

COMMENT AND REVIEW
to the
Invitations for Bid (IFB) on
Indefinite Quantity Construction Contract
GA-040820 – State of Georgia

IFB

Sourcewell issued the Invitation for Bid (IFB) 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 to include colleges and universities, and non-profit agencies), within the State Georgia, as identified in the attached table of Counties and as shown on the attached map of the region. Sourcewell included multiple solicitations within the IFB with the intention of awarding multiple contracts in the State of Georgia.

Advertisement

The IFB was advertised in the Augusta Chronicle, Savannah Morning News, Albany Herald, Atlanta Journal-Constitution and Minneapolis Star Tribune on February 24, 2020, March 2, 2020 and March 9, 2020. It was also posted to the Sourcewell website and the Sourcewell Procurement Portal for viewing and document download/response from February 24, 2020 until the scheduled due date and time.

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:

Albion Scaccia Enterprises, LLC	Manitex Inc
Alup Construction Inc.	Mannington Mills, Inc.
Artisan Construction Group	Mathias Corporation
Astra Construction Services, LLC	Moeller Purcell Construction Company
Basin Company	Morooka USA, LLC
Bayne Development Group, llc	Multiplex LLC
Boyd Construction, Inc.	Odyssey International dba Odyssey Global, Inc.
Brown & Root Industrial Services, LLC	Osprey Management
Centennial Contractors Enterprises	Oxford Construction Company
CIB International, Corp	Paryani Real Estate LLC
Collins Construction services, Inc.	PaveConnect Logistics, LLC
ConstructConnect	Perfect Remodeling, LLC
Crown Retail Services, Inc	Place Services, Inc.
Darsey Construction LLC.	Power And Energy Services, Inc.
Dyer Construction, Inc.	Precision 2000, Inc.
Earthbound Construction LLC	Prime Contractors, Inc.
Engineering Design Technologies, Inc.	Quality Classic Abatement LLC
F.H. Paschen	Reams Enterprises Inc.
First Infinity Construction, Inc.	Red Cloud Services, LLC
First Victory, Inc	Renfroe Construction Company, LLC

FS360, LLC.	RoofConnect Logistics, Inc
Great Southern Recreation	Rowe Construction, Inc.
Greene and Burdette Property Management LLC	Rubio and Son Interiors, Inc.
Greenheart Construction Inc.	Rycon Construction, Inc.
Hadco Safety Solutions, LLC	S&W Sales and Service
HCR Construction, Inc.	SoCo Contracting Company, Inc.
HITT Contracting Inc.	Spunstrand
HTL Construction LLC	Stone Newton, llc
Huper Optik USA LLP	Striker Contracting, LLC
J.M. Wilkerson Construction Co., Inc.	Surfaces Group, LLC
Jewel of the South, Inc.	TCC GENERAL CONTRACTING LLC
JJ Morley Enterprises	The Macallan Group LLC
JOC Construction LLC	Total Solutions Group LLC
JOHNSON CONTROLS, INC.	TurnerInvestment Group, INC.
Johnson-Laux Construction	Ujamaa Construction
K.B. Steel Fabrication	Universal Technical Resource Services, Inc. (UTRS, Inc.)
KC Constructors	Valet Works Construction, Corporation
Lefko Development Inc. dba Lefko Construction	Viewpoint
Lichty Commercial Construction, Inc.	Ward Humphrey, Inc.
Lynn Construction Contracting, Inc.	Warren Associates, Inc.

Pre-bid seminars were originally scheduled to occur in eight locations within the State of Georgia, with the dates, times, and locations identified in the solicitation advertisements. In response to public health guidance related to the COVID-19 pandemic, Sourcewell issued Addendum No. 4 on March 13, 2020, waiving the requirement of attendance at a pre-bid seminar. In addition, all pre-bid seminars were converted to an online conference hosted by Sourcewell on internet broadcast platform Webex. The pre-bid seminar was also recorded for on-demand viewing by any interested party.

The pre-bid webinar was conducted and broadcast on March 20, 2020, beginning at 1:00pm ET. A link to the on-demand recording was 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 8 2020, at 4:32:42 pm CT. Bids were received from the following:

Albion Scaccia Enterprises, LLC	Lichty Commercial Construction, Inc.
Astra Construction Services, LLC	Lynn Construction Contracting, Inc.
Basin Company	Moeller Purcell Construction Company
Bayne Development Group, llc	Multiplex LLC
Brown & Root Industrial Services, LLC	Odyssey International dba Odyssey Global, Inc.
Centennial Contractors Enterprises	Osprey Management
Crown Retail Services, Inc	Paryani Real Estate LLC

Darsey Construction LLC.	PaveConnect Logistics, LLC
Engineering Design Technologies, Inc.	Place Services, Inc.
F.H. Paschen	Precision 2000, Inc.
Greene and Burdette Property Management LLC	Prime Contractors, Inc.
Greenheart Construction Inc.	Reams Enterprises Inc.
HCR Construction, Inc.	Red Cloud Services, LLC
HITT Contracting	RoofConnect Logistics, Inc
Huper Optik USA LLP	Rubio and Son Interiors, Inc.
Jewel of the South, Inc.	SoCo Contracting Company, Inc.
JJ Morley Enterprises	Striker Contracting, LLC
JOC Construction LLC	The Macallan Group LLC
Johnson-Laux Construction	Total Solutions Group LLC
KC Constructors	Ujamaa Construction
Lefko Development Inc. dba Lefko Construction	Ward Humphrey, Inc.

Bid Evaluation Method

The bidders submitted five (5) adjustment factors for each contract opportunity within the area to the fixed prices in the Construction Task Catalog. Bidders who responded in all four geographical areas were eligible for Statewide Contract Awards. The ranking of Bidders eligible for Statewide Awards was determined by averaging the bidder’s combined adjustment factor across all four geographical areas. The submitted bid adjustment factors were weighted as more fully described in the IFB to determine a single combined adjustment factor. This combined adjustment factor was then used in determining the ranking of the bids.

Bid Results **

IFB GA-040820 - Area A - Northern Georgia Area

With Administrative Fee

Contract Bid Area	Contract No.	Bidder	Normal Working Hours Non-Secure (.60)	Other Than Normal Working Hours Non Secure (.10)	Normal Working Hours Secure (.10)	Other than Normal Working Hours Secure (.10)	Non Pre-Priced Adjustment Factor (.10)	Combined Adjustment Factor
GA-A01-040820	GA-A01-040820-KBR	Brown & Root Industrial Services, LLC	1.0919	1.1351	1.2000	1.2432	1.2973	1.1427
GA-A02-040820	GA-A02-040820-GBP	Greene and Burdette Property Management LLC	1.1514	1.1838	1.1946	1.2162	1.2778	1.1781
GA-A03-040820	GA-A03-040820-HCI	HITT Contracting	1.1631	1.1891	1.1925	1.2132	1.2432	1.1816
GA-A04-040820	GA-A04-040820-SCL	Striker Contracting, LLC	1.1622	1.2324	1.2000	1.2649	1.2595	1.1930
GA-A05-040820	GA-A05-040820-CRS	Crown Retail Services, Inc	1.1870	1.2114	1.2130	1.2270	1.2432	1.2017
GA-A06-040820	GA-A06-040820-ALB	Albion Scaccia Enterprises, LLC	1.1757	1.1811	1.2892	1.3108	1.2973	1.2133
GA-A07-040820	GA-A07-040820-PAR	Paryani Real Estate LLC	1.2216	1.2432	1.2432	1.2649	1.1351	1.2216
GA-A08-040820	GA-A08-040820-HCR	HCR Construction, Inc.	1.2108	1.2324	1.2324	1.2541	1.2757	1.2259
GA-A09-040820	GA-A09-040820-LIY	Lichty Commercial Construction, Inc.	1.1892	1.2973	1.2432	1.3514	1.2432	1.2270
GA-A10-040820	GA-A10-040820-PLA	Place Services, Inc.	1.2424	1.2427	1.2560	1.2592	1.1693	1.2382

IFB GA-040820 - Area B - East Central Georgia Area

With Administrative Fee

Contract Bid Area	Contract No.	Bidder	Normal Working Hours Non-Secure (.60)	Other Than Normal Working Hours Non Secure (.10)	Normal Working Hours Secure (.10)	Other than Normal Working Hours Secure (.10)	Non Pre-Priced Adjustment Factor (.10)	Combined Adjustment Factor
GA-B01-040820	GA-B01-040820-ODI	Odyssey International dba Odyssey Global, Inc.	1.1090	1.1486	1.1486	1.1892	1.2108	1.1351
GA-B02-040820	GA-B02-040820-GBP	Greene and Burdette Property Management LLC	1.1514	1.1838	1.1946	1.2162	1.2778	1.1781
GA-B03-040820	GA-B03-040820-CRS	Crown Retail Services, Inc	1.1870	1.2114	1.2130	1.2270	1.2432	1.2017
GA-B04-040820	GA-B04-040820-HCI	HITT Contracting	1.1891	1.2204	1.2387	1.2552	1.2541	1.2103
GA-B05-040820	GA-B05-040820-ALB	Albion Scaccia Enterprises, LLC	1.1757	1.1811	1.2892	1.3108	1.2973	1.2133
GA-B06-040820	GA-B06-040820-CCE	Centennial Contractors Enterprises	1.1901	1.2257	1.2614	1.2741	1.2973	1.2199
GA-B07-040820	GA-B07-040820-DAR	Darsey Construction LLC.	1.1892	1.2432	1.2519	1.2843	1.2908	1.2205
GA-B08-040820	GA-B08-040820-PLA	Place Services, Inc.	1.2424	1.2427	1.2452	1.2484	1.1693	1.2360
GA-B09-040820	GA-B09-040820-RCS	Red Cloud Services, LLC	1.2337	1.2584	1.2348	1.2592	1.2752	1.2430
GA-B10-040820	GA-B10-040820-UJA	Ujamaa Construction	1.2181	1.3032	1.2788	1.3642	1.2129	1.2467

IFB GA-040820 - Area C - Southwest Georgia Area

With Administrative Fee

Contract Bid Area	Contract No.	Bidder	Normal Working Hours Non-Secure (.60)	Other Than Normal Working Hours Non Secure (.10)	Normal Working Hours Secure (.10)	Other than Normal Working Hours Secure (.10)	Non Pre-Priced Adjustment Factor (.10)	Combined Adjustment Factor
GA-C01-040820	GA-C01-040820-DAR	Darsey Construction LLC.	1.1351	1.1892	1.2216	1.2432	1.2973	1.1762
GA-C02-040820	GA-C02-040820-GBP	Greene and Burdette Property Management LLC	1.1514	1.1838	1.1946	1.2162	1.2778	1.1781
GA-C03-040820	GA-C03-040820-ALB	Albion Scaccia Enterprises, LLC	1.1757	1.1811	1.2892	1.3108	1.2973	1.2133
GA-C04-040820	GA-C04-040820-HCI	HITT Contracting	1.1995	1.2280	1.2528	1.2676	1.2649	1.2210
GA-C05-040820	GA-C05-040820-PLA	Place Services, Inc.	1.2317	1.2319	1.2379	1.2384	1.1352	1.2234
GA-C06-040820	GA-C06-040820-CCE	Centennial Contractors Enterprises	1.2250	1.2617	1.2617	1.2744	1.2973	1.2445
GA-C07-040820	GA-C07-040820-EDT	Engineering Design Technologies, Inc.	1.1966	1.3264	1.3156	1.4411	1.2049	1.2467
GA-C08-040820	GA-C08-040820-UJA	Ujamaa Construction	1.2305	1.3165	1.2920	1.3781	1.2129	1.2583
GA-C09-040820	GA-C09-040820-RCS	Red Cloud Services, LLC	1.2577	1.2828	1.2587	1.2837	1.2752	1.2646
GA-C10-040820	GA-C10-040820-JOS	Jewel of the South, Inc.	1.2784	1.2859	1.2892	1.2924	1.2946	1.2832

IFB GA-040820 - Area D - Southeast Georgia Area

With Administrative Fee

Contract Bid Area	Contract No.	Bidder	Normal Working Hours Non-Secure (.60)	Other Than Normal Working Hours Non Secure (.10)	Normal Working Hours Secure (.10)	Other than Normal Working Hours Secure (.10)	Non Pre-Priced Adjustment Factor (.10)	Combined Adjustment Factor
GA-D01-040820	GA-D01-040820-ODI	Odyssey International dba Odyssey Global, Inc.	1.1027	1.1459	1.1459	1.1892	1.2108	1.1308
GA-D02-040820	GA-D02-040820-DAR	Darsey Construction LLC.	1.1351	1.1892	1.2216	1.2432	1.2703	1.1735
GA-D03-040820	GA-D03-040820-GBP	Greene and Burdette Property Management LLC	1.1514	1.1838	1.1946	1.2162	1.2778	1.1781
GA-D04-040820	GA-D04-040820-LYN	Lynn Construction Contracting, Inc.	1.1701	1.1971	1.2583	1.2853	1.2000	1.1961
GA-D05-040820	GA-D05-040820-ALB	Albion Scaccia Enterprises, LLC	1.1757	1.1811	1.2892	1.3108	1.2973	1.2133
GA-D06-040820	GA-D06-040820-HCI	HITT Contracting	1.1999	1.2312	1.2548	1.2749	1.2649	1.2225
GA-D07-040820	GA-D07-040820-PLA	Place Services, Inc.	1.2424	1.2427	1.2481	1.2483	1.1693	1.2362
GA-D08-040820	GA-D08-040820-CCE	Centennial Contractors Enterprises	1.2250	1.2617	1.2617	1.2744	1.2973	1.2445
GA-D09-040820	GA-D09-040820-EDT	Engineering Design Technologies, Inc.	1.1966	1.3264	1.3156	1.4411	1.2049	1.2467
GA-D10-040820	GA-D10-040820-UJA	Ujamaa Construction	1.2305	1.3165	1.2920	1.3781	1.2129	1.2583

IFB GA-040820 - Statewide Area***

With Administrative Fee

Contract No.	Bidder	Contract Bid Area	Normal Working Hours Non-Secure (.60)	Other Than Normal Working Hours Non Secure (.10)	Normal Working Hours Secure (.10)	Other than Normal Working Hours Secure (.10)	Non Pre-Priced Adjustment Factor (.10)	Combined Adjustment Factor
GA-ST01-040820-FHP	F.H. Paschen	Area A Factors	1.0081	1.0283	1.1090	1.1643	1.2432	1.0594
		Area B Factors	1.0081	1.0283	1.1090	1.1643	1.2432	1.0594
		Area C Factors	1.0081	1.0283	1.1090	1.1643	1.2432	1.0594
		Area D Factors	1.0081	1.0283	1.1090	1.1643	1.2432	1.0594
		AVERAGE COMBINED						1.0594
GA-ST02-040820-PCI	Prime Contractors, Inc.	Area A Factors	1.0946	1.1162	1.1189	1.1216	1.1622	1.1086
		Area B Factors	1.0946	1.1162	1.1189	1.1216	1.1622	1.1086
		Area C Factors	1.0946	1.1162	1.1189	1.1216	1.1622	1.1086
		Area D Factors	1.0946	1.1162	1.1189	1.1216	1.1622	1.1086
		AVERAGE COMBINED						1.1086
GA-ST03-040820-LRI	JOC Construction LLC	Area A Factors	1.1122	1.1122	1.1771	1.1771	1.1351	1.1275
		Area B Factors	1.1122	1.1122	1.1771	1.1771	1.1351	1.1275
		Area C Factors	1.1122	1.1122	1.1771	1.1771	1.1351	1.1275
		Area D Factors	1.1122	1.1122	1.1771	1.1771	1.1351	1.1275
		AVERAGE COMBINED						1.1275
GA-ST04-040820-BDG	Bayne Development Group, LLC	Area A Factors	1.1254	1.1254	1.1254	1.1254	1.2432	1.1372
		Area B Factors	1.1254	1.1254	1.1254	1.1254	1.2432	1.1372
		Area C Factors	1.1211	1.1211	1.1211	1.1211	1.2108	1.1301
		Area D Factors	1.1254	1.1254	1.1254	1.1254	1.2432	1.1372
		AVERAGE COMBINED						1.1354
GA-ST05-040820-HOP	Huper Optik USA LLP	Area A Factors	1.0811	1.2432	1.2108	1.2324	1.2973	1.1470
		Area B Factors	1.0811	1.2432	1.2108	1.2324	1.2973	1.1470
		Area C Factors	1.0811	1.2432	1.2108	1.2324	1.2973	1.1470
		Area D Factors	1.0811	1.2432	1.2108	1.2324	1.2973	1.1470
		AVERAGE COMBINED						1.1470
GA-ST06-040820-WHI	Ward Humphrey, Inc.	Area A Factors	1.0978	1.1082	1.1298	1.1304	1.2877	1.1243
		Area B Factors	1.1093	1.2228	1.2336	1.2812	1.2877	1.1681
		Area C Factors	1.1093	1.2228	1.2336	1.2812	1.2877	1.1681
		Area D Factors	1.1093	1.2228	1.2336	1.2812	1.2877	1.1681
		AVERAGE COMBINED						1.1568
GA-ST07-040820-JLC	Johnson-Laux Construction	Area A Factors	1.1351	1.1357	1.1784	1.1789	1.2919	1.1596
		Area B Factors	1.1351	1.1357	1.1784	1.1789	1.2919	1.1596
		Area C Factors	1.1351	1.1357	1.1784	1.1789	1.2919	1.1596
		Area D Factors	1.1351	1.1357	1.1784	1.1789	1.2919	1.1596
		AVERAGE COMBINED						1.1596
GA-ST08-040820-OML	Osprey Management	Area A Factors	1.0712	1.1463	1.1784	1.2609	1.2800	1.1293
		Area B Factors	1.0926	1.1692	1.2019	1.2861	1.2854	1.1498
		Area C Factors	1.1145	1.1925	1.2259	1.3118	1.2908	1.1708
		Area D Factors	1.1369	1.2164	1.2505	1.3381	1.2962	1.1923
		AVERAGE COMBINED						1.1606
GA-ST09-040820-ACS	Astra Construction Services, LLC	Area A Factors	1.1351	1.1838	1.1946	1.2162	1.2865	1.1692
		Area B Factors	1.1351	1.1730	1.1946	1.2162	1.2865	1.1681
		Area C Factors	1.1351	1.1838	1.1946	1.2162	1.2865	1.1692
		Area D Factors	1.1351	1.1838	1.1946	1.2162	1.2865	1.1692
		AVERAGE COMBINED						1.1689
GA-ST10-040820-RSI	Rubio and Son Interiors, Inc.	Area A Factors	1.0505	1.0808	1.2432	1.2865	1.2757	1.1189
		Area B Factors	1.0721	1.1049	1.2432	1.2865	1.2865	1.1354
		Area C Factors	1.1891	1.2405	1.2756	1.3296	1.2865	1.2266
		Area D Factors	1.1891	1.2405	1.2756	1.3296	1.2865	1.2266
		AVERAGE COMBINED						1.1789

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

***Statewide table amended 5/18/2020 to show adjustment factors across all areas.

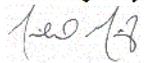
Findings of the Bid Evaluation Committee

Bid submissions were reviewed thoroughly according to the IFB specifications with awards going to the lowest responsive/responsible bidders. The selected contractors identified in the results above have the required experience with IQCC in the State of Georgia, and all the awarded bids were determined to be competitive and reasonable for the areas.

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Kim Austin, CPPB, Procurement Lead Analyst, Sourcewell

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Michael Muñoz, CPPB, Procurement Analyst, Sourcewell

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Brandon Town, CPSM, CPSD, Procurement Analyst, Sourcewell

Area 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

Area 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
Glascock	Lincoln	Putnam	
Greene	Madison	Richmond	

Area 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	

Area 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	Effington	Lowndes	Wheeler
Bulloch	Emanuel	McIntosh	Wilcox
Camden	Evans	Montgomery	