



COMMENT AND REVIEW

to the

Request for Proposals (RFP) on

Indefinite Delivery Indefinite Quantity Construction Contracts

RFP #9-2024-13 – Port of Everett in Partnership with Sourcewell

RFP

The Port of Everett in partnership with Sourcewell, issued the Request for Proposals (RFP) to provide Indefinite Delivery Indefinite Quantity Construction Contracts (IDIQ) to the Port with excess capacity available to Sourcewell Participating Entities. Potential Sourcewell Participating Entities, include all government agencies, education agencies to include colleges and universities, and non-profit agencies, within the state of Washington. The Port and Sourcewell included multiple solicitations within the RFP with the intention of awarding multiple contracts in the state of Washington.

Advertisement

The following advertisement was published in *The Daily Journal of Commerce* and the *Everett Daily Herald* on April 3, 2024. It was posted to Port of Everett's eProcurement site until the closing date and time. It was also posted to the Sourcewell website and the Sourcewell Procurement Portal for daily viewing and document download/response from April 3, 2024, until the scheduled due date and time:

Port of Everett

Request for Proposals

Contract Name: Job Order Contracting (IDIQ) 2024

Contract No.: 9-2024-13

Pre-Proposal Mtg. April 8, 2024 @ 10:00 AM Pacific Time (12 PM CT)

Responses Due: Phase 1: May 1, 2024 @ 4:30 PM PT (6:30 PM CT)

Notice is hereby given that the Port of Everett has issued a Request for Proposals for the above-named contract, with responses due no later than the date and time given above. The Port of Everett is seeking competitive proposals from qualified firms to perform general construction Work in accordance with the Port's Job Order Contracting program. A JOC is a contract in which the contractor agrees to a fixed period, indefinite quantity delivery order contract which provides for the use of work orders (job orders) not to exceed \$500,000 pre-tax. The contract documents include a Construction Task Catalog containing construction tasks with preset Unit Prices. All Unit Prices are based on local labor, material and equipment prices and are for the direct cost of construction. The Work of this Contract will be set forth in the Detailed Scopes of Work referenced in the individual Job Orders. The Contractor must complete each Detailed Scope of Work for the Job Order Price withing the Job Order Completion Time. An optional pre-proposal meeting will be held via zoom at the date/time listed above. The pre-proposal

meeting will be structured in two parts: the first half will cover an overview of the Contract and submittal process; the second half Gordian, the Port's Job Order Contracting consultant will discuss the Construction Task Catalog, Adjustment Factors and the Work Order Process. The Port is partnering with Sourcewell, a public cooperative purchasing agency, in this contract opportunity and will make its excess capacity available to other Washington State Agencies through the cooperative process. A full copy of the Request for Proposals can be found on the Sourcewell Procurement Portal [<https://proportal.sourcewell-mn.gov>]. Only proposals submitted through the Sourcewell Procurement Portal will be considered. Phase 1 proposals are due no later than May 1, 2024, at 4:30 p.m. Pacific Time (6:30 p.m. Central Time), and late proposals will not be considered.

Proposal 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:

ACCO Engineered Systems	Mobile Modular Management Corp
Burton Construction, Inc.	monster candy professional limited liability company
CelPlan Technologies, Inc.	P & L General Contractors, Inc.
Centennial Contractors Enterprises	Preferred Polymer Coatings Ltd
Classic Welding LLC	PrimeCom USA LLC
Communication Technology Services, "CTS"	RCA
DYNAMIX SCAFFOLD GROUP LLC	Sabelhaus West, Inc.
Elevator Support Company, LLC	Sal Militello Inc
Falkenberg Construction Co., Inc.	Saybr Contractors, Inc.
FORMA Construction Company	Tapert Ventures LLC
Garland/DBS Inc	Teinert Construction
GLY Construction	Tiles In Style DBA Taza Supplies LLC
Hi-Vac Corporation	URETEK USA, Inc.
Institutions Services, Inc	Valdez Construction Inc.
K-A General Construction Contractor LLC	Veliz Construction
Langsholt Contracting Inc	WNY Tile & Stone Corp.
MASTERMIND101	Woodridge Construction LLC
Mesa Energy Systems Inc	www.alphadevelopersllc.com

Pre-proposal meeting:

A pre-proposal webinar was conducted and broadcast on April 8, 2024, beginning at 12:00 pm CT. A link to the on-demand recording, as well as the presentation slides, was subsequently made available to all registered plan takers.

Proposals – Phase I

All proposals from Phase I remained sealed within the Sourcewell Procurement Portal until the scheduled due date and time. Phase I proposals were electronically opened, and the list of all Proposers was made publicly available on the Sourcewell Procurement Portal, on May 1, 2024, at 6:30:00 pm CT. Proposals were received from the following:

FORMA Construction Company
Langsholt Contracting Inc
RCA
Saybr Contractors, Inc.
Woodridge Construction LLC

Proposal Evaluation Method – Phase I

The Sourcewell Proposal Review Committee first determined responsiveness of all proposals. A responsive proposal must have been submitted on time and materially satisfy all mandatory requirements identified in the RFP. Proposals were evaluated and ranked by an evaluation team based on the Evaluation Criteria set forth in Section 4 of the RFP, and an overall assessment of “best value” to the Port and Sourcewell Participating Entities. Shortlisted proposals were then invited to participate in Phase II – Adjustment Factor.

Findings of the Proposal Evaluation Committee – Phase I

The following Proposers were invited to participate in Phase II – Adjustment Factor.

FORMA Construction Company
Langsholt Contracting Inc
RCA
Saybr Contractors, Inc.
Woodridge Construction LLC

Proposals – Phase II

All proposals from Phase II remained sealed within the Sourcewell Procurement Portal until the scheduled due date and time. Phase II proposals were electronically opened on May 21, 2024, at 6:30:00 pm CT. Proposals were received from the following:

FORMA Construction Company
Langsholt Contracting Inc
RCA
Saybr Contractors, Inc.
Woodridge Construction LLC

Proposal Evaluation Method – Phase II

The Sourcewell Proposal Review Committee first determined responsiveness of all proposals. A responsive proposal must have been submitted on time and materially satisfy all mandatory requirements identified in the RFP. Proposers submitted three adjustment factors to the fixed prices in the Construction Task Catalog. The submitted proposal adjustment factors were weighted as more fully described in the RFP section to

determine a single combined adjustment factor. This combined adjustment factor was then used in determining the pricing score for each proposal.

Findings of the Proposal Evaluation Committee – Phase II

Bid submissions were reviewed thoroughly according to the RFP Specifications with awards going to the three proposers with the highest combined score from Phase I and Phase II. The selected contractors identified below have the required work experience, and all the awarded proposals were determined to be competitive and reasonable for the area.

FORMA Construction Company
Langsholt Contracting Inc
Saybr Contractors, Inc.

Proposals were reviewed by the Proposal Evaluation Committee:

Kim Austin, MBA, CPPB, NIGP-CPP, Sourcewell Procurement Manager
Brandon Town, NIGP-CPP, CPSM, CPSD, Sourcewell Senior Procurement Analyst
Maija Lampinen, Port of Everett Procurement and Contracts Manager

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

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

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Maija Lampinen, Port of Everett Procurement and Contracts Manager