cleaning services was needed on this bid IFB #GA-043024 (sic). I can't find any links as to where the services are needed. I cover the section A Northern section of Georgia. I look forward to speaking to you soon. Thank you (sic)

Answer 3:

Refer to IFB Section IV., Article C. Sourcewell anticipates considerable activity under the contract(s) awarded from this IFB; however, work and work volume from any resulting contract are not guaranteed.

End of Addendum

Acknowledgement of this Addendum to IFB #GA-043024 posted to the Sourcewell Procurement Portal on 03/20/2024, is required at the time of proposal submittal.



03/21/2024

Addendum No. 2

Solicitation Number: IFB #GA-043024

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Georgia

Consider the following Question and Answer to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Is there a location that would show us the pest control and actual locations where pest control is to take place?

Answer 1:

Refer to IFB Section III. Required Bidder Qualifications. Also refer to IFB Section IV., Article C, Estimated Contract Value and Usage.

End of Addendum

Acknowledgement of this Addendum to IFB #GA-043024 posted to the Sourcewell Procurement Portal on 03/21/2024, is required at the time of proposal submittal.



04/02/2024

Addendum No. 3

Solicitation Number: IFB #GA-043024

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Georgia

Consider the following Questions and Answers to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

In reference to IDIQ Construction Contract- General Terms and Conditions for Solicitation: IFB #GA-043024, IV. SCOPE AND PROCEDURE FOR ORDERING WORK, G. REVIEW OF THE PROPOSAL PACKAGE, 6. The Participating Entity reserves the right to obtain Price Proposals from any or all of the contractors awarded an IQC contract (sic). Question- Does this mean that the participating entity reserves the right to obtain Price Proposals from any or all the contractors awarded an IQC contract for the same Scope of Work concurrently (sic)?

Answer 1:

Participating entities retain the discretion to choose any of the contractors awarded under the Indefinite Delivery Indefinite Quantity (IDIQ) contracts to carry out the scope of work at the start of a project. Generally, once a contractor is selected, they will proceed with the development of a work order without additional competition from other IDIQ-awarded contractors.

Question 2:

Is this open to fluid-applied athletic flooring/polyurethane 9+2 athletic flooring? It's in the CTC, but I don't know if it's in the open contract for the IQIS project in Georgia (sic).

Answer 2:

Refer to IFB Section III., Article A. and B.

Question 3:

We are interested in mainly providing HVAC/Mechanical services and lighting outside of construction projects. Will there be bids being released for these specific disciplines? Or do you have to provide a submission under this bid for General Construction in order to be able to provide the above services to clients?

Answer 3:

This solicitation is for General Construction only. Refer to IFB Section III., Article B. Bidders responding to a General Construction solicitation must be willing and capable of providing all or a majority of the various types of construction work as specified in the Construction Task Catalog either through its own forces or by using subcontractors. Bidder must provide documentation of all applicable required licensure(s).

End of Addendum

Acknowledgement of this Addendum to IFB #GA-043024 posted to the Sourcewell Procurement Portal on 04/02/2024, is required at the time of proposal submittal.



04/05/2024

Addendum No. 4

Solicitation Number: IFB #GA-043024

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Georgia

Consider the following Questions and Answers to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

The pre-bid virtual conference is on 4/16. Are there instructions on how to be considered as Registered Suppliers?

Answer 1:

Login instructions will be posted to the "Documents" section and available to registered suppliers two business days prior to the web conference. Instructions will also be sent to all registered plan takers at that time.

Question 2:

For Solicitation IFB #GA-043024 I see mention of 238990 - All Other Specialty Trade Contractors would this be inclusive to elevator vendors for service, repair, and modernization

Answer 2:

Refer to IFB Section III. Required Bidder Qualifications, Articles A. and B.

Question 3:

Is list of bidders available?

Answer 3:

A list of all Bidders will be made publicly available in the Sourcewell Procurement Portal after the Bid Due Date, but no later than the Opening time listed in the Solicitation Schedule. To view the list of Bidders, verify that the Sourcewell Procurement Portal

opportunities list search is set to "All" or "Closed." The solicitation status will automatically change to "Closed" after the Bid Due Date and Time.

End of Addendum

Acknowledgement of this Addendum to IFB #GA-043024 posted to the Sourcewell Procurement Portal on 04/05/2024, is required at the time of proposal submittal.



04/15/2024

Addendum No. 5

Solicitation Number: IFB #GA-043024

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Georgia

Consider the following amendment to be part of the above-titled solicitation documents.

Updated Georgia CTCs & Technical Specifications have been uploaded to the document section of the bid details page. The document originally posted for this IFB as a .ZIP file entitled "CTCs & Technical Specifications" has been removed. The updated CTCs & Technical Specifications have been uploaded to the Sourcewell Procurement Portal.

Please download the .ZIP folder again, now entitled "CTCs & Technical Specifications Updated 4-15-24" to ensure you have the correct documents.

The following listed original files have been removed from the IFB:

"Sourcewell East Central Georgia Construction Task Catalog"

The following listed files have been inserted in the IFB and are found in the revised .ZIP file: "Sourcewell East Central Georgia Construction Task Catalog-Repaired"

Consider the following Questions and Answers to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

If you are a contractor that is awarded one of the contracts in your area do you have to accept all bid opportunities that are offered?

Answer 1:

No, contractors will have the first right of refusal.

Question 2:

Are you looking for Final cleaning for this project? I did not see cleaning on the list. We do post contraction cleaning. Please advise.

Answer 2:

Refer to IFB Section III. Required Bidder Qualifications and to IFB Section IV., Article C, Estimated Contract Value and Usage. In addition, refer to the Construction Task Catalogs.

Question 3:

Please provide the link for tomorrow's pre bid meeting.

Answer 3:

A link to join the pre-bid meeting was emailed to registered plan takers on Sunday, April 14, 2024. They are also posted under the "documents" section of this bid's "Bid Details." They are included below for your convenience.

- **Webinar link:** <https://vimeo.com/webinars/events/0be2b816-e541-4dfa-afed-f106656a3afe>
- **Password :** service

Question 4:

Every CTC for each region will open for us except the East Central Region. Can this CTC be re-uploaded so that we may continue pricing?

Answer 4:

Refer to amendment above. The CTC for the East Central region has been re-uploaded.

End of Addendum

Acknowledgement of this Addendum to IFB #GA-043024 posted to the Sourcewell Procurement Portal on 04/15/2024, is required at the time of proposal submittal.



04/19/2024

Addendum No. 6

Solicitation Number: IFB #GA-043024

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Georgia

Consider the following Questions and Answers to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Please confirm that the Qualifying Agent and Business License must be in place at time of award and not at time of bid.

Answer 1:

All required licenses, certifications, and documentation must be in place by the bid due date and time.

Question 2:

Please confirm that the Business License must be in place at time of contract award not at time of bid.

Answer 2:

All required licenses, certifications, and documentation must be in place by the bid due date and time.

Question 3:

Please confirm that the Qualifying Agent must pass the National Association of State Contractors Licensing Agencies and the Georgia Business/Law Examination by time of contract award and not at time of bid.

Answer 3:

All required licenses, certifications, and documentation must be in place by the bid due date and time.

End of Addendum

Acknowledgement of this Addendum to IFB #GA-043024 posted to the Sourcewell Procurement Portal on 04/19/2024, is required at the time of proposal submittal.



04/23/2024

Addendum No. 7

Solicitation Number: IFB #GA-043024

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Georgia

Consider the following Questions and Answers to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Septic tank drain fields, cannot find a listing for stack drain field system. How would we figure this? Ex. 13 stack would we figure (13) 4 inch slotted hdpe and filter fabric, or get a quote on septic system from subcontractor (sic)?

Answer 1:

If a direct listing for a product/service is not available in the CTC one can use other line items that represent the materials and labor required for installation. Using the provided example, one could calculate the cost by using the number of 4-inch slotted HDPE pipes and filter fabric required for the 13 stacks. One would then add any additional materials, labor, and equipment costs that would be necessary to complete the installation.

Question 2:

Looking at historical projects I have done.. Some required hurricane windows and doors. I have not found a line item for this. Would this item then be quoted through vendor? If so, how do you account for the labor to install, such as is included in book? So with any item not listed in book, how do you account for labor in a material vendor quote (sic)?

Answer 2:

If one is unable to locate a specific product or service within the Construction Task Catalog (CTC), they are permitted to utilize a Non-Pre-Priced (NPP) Task. It is important to always engage with your local Gordian representative when considering the use of an NPP Task to ensure proper procedures are followed. Detailed instructions on how to formulate an NPP Task can be found within the General Terms and Conditions,

specifically in Section IV, "Scope and Procedure for Ordering Work," Article D., 4, "Proposal Package Contents," Part A, item number 2, which is dedicated to Non-Pre-Priced Tasks.

Question 3:

Is a certificate of existence and a certificate of good standing the same thing?

Answer 3:

A certificate of good standing is a document that states a business is properly registered to do business within the state in which the business is organized. If no such certificate is available, a bidder may upload a statement to that effect in Step 3 – Documents to meet the mandatory upload requirement.

Question 4:

If we have a \$5 million umbrella policy, will that provide adequate insurance for the \$2 million auto policy and the \$2 million pollution policy requirement if contractor has \$1 million each for both auto and pollution?

Answer 4:

If the pollution liability policy is listed as one of the underlying policies on the commercial umbrella than it would satisfy the requirement. However, the declarations page and schedule of underlying policies would need to be reviewed in order to verify.

Question 5:

After review of the Invitation for Bids and General Terms and Conditions documents, I have been unable to locate the section that details what specific items/documents are to be submitted as a part of the bid submission package. Please advise where the bid submission specific requirements are located. Thank you.

Answer 5:

Refer to IFB Section VII. D. Bid Submission. All bids must be completed through the Sourcewell Procurement Portal. The Sourcewell Procurement Portal contains steps and a questionnaire that allows a bidder to submit pricing, and other relevant information and documents as part of the IFB response. To begin a submission, a bidder must first select "start submission" in the Sourcewell Procurement Portal on the homepage or bid

details page. A series of steps, including document upload requirements, are displayed at the top of page.

Question 6:

Will bidders be granted temporary access to the eGordian software and password to set up project to build adjustment factor?

Answer 6:

No, there are Construction Task Catalogs uploaded to the documents section in which bidders can use to calculate their adjustment factors. These contain the same information and data as the Gordian platform.

End of Addendum

Acknowledgement of this Addendum to IFB #GA-043024 posted to the Sourcewell Procurement Portal on 04/23/2024, is required at the time of proposal submittal.



04/23/2024

Addendum No. 8

Solicitation Number: IFB #GA-043024

Solicitation Name: Indefinite Delivery-Indefinite Quantity Construction - Georgia

Consider the following Question and Answer to be part of the above-titled solicitation documents. The remainder of the documents remain unchanged.

Question 1:

Question is in regards to the General Terms and Conditions, section XVII Insurances. Insurance coverage requirements are higher than what our company currently has. We can increase our limits, however, we'd prefer to do so only if awarded a contract due to the cost. If awarded the contract, can we provide our insurance documentation after award, and if so, how much time will we have to submit them?

Answer 1:

Insurance documentation can be provided after awards have been made. There is no set time limit for these documents to be submitted but it must be provided before the contract is signed. Under normal circumstances there are approximately seven days from when award notifications are made to the first date the contract can take effect.

End of Addendum

Acknowledgement of this Addendum to IFB #GA-043024 posted to the Sourcewell Procurement Portal on 04/23/2024, is required at the time of proposal submittal.