

COMMENT AND REVIEW
to the
Request for Proposals (RFP) on
Indefinite Quantity Construction Contract
TX-WT-121819 – State of Texas, West Texas Area

Introduction

This document serves as a summary of the Request for Proposals (RFP) for Indefinite Quantity Construction and the corresponding Best Value Awards and incorporates the findings of the Technical and Past Performance Evaluation, and the Price Evaluation.

RFP

Sourcewell issued the Request for Proposals (RFP) on behalf of, and to provide Indefinite Quantity Construction Contracting (IQCC) services to, all current and potential Sourcewell Members including all government agencies, education agencies such as colleges and universities, and non-profit agencies in the State of Texas, West Texas Area as identified in the attached table of Counties and as shown on the attached map of the State. Sourcewell included multiple solicitations within the RFP with the intention of awarding multiple contracts in the State of Texas, West Texas Area.

Advertisement

The RFP was advertised in the West Texas Tribune, El Paso Reporter and Minneapolis Star Tribune November 4, 2019 and November 11, 2019. It was also posted to the Sourcewell Procurement Portal for daily viewing and document download from November 4, 2019 through December 18, 2019 at 4:30:00 PM Central Time.

RFP Documentation Requests

RFP documentation was requested and distributed to the following:

3 Brothers Contracting INC	Miller Electric Company
Amstar, Inc.	Permian paving inc
Core Construction Services of Texas	Prime Vendor Inc.
D&E ELECTRIC LLC	RoofConnect Logistics, Inc
El Paso J.A.G., Inc.	Synergy Temperature Control LLC
El Paso Sanitation Systems, Inc dba Sarabia's Portable Jons & Blue Sanitation	The PlanIT Room
F.H. Paschen	Tresco Consoles
Gordian	Trumble Construction, Inc
GrimeTime, LLC	Veliz Company, LLC

Pre-proposal conferences were conducted on the dates and at the locations indicated below:

November 18, 2019 @ 1:30 PM MT

Hampton Inn – El Paso Airport
6635 Gateway Blvd. West
El Paso, TX 79925

Proposals

All Proposals remained sealed within the Sourcwell Procurement Portal until the scheduled due date and time. The Proposals were opened electronically, and a list of all Proposers was made publicly available in the Sourcwell Procurement Portal, on December 18, 2019, at 4:38:56 PM. Proposals were received from the following:

Amstar, Inc.
Core Construction Services of Texas
D&E Electric LLC
F.H. Paschen
RoofConnect Logistics, Inc
Veliz Company, LLC

Sourcwell Proposal Evaluation Committee

Proposals were evaluated by the following Evaluation Committee members:

Michael Muñoz, CPPB, Sourcwell Procurement Analyst
Brandon Town, CPSM, CPSD, Sourcwell Procurement Analyst
Kim Austin, CPPB, Sourcwell Procurement Lead Analyst

*Technical recommendations and guidance were provided to the Sourcwell Evaluation Committee by the following technical advisors:

Tony Glenz, Sourcwell Contract Administration Supervisor
Corey Jensen, Sourcwell Contract Administrator
Zach Heidmann, Sourcwell Contract Administrator
Tracy Plinske, Sourcwell Contract Administration Specialist
Matt Peterson, Gordian, Account Manager/National Cooperative Accounts
Kellie Erickson, Gordian Co-Op Contracts Manager

The findings of the Sourcwell Evaluation Committee are summarized as follows:

The Sourcwell Evaluation Committee independently evaluated all proposals received in accordance with the established Sourcwell evaluation criteria and methodology set forth in Book 1, Section One, Articles 7 and 8. D&E Electric LLC was determined to be non-responsive because the Non Pre-Priced adjustment factor was out of range. Book 1, Section Two, Article 10.5 states the Non Pre-Priced adjustment factor must not be less than 1.0500 and not higher than 1.2000, excluding administrative fees. All other proposal responses met and passed Factor 1 Responsiveness and were all evaluated as acceptable in Factor 2 Technical Acceptability and Factor 3 Past Performance.

Price Results

A price analysis was conducted for all proposals that received passing and acceptable scores in Factors 1-3. The contractors offering the Lowest Priced Acceptable Proposal, represented as the Combined Adjustment Factor, have been determined to be as follows:

Proposal Results **

Awarded Contracts for State of Texas - West Texas Area

RFP TX-WT-1218919

With Administrative Fee

Contract Type	Contract No.	Proposer	Normal Working Hours-Prevailing Wage (.70)	Other than Normal Working Hours-Prevailing Wage (.20)	Non Pre-Priced Adjustment Factor (.10)	Combined Adjustment Factor
General Construction	TX-WT-GC-121819-VCL	Veliz Company, LLC	1.1924	1.2141	1.1892	1.1964
General Construction	TX-WT-GC-121819-FHP	F.H. Paschen	1.2108	1.2649	1.2432	1.2249
General Construction	TX-WT-GC-121819-AMS	Amstar, Inc.	1.2541	1.3405	1.2108	1.2671
General Construction	TX-WT-GC-121819-CCT	Core Construction Services of Texas	1.3838	1.4919	1.2973	1.3968
Roofing	TX-WT-R-121819-RCL	RoofConnect Logistics, Inc	1.3757	1.5315	1.2821	1.3975

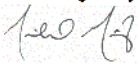
** A complete Abstract of Proposals, setting forth all proposals received (as applicable), is available on request to Sourcwell.

Award

Sourcwell advertised multiple solicitations within the advertisement with the intent of awarding contracts to the best value proposers within the state of Texas, West Texas Area. For the reasons listed in this Comment and Review, the Sourcwell Proposal Evaluation Committee recommends award of RFP #TX-WT-121819 to the contractors listed in the above pricing abstract.

The preceding recommendations were approved on January 23, 2020.


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Michael Muñoz, CPPB, Procurement Analyst, Sourcwell

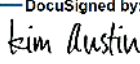
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Kim Austin, CPPB, Procurement Lead Analyst, Sourcwell

SECTION THREE - GEOGRAPHIC MAP OF SOURCEWELL CONTRACT AREAS



West Texas Area Indefinite Quantity
Construction Contract Counties include the
following:

WEST TEXAS AREA

Brewster	Hudspeth
Culberson	Jeff Davis
El Paso	Presidio