



**Comment and Review**  
to the  
Invitation for Bids (IFB) on  
Indefinite Delivery Indefinite Quantity Construction  
**NC-090524 – State of North Carolina**

**IFB**

Sourcewell issued the Invitation to Bid (IFB) to provide Indefinite Delivery Indefinite Quantity Construction (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 North Carolina, 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 North Carolina.

**Advertisement**

The following advertisement was placed July 25, 2024 and August 01, 2024 in *The New Bern Sun Journal, The Asheville Citizen-Times, The Charlotte Observer, the Fayetteville Observer, and The News and Observer*. It was posted to the Sourcewell website and the Sourcewell Procurement Portal for daily viewing and document download/response from July 25, 2024, 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 September 5, 2024, 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:

Aggas Enterprises	Hound Roofing Inc
Armstrong Mechanical Services, Inc.	iugis Construction Corporation
AVM Contractors LLC	JOC Construction LLC
Badger Daylighting Corp	Johnson-Laux Construction
Baumgardner House Raising, LLC	KDBF Corp
Brown & Root Industrial Services, LLC	Keyhole Construction, LLC
Capitol Flexi-Pave	KH Commercial Roofing
Centennial Contractors Enterprises	Lopez and Son's, Inc.
City of Birmingham	Matrix Coating Solutions Inc
ConstructConnect	National Retrofitting Group
COUNTRY TRUE VALUE INC	Providence Construction Group, Inc.
Custom Park Surfacing, LLC	ROMAR ELEVATORS
Dewberry Design-Builders Inc.	RRT Inc
Eastern Corporation	S-Works Construction Corporation
EPIC Consultants, Inc.	Salomon Construction & Roofing
F.H. Paschen	Solar Technology Inc
GAF-StreetBond	The Motz Group, LLC.
Guldmann	The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.
Hope's transport express llc	

**Pre-bid Meeting**

A pre-bid webinar was conducted and broadcast on August 13, 2024, beginning at 9:30 AM CT. A link to the on-demand recording, as well as the presentation slides, were subsequently made available to all registered plan takers.

**Bid**

Due to unanticipated circumstances, the submission deadline was extended from the published date of September 5, 2024 at 4:30:00pm CT, to September 12, 2024, at 4:30:00 pm CT. 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 September 12, 2024, at 4:30:00 pm CT. Bids were received from the following:

Armstrong Mechanical Services, Inc.  
 Brown & Root Industrial Services, LLC  
 Eastern Corporation  
 F.H. Paschen  
 JOC Construction LLC  
 Johnson-Laux Construction  
 Lopez and Son's, Inc.  
 The Motz Group, LLC.  
 The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.

Bids were reviewed by the Bid Review Committee:

Brandon Town, NIGP-CPP, CPSM, CPSD, Senior Procurement Analyst  
Julie Riebe, Procurement Analyst II  
Joshua Young, CPPB, NIGP-CPP, Procurement Analyst II  
Kim Austin, MBA, CPPB, NIGP-CPP, Procurement Manager

### **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 five 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. The Sourcewell IFB required bidders to provide documentation of all required licensure(s). Lopez and Son's, Inc. and JOC Construction, LLC were found to be non-responsive for not meeting this requirement. Bidders responding to a trade were required to self-perform at least 51% of the trade with their own organization forces. The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc. did not demonstrate this for roofing and paving and were found non-responsive in those trades. 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.

**\*\*\* The remainder of this page has been intentionally left blank\*\*\***

**Bid Results\*\***

Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Graphic Area	ADJUSTMENT FACTORS					
				Normal Working Hours Non-Secure	Other Than Normal Working Hours Non-Secure	Normal Working Hours Secure	Other Than Normal Working Hours Secure	Non-Pre-Priced	Combined Adjustment Factor
Eastern Corporation	General Construction	NC-R1-GC-090524-EAST	Region 1 / Western	1.2389	1.2498	1.2482	1.2623	1.2894	1.2494
F.H. Paschen, S.N. Nielsen & Associates LLC	General Construction	NC-R1-GC-090524-FHP	Region 1 / Western	1.1550	1.1616	1.1940	1.2156	1.3100	1.1818
Johnson-Laux Construction, LLC	General Construction	NC-R1-GC-090524-JLC	Region 1 / Western	1.2665	1.2671	1.2675	1.2681	1.2973	1.2700
The Motz Group, LLC.	Civil/Site Work/Civil Construction	NC-R1-CC-090524-MOTZ	Region 1 / Western	1.3000	1.3250	1.3000	1.3250	1.3000	1.3075
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Civil/Site Work/Civil Construction	NC-R1-CC-090524-QAM	Region 1 / Western	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Electrical	NC-R1-E-090524-QAM	Region 1 / Western	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Mechanical/HVAC	NC-R1-HVAC-090524-QAM	Region 1 / Western	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Plumbing	NC-R1-PLUM-090524-QAM	Region 1 / Western	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
Eastern Corporation	Roofing / Waterproofing	NC-R1-RW-090524-EAST	Region 1 / Western	1.2829	1.2968	1.3056	1.3021	1.3219	1.2938
Eastern Corporation	General Construction	NC-R2-GC-090524-EAST	Region 2 / Charlotte	1.2389	1.2498	1.2482	1.2623	1.2894	1.2494
F.H. Paschen, S.N. Nielsen & Associates LLC	General Construction	NC-R2-GC-090524-FHP	Region 2 / Charlotte	1.1250	1.1310	1.1625	1.1835	1.3100	1.1543
Johnson-Laux Construction, LLC	General Construction	NC-R2-GC-090524-JLC	Region 2 / Charlotte	1.2465	1.2471	1.2475	1.2481	1.2973	1.2520
The Motz Group, LLC.	Civil/Site Work/Civil Construction	NC-R2-CC-090524-MOTZ	Region 2 / Charlotte	1.3000	1.3250	1.3000	1.3250	1.3000	1.3075
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Civil/Site Work/Civil Construction	NC-R2-CC-090524-QAM	Region 2 / Charlotte	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Electrical	NC-R2-E-090524-QAM	Region 2 / Charlotte	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
Armstrong Mechanical Services, Inc.	Mechanical/HVAC	NC-R2-HVAC-090524-ARM	Region 2 / Charlotte	1.3500	1.4500	1.4500	1.4500	1.4500	1.4000
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Mechanical/HVAC	NC-R2-HVAC-090524-QAM	Region 2 / Charlotte	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
Armstrong Mechanical Services, Inc.	Plumbing	NC-R2-PLUM-090524-ARM	Region 2 / Charlotte	1.3500	1.4500	1.4500	1.4500	1.4500	1.4000
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Plumbing	NC-R2-PLUM-090524-QAM	Region 2 / Charlotte	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
Eastern Corporation	Roofing / Waterproofing	NC-R2-RW-090524-EAST	Region 2 / Charlotte	1.2829	1.2968	1.3056	1.3021	1.3219	1.2938
Eastern Corporation	General Construction	NC-R3-GC-090524-EAST	Region 3 / Triad	1.2389	1.2498	1.2482	1.2623	1.2894	1.2494

Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Graphic Area	ADJUSTMENT FACTORS					
				Normal Working Hours Non-Secure	Other Than Normal Working Hours Non-Secure	Normal Working Hours Secure	Other Than Normal Working Hours Secure	Non-Pre-Priced	Combined Adjustment Factor
F.H. Paschen, S.N. Nielsen & Associates LLC	General Construction	NC-R3-GC-090524-FHP	Region 3 / Triad	1.1550	1.1616	1.1940	1.2156	1.3100	1.1818
Johnson-Laux Construction, LLC	General Construction	NC-R3-GC-090524-JLC	Region 3 / Triad	1.2465	1.2471	1.2475	1.2481	1.2973	1.2520
The Motz Group, LLC.	Civil/Site Work/Civil Construction	NC-R3-CC-090524-MOTZ	Region 3 / Triad	1.3000	1.3250	1.3000	1.3250	1.3000	1.3075
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Civil/Site Work/Civil Construction	NC-R3-CC-090524-QAM	Region 3 / Triad	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Electrical	NC-R3-E-090524-QAM	Region 3 / Triad	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
Armstrong Mechanical Services, Inc.	Mechanical/HVAC	NC-R3-HVAC-090524-ARM	Region 3 / Triad	1.3500	1.4500	1.4500	1.4500	1.4500	1.4000
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Mechanical/HVAC	NC-R3-HVAC-090524-QAM	Region 3 / Triad	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
Armstrong Mechanical Services, Inc.	Plumbing	NC-R3-PLUM-090524-ARM	Region 3 / Triad	1.3500	1.4500	1.4500	1.4500	1.4500	1.4000
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Plumbing	NC-R3-PLUM-090524-QAM	Region 3 / Triad	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
Eastern Corporation	Roofing / Waterproofing	NC-R3-RW-090524-EAST	Region 3 / Triad	1.2829	1.2968	1.3056	1.3021	1.3219	1.2938
Eastern Corporation	General Construction	NC-R4-GC-090524-EAST	Region 4 / Triangle	1.2389	1.2498	1.2482	1.2623	1.2894	1.2494
F.H. Paschen, S.N. Nielsen & Associates LLC	General Construction	NC-R4-GC-090524-FHP	Region 4 / Triangle	1.1550	1.1616	1.1940	1.2156	1.3100	1.1818
Johnson-Laux Construction, LLC	General Construction	NC-R4-GC-090524-JLC	Region 4 / Triangle	1.2465	1.2471	1.2475	1.2481	1.2973	1.2520
The Motz Group, LLC.	Civil/Site Work/Civil Construction	NC-R4-CC-090524-MOTZ	Region 4 / Triangle	1.3000	1.3250	1.3000	1.3250	1.3000	1.3075
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Civil/Site Work/Civil Construction	NC-R4-CC-090524-QAM	Region 4 / Triangle	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Electrical	NC-R4-E-090524-QAM	Region 4 / Triangle	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Mechanical/HVAC	NC-R4-HVAC-090524-QAM	Region 4 / Triangle	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Plumbing	NC-R4-PLUM-090524-QAM	Region 4 / Triangle	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
Eastern Corporation	Roofing / Waterproofing	NC-R4-RW-090524-EAST	Region 4 / Triangle	1.2829	1.2968	1.3056	1.3021	1.3219	1.2938
Brown & Root Industrial Services, LLC	General Construction	NC-R5-GC-090524-KBR	Region 5 / Sandhills	1.0815	1.1130	1.2762	1.3133	1.2500	1.1473
Eastern Corporation	General Construction	NC-R5-GC-090524-EAST	Region 5 / Sandhills	1.2389	1.2498	1.2482	1.2623	1.2894	1.2494

Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Graphic Area	ADJUSTMENT FACTORS					
				Normal Working Hours Non-Secure	Other Than Normal Working Hours Non-Secure	Normal Working Hours Secure	Other Than Normal Working Hours Secure	Non-Pre-Priced	Combined Adjustment Factor
F.H. Paschen, S.N. Nielsen & Associates LLC	General Construction	NC-R5-GC-090524-FHP	Region 5 / Sandhills	1.1250	1.1310	1.1625	1.1835	1.3100	1.1543
The Motz Group, LLC.	Civil/Site Work/Civil Construction	NC-R5-CC-090524-MOTZ	Region 5 / Sandhills	1.3000	1.3250	1.3000	1.3250	1.3000	1.3075
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Civil/Site Work/Civil Construction	NC-R5-CC-090524-QAM	Region 5 / Sandhills	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Electrical	NC-R5-E-090524-QAM	Region 5 / Sandhills	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Mechanical/HVAC	NC-R5-HVAC-090524-QAM	Region 5 / Sandhills	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Plumbing	NC-R5-PLUM-090524-QAM	Region 5 / Sandhills	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
Eastern Corporation	Roofing / Waterproofing	NC-R5-RW-090524-EAST	Region 5 / Sandhills	1.2829	1.2968	1.3056	1.3021	1.3219	1.2938
Eastern Corporation	General Construction	NC-R6-GC-090524-EAST	Region 6 / Eastern	1.2389	1.2498	1.2482	1.2623	1.2894	1.2494
F.H. Paschen, S.N. Nielsen & Associates LLC	General Construction	NC-R6-GC-090524-FHP	Region 6 / Eastern	1.1550	1.1616	1.1940	1.2156	1.3100	1.1818
Johnson-Laux Construction, LLC	General Construction	NC-R6-GC-090524-JLC	Region 6 / Eastern	1.2565	1.2571	1.2575	1.2581	1.2973	1.2610
The Motz Group, LLC.	Civil/Site Work/Civil Construction	NC-R6-CC-090524-MOTZ	Region 6 / Eastern	1.3000	1.3250	1.3000	1.3250	1.3000	1.3075
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Civil/Site Work/Civil Construction	NC-R6-CC-090524-QAM	Region 6 / Eastern	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Electrical	NC-R6-E-090524-QAM	Region 6 / Eastern	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Mechanical/HVAC	NC-R6-HVAC-090524-QAM	Region 6 / Eastern	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
The Plumbing Shop, Inc, DBA Quick Action Management Group, Inc.	Plumbing	NC-R6-PLUM-090524-QAM	Region 6 / Eastern	1.3700	1.4000	1.5000	1.5500	1.3700	1.4070
Eastern Corporation	Roofing / Waterproofing	NC-R6-RW-090524-EAST	Region 6 / Eastern	1.2829	1.2968	1.3056	1.3021	1.3219	1.2938

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

The preceding contracts were approved by the Sourcewell Board of Directors on November 19, 2024.

DocuSigned by:  
*Kim Austin*  
6830543C58384D1...

---

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

DocuSigned by:  
*Brandon Town*  
7BCA93CD6377421...

---

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

Signed by:  
*Joshua Young*  
6532AB36AAD6496...

---

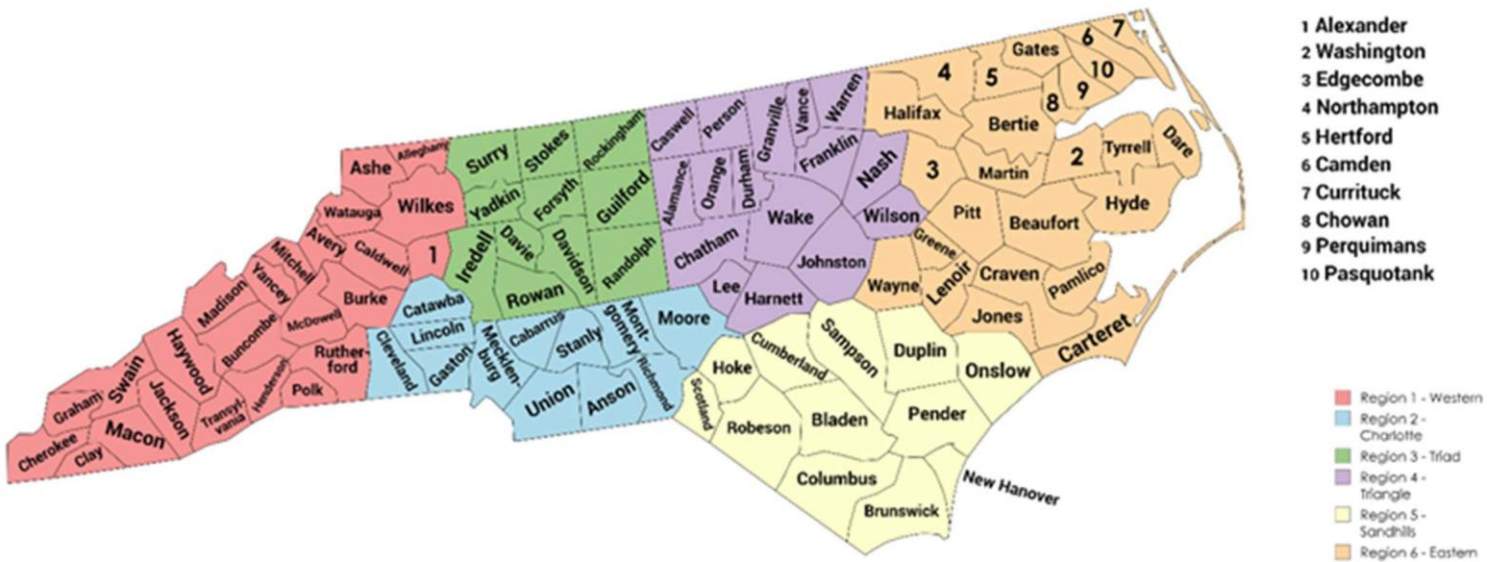
Joshua Young, CPPB, NIGP-CPP, Procurement Analyst II

DocuSigned by:  
*Julie Riebe*  
74DB922AE0B4411...

---

Julie Riebe, Procurement Analyst II

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



**Region 1 - Western**

Alleghany	Polk	Yancey	Jackson
Wilkes	McDowell	Madison	Swain
Alexander	Ashe	Buncombe	Macon
Caldwell	Watauga	Henderson	Graham
Burke	Avery	Transylvania	Cherokee
Rutherford	Mitchell	Haywood	Clay

**Region 2 - Charlotte**

Catawba	Cleveland	Stanly	Richmond
Lincoln	Mecklenburg	Montgomery	Anson
Gaston	Cabarrus	Moore	Union

**Region 3 - Triad**

Surry	Rowan	Guilford	Forsyth
Yadkin	Randolph	Rockingham	Davie
Iredell	Davidson	Stokes	

**Region 4 - Triangle**

Warren	Johnston	Chatham	Orange
Franklin	Harnett	Vance	Alamance
Nash	Lee	Granville	Caswell
Wilson	Wake	Durham	Person



**Region 5 - Sandhills**

Orange	Pender	Hoke	Columbus
Alamance	Cumberland	Scotland	Brunswick
Caswell	Bladen	Robeson	New Hanover

**Region 6 - Eastern**

Carteret	Pitt	Washington	Hertford
Craven	Pamlico	Martin	Gates
Jones	Beaufort	Edgecombe	Perquimans
Lenoir	Hyde	Halifax	Chowan
Wayne	Dare	Bertie	Pasquotank
Greene	Tyrrell	Northampton	Camden
Currituck			