



**COMMENT AND REVIEW**  
to the  
Invitation for Bids (IFB) on  
Indefinite Delivery Indefinite Quantity Construction Contracts  
**KS-061323 – State of Kansas**

**IFB**

Sourcewell issued the Invitation for Bids (IFB) 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 Kansas, 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 Kansas.

**Advertisement**

The following advertisement was placed May 2, 2023, May 9, 2023, and May 16, 2023 in the *Hutchinson Daily News*, *Kansas City Star*, *Manhattan Mercury*, *Salina Journal*, *Topeka Capital Journal*, and the *Wichita Eagle*, and on May 4, 2023, May 11, 2023, and May 18, 2023 in the *Kansas Journal*. It was posted to the Sourcewell website and the Sourcewell Procurement Portal for daily viewing and document download/response from May 2, 2023 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 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 June 13, 2023, at 4:30 p.m. Central Time, and late bids will not be considered.*

**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:

Air Structures American Technologies, Inc	Henderson Building Solutions, LLC
Antigua, Inc.	Hutton
ARGO Systems LLC	Julius Kaaz Construction Company, Inc
bHg LED Lamps, LLC	MTS Contracting Inc
BKM Construction LLC	PWXPress
Core Construction	RoofConnect Logistics, Inc
Dynapac NA, LLC	Senne & Company Inc
Elite Fence & Deck, Inc.	Stephens Commercial Painting
Facilities Development Corporation	The Wilson Group, Inc.
Fonroche Lighting America	Topcon Positioning Systems
Giant Floor and Wall Covering Co Inc	Toro Construction Corp
Haren Companies	Vazquez Commercial Contracting, LLC

**Pre-bid meeting:**

A pre-bid webinar was conducted and broadcast on May, 23, 2023, beginning at 2:00 pm 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 June 13, 2023, at 4:30:00 pm CT. Bids were received from the following:

Julius Kaaz Construction Company, Inc  
 Haren Companies  
 Toro Construction Corp  
 BKM Construction LLC  
 The Wilson Group, Inc.  
 CORE Construction  
 MTS Contracting Inc  
 Vazquez Commercial Contracting, LLC  
 Henderson Building Solutions, LLC  
 RoofConnect Logistics, Inc

Bids were reviewed by the Bid Review Committee:

Kim Austin, MBA, CPPB, NIGP-CPP, Procurement Supervisor  
 Brandon Town, NIGP-CPP, CPSM, CPSD, Procurement Analyst  
 Michael Muñoz, CPPB, Procurement Analyst  
 Craig West, 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. The bidders submitted three 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. Clarification on ability to provide construction work in the state of Kansas was requested from Core Construction and Toro Construction Corp, and a clarification was sent to RoofConnect Logistics, Inc. to determine if they can self-perform 51% of the Roofing work bid. Toro Construction was determined to be non-responsive based on IFB section III A. Required bidder qualification, not meeting the requirement to ensure prompt and efficient service to a Sourcewell participating entity. RoofConnect Logistics, Inc. did not respond to the Request for Clarification sent on June, 26, 2023 and was determined non-responsive in accordance with IFB section III. C, requirement for trade work to be performed by 51% or more of the bidder's own organization and forces. 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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Contractor Name	Solicitation Trade	Awarded Contract Number	Region	Adjustment Factor Descriptions	Adjustment Factors
Vazquez Commercial Contracting	General Construction	KS-R1-GC-061323-VCC	Region 1 / Western Kansas	Normal Working Hours	1.1035
				Other Than Normal Working Hours	1.1446
				Non-Pre-Priced	1.1525
				<b>Combined Adjustment Factor</b>	<b>1.1166</b>
The Wilson Group, Inc.	General Construction	KS-R1-GC-061323-TWG	Region 1 / Western Kansas	Normal Working Hours	1.3400
				Other Than Normal Working Hours	1.3800
				Non-Pre-Priced	1.3300
				<b>Combined Adjustment Factor</b>	<b>1.3470</b>
BKM Construction LLC.	General Construction	KS-R1-GC-061323-BKM	Region 1 / Western Kansas	Normal Working Hours	1.4500
				Other Than Normal Working Hours	1.4700
				Non-Pre-Priced	1.3000
				<b>Combined Adjustment Factor</b>	<b>1.4390</b>
CORE Construction	General Construction	KS-R1-GC-061323-CCT	Region 1 / Western Kansas	Normal Working Hours	1.4400
				Other Than Normal Working Hours	1.5400
				Non-Pre-Priced	1.3000
				<b>Combined Adjustment Factor</b>	<b>1.4460</b>
Julius Kaaz Construction Company	General Construction	KS-R1-GC-061323-JKC	Region 1 / Western Kansas	Normal Working Hours	1.7500
				Other Than Normal Working Hours	2.2000
				Non-Pre-Priced	1.7500
				<b>Combined Adjustment Factor</b>	<b>1.8400</b>
Haren Companies	General Construction	KS-R1-GC-061323-HAC	Region 1 / Western Kansas	Normal Working Hours	1.6800
				Other Than Normal Working Hours	2.6800
				Non-Pre-Priced	1.6800
				<b>Combined Adjustment Factor</b>	<b>1.8800</b>
Henderson Building Solutions, LLC	General Construction	KS-R1-GC-061323-HBS	Region 1 / Western Kansas	Normal Working Hours	2.0799
				Other Than Normal Working Hours	2.4087
				Non-Pre-Priced	2.4572
				<b>Combined Adjustment Factor</b>	<b>2.1834</b>

Contractor Name	Solicitation Trade	Awarded Contract Number	Region	Adjustment Factor Descriptions	Adjustment Factors
Vazquez Commercial Contracting	Mechanical/HVAC	KS-R1-HVAC-061323-VCC	Region 1 / Western Kansas	Normal Working Hours	1.1035
				Other Than Normal Working Hours	1.1446
				Non-Pre-Priced	1.1525
				<b>Combined Adjustment Factor</b>	<b>1.1166</b>
Vazquez Commercial Contracting	Electrical	KS-R1-E-061323-VCC	Region 1 / Western Kansas	Normal Working Hours	1.1035
				Other Than Normal Working Hours	1.1446
				Non-Pre-Priced	1.1525
				<b>Combined Adjustment Factor</b>	<b>1.1166</b>
BKM Construction LLC	Paving Asphalt/Concrete	KS-R1-PAC-061323-BKM	Region 1 / Western Kansas	Normal Working Hours	1.4500
				Other Than Normal Working Hours	1.4700
				Non-Pre-Priced	1.3000
				<b>Combined Adjustment Factor</b>	<b>1.4390</b>
Julius Kaaz Construction Company	Paving Asphalt/Concrete	KS-R1-PAC-061323-JKC	Region 1 / Western Kansas	Normal Working Hours	1.7500
				Other Than Normal Working Hours	2.2000
				Non-Pre-Priced	1.7500
				<b>Combined Adjustment Factor</b>	<b>1.8400</b>

Contractor Name	Solicitation Trade	Awarded Contract Number	Region	Adjustment Factor Descriptions	Adjustment Factors
Vazquez Commercial Contracting	General Construction	KS-R2-GC-061323-VCC	Region 2 / Eastern Kansas	Normal Working Hours	1.1035
				Other Than Normal Working Hours	1.1446
				Non-Pre-Priced	1.1525
				<b>Combined Adjustment Factor</b>	<b>1.1166</b>
The Wilson Group, Inc.	General Construction	KS-R2-GC-061323-TWG	Region 2 / Eastern Kansas	Normal Working Hours	1.2800
				Other Than Normal Working Hours	1.3100
				Non-Pre-Priced	1.2700
				<b>Combined Adjustment Factor</b>	<b>1.2850</b>
MTS Contracting Inc	General Construction	KS-R2-GC-061323-MTS	Region 2 / Eastern Kansas	Normal Working Hours	1.2973
				Other Than Normal Working Hours	1.6216
				Non-Pre-Priced	1.2000
				<b>Combined Adjustment Factor</b>	<b>1.3524</b>
BKM Construction LLC	General Construction	KS-R2-GC-061323-BKM	Region 2 / Eastern Kansas	Normal Working Hours	1.3800
				Other Than Normal Working Hours	1.4000
				Non-Pre-Priced	1.3000
				<b>Combined Adjustment Factor</b>	<b>1.3760</b>
CORE Construction	General Construction	KS-R2-GC-061323-CCT	Region 2 / Eastern Kansas	Normal Working Hours	1.3900
				Other Than Normal Working Hours	1.4900
				Non-Pre-Priced	1.3000
				<b>Combined Adjustment Factor</b>	<b>1.4010</b>
Julius Kaaz Construction Company	General Construction	KS-R2-GC-061323-JKC	Region 2 / Eastern Kansas	Normal Working Hours	1.5500
				Other Than Normal Working Hours	1.7500
				Non-Pre-Priced	1.5500
				<b>Combined Adjustment Factor</b>	<b>1.5900</b>

Contractor Name	Solicitation Trade	Awarded Contract Number	Region	Adjustment Factor Descriptions	Adjustment Factors
Haren Companies.	General Construction	KS-R2-GC-061323-HAC	Region 2 / Eastern Kansas	Normal Working Hours	1.6800
				Other Than Normal Working Hours	2.6800
				Non-Pre-Priced	1.6800
				<b>Combined Adjustment Factor</b>	<b>1.8800</b>
Henderson Building Solutions, LLC	General Construction	KS-R2-GC-061323-HBS	Region 2 / Eastern Kansas	Normal Working Hours	2.0799
				Other Than Normal Working Hours	2.4087
				Non-Pre-Priced	2.4572
				<b>Combined Adjustment Factor</b>	<b>2.1834</b>
Vazquez Commercial Contracting	Mechanical/HVAC	KS-R2-HVAC-061323-VCC	Region 2 / Eastern Kansas	Normal Working Hours	1.1035
				Other Than Normal Working Hours	1.1446
				Non-Pre-Priced	1.1525
				<b>Combined Adjustment Factor</b>	<b>1.1166</b>
Vazquez Commercial Contracting	Electrical	KS-R2-E-061323-VCC	Region 2 / Eastern Kansas	Normal Working Hours	1.1035
				Other Than Normal Working Hours	1.1446
				Non-Pre-Priced	1.1525
				<b>Combined Adjustment Factor</b>	<b>1.1166</b>
BKM Construction LLC	Paving/Asphal/Concrete	KS-R2-PAC-061323-BKM	Region 2 / Eastern Kansas	Normal Working Hours	1.3800
				Other Than Normal Working Hours	1.4000
				Non-Pre-Priced	1.3000
				<b>Combined Adjustment Factor</b>	<b>1.3760</b>
Julius Kaaz Construction Company	Paving/Asphalt/Concrete	KS-R2-PAC-061323-JKC	Region 2 / Eastern Kansas	Normal Working Hours	1.5500
				Other Than Normal Working Hours	1.7500
				Non-Pre-Priced	1.5500
				<b>Combined Adjustment Factor</b>	<b>1.5900</b>

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

The preceding contracts were approved by the Sourcewell Board of Directors on July 18, 2023.

DocuSigned by:

*Kim Austin*

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Kim Austin, MBA, CPPB, NIGP-CPP, Procurement Supervisor

DocuSigned by:

*Brandon Town*

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

DocuSigned by:

*Michael Muñoz*

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Michael Muñoz, CPPB, Procurement Analyst

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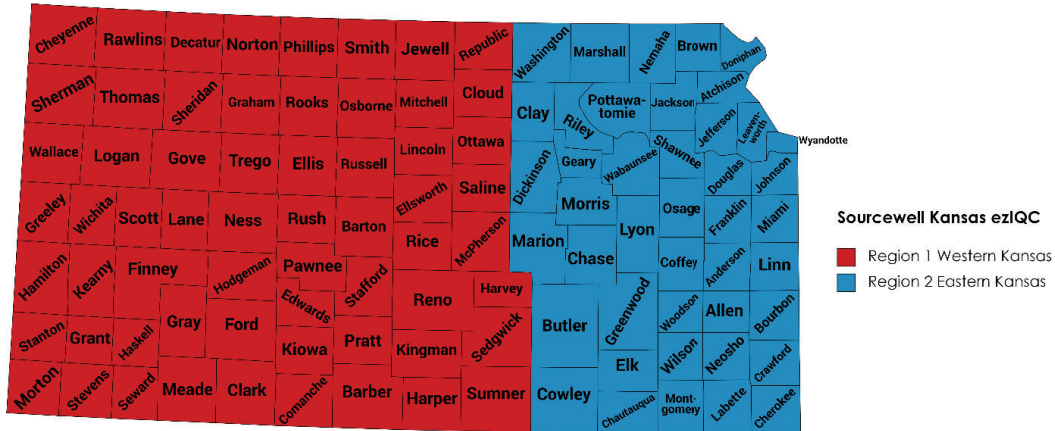
*Craig West*

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Craig West, Procurement Analyst



**Attachment 1**  
Geographic Map of Sourcewell Contract Regions



Created with mapchart.net

Region 1 Western Kansas Counties			
Barber	Greeley	Morton	Saline
Barton	Hamilton	Ness	Scott
Cheyenne	Harper	Norton	Sedgwick
Clark	Harvey	Osborne	Seward
Cloud	Haskell	Ottawa	Sheridan
Comanche	Hodgeman	Pawnee	Sherman
Decatur	Jewell	Phillips	Smith
Edwards	Kearny	Pratt	Stafford
Ellis	Kingman	Rawlins	Stanton
Ellsworth	Kiowa	Reno	Stevens
Finney	Lane	Republic	Sumner
Ford	Lincoln	Rice	Thomas
Gove	Logan	Rooks	Trego
Graham	McPherson	Rush	Wallace
Grant	Mitchell	Russell	Wichita

Region 2 Eastern Kansas Counties			
Allen	Crawford	Johnson	Nemaha

Anderson	Dickinson	Labette	Neosho
Atchison	Doniphan	Leavenworth	Osage
Bourbon	Douglas	Linn	Pottawatomie
Brown	Elk	Lyon	Riley
Butler	Franklin	Marion	Shawnee
Chase	Geary	Marshall	Wabaunsee
Chautauqua	Gray	Meade	Washington
Cherokee	Greenwood	Miami	Wilson
Clay	Jackson	Montgomery	Woodson
Coffey	Jefferson	Morris	Wyandotte
Cowley			