

**COMMENT AND REVIEW**  
to the  
Request for Proposals (RFP) on  
Indefinite Quantity Construction Contract  
**TX-NT-101619 – State of Texas, North 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. It gives a general overview of the Evaluation Criteria used by Sourcewell 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, North 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, North Texas Area.

**Advertisement**

The RFP was advertised in the Dallas Morning News, Fort Worth Star Telegram, Waco Tribune-Herald, Tyler Morning Telegraph and Minneapolis Star Tribune September 9, 2019 and September 11, 2019. It was also posted to the Sourcewell Procurement Portal for daily viewing and document download from September 9, 2019 through October 16, 2019 at 4:30:00 PM Central Time.

**RFP Documentation Requests**

RFP documentation was requested and distributed to the following:

Allen Teinert Construction Co., Inc.	Jamail & Smith Construction, LP
Armstrong Flooring Inc	KMEA
Astra Group, Inc.	Lee Construction and Maintenance Company
Basic IDIQ, Inc.	Marseal Group LLC
Centennial Contractors Enterprises	Morooka USA, LLC
Core Construction Services of Texas	Nouveau Construction and Technology Services, LP
Covert Auto Group	R.D. Howard, LLC
Dallas Harmony Construction, LLC.	RBR Infrastructure & Road, LLC
F.H. Paschen	RJM Contractors, Inc.
Freedom Construction-a series of tFg Companies LLC	SaniGLAZE International, LLC
Freedom Millwork - a series of tFg Companies LLC	SDB, Inc.
GG Contractors LLC	Texas Roof Management, Inc
Gomez Floor Covering, Inc. dba GFC Contracting	The Blue Book
Henthorn Commercial Construction, LLC	Trumble Construction, Inc
JAG Co. Construction	West Texas Chapter of AGC, Inc.

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

**September 25, 2019 @ 9:00 AM CT**

Hampton Inn  
8962 S. Broadway Ave.  
Tyler, TX 75703

**September 25, 2019 @ 2:00 PM CT**

Hilton Garden Inn Dallas/Allen  
705 Central Expressway South  
Allen, TX 75013

**Proposals**

Proposals were received from the following respondents:

<b>Allen Teinert Construction Co., Inc.</b> – Received 10/15/19 at 10:13:49 AM
<b>Basic IDIQ, Inc.</b> – Received 10/13/19 at 6:09:29 PM
<b>Centennial Contractors Enterprises</b> – Received 10/16/19 at 9:20:46 AM
<b>Core Construction Services of Texas</b> – Received 10/16/19 at 12:18:22 PM
<b>Dallas Harmony Construction, LLC.</b> – Received 10/15/19 at 10:36:34 AM
<b>F.H. Paschen</b> – Received 10/16/19 at 9:53:54 AM
<b>Freedom Construction-a series of tFg Companies LLC</b> – Received on 10/16/19 at 1:37:55 PM
<b>Freedom Millwork - a series of tFg Companies LLC</b> – Received on 10/16/19 at 2:20:23 PM
<b>GG Contractors LLC</b> – Received on 10/15/19 at 9:20:59 AM
<b>Gomez Floor Covering, Inc. dba GFC Contracting</b> – Received on 10/16/19 at 4:07:02 PM
<b>Henthorn Commercial Construction, LLC</b> – Received on 10/16/19 at 2:57:50 PM
<b>Lee Construction and Maintenance Company</b> – Received on 10/15/19 at 4:59:10 PM
<b>Nouveau Construction and Technology Services, LP</b> -Received on 10/16/19 at 2:12:54 PM
<b>SDB, Inc.</b> – Received on 10/16/19 at 2:58:48 PM

**Sourcewell Proposal Evaluation Committee**

Proposals were evaluated by the following Evaluation Committee members:

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

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

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

## Evaluation Criteria

### Technical Acceptability of Management Plans

In Accordance with Book 1, Section 1, Article 8.2 of RFP #TX-NT-101619 the technical acceptability of the management plan was evaluated as follows:

Rating	Description
Acceptable	Proposal clearly meets the minimum requirements of the solicitation.
Unacceptable	Proposal does not clearly meet the minimum requirements of the solicitation.

The Sourcewell Evaluation Committee evaluated the contractor's technical capability by individually evaluating the required sub-factors with ratings of "Acceptable" or "Unacceptable." The technical factor (as a whole) was rated "Unacceptable" if any single sub-factor is rated "Unacceptable." Refer to Book 1, Section 1, Article 8.2 for detailed information regarding all sub-factors.

### Past Performance

In Accordance with Book 1, Section 1, Article 8.3 of RFP #TX-NT-101619 the past performance acceptability of the contractor was evaluated as follows:

Rating	Description
Acceptable	Based on the Contractor's performance record, Sourcewell has a reasonable expectation that the Contractor will successfully perform the required effort.
Unacceptable	Based on the Contractor's performance record, Sourcewell has no reasonable expectation that the Contractor will be able to successfully perform the required effort.

Recent and relevant past performance information submitted by the Contractor was considered to assess how well they performed on past public projects (municipal, county, state, educational institution, or similar). Refer to Book 1, Section 1, Article 8.3 for recency and relevancy's definitions.

### Lowest Priced Acceptable Proposal

A price analysis was performed for all proposers in accordance with Book 1, Section 1, Article 8.4. The proposers submitted three (3) adjustment factors for each contract opportunity within the area to the fixed prices in the Construction Task Catalog. The submitted adjustment factors were weighted to determine a single combined adjustment factor. This combined adjustment factor was then used in determining the cost ranking of the responses.

The weight of the adjustment factors used to determine the combined adjustment factors is as follows:

NORMAL WORKING HOURS	70%
OTHER THAN NORMAL WORKING HOURS	20%
NON PRE-PRICED	10%

**The findings of the Sourcewell Evaluation Committee are summarized as follows:**

The Sourcewell Evaluation Committee independently evaluated all proposals received in accordance with the established Sourcewell evaluation criteria and determined the responses of Freedom Millwork – a series of tFG Companies LLC and Basic IDIQ, Inc. to be non-responsive because factor 3 – Past Performance was scored “Unacceptable.” Past project experience must be greater than \$25,000 as stated in the Procurement Portal tables. 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, in accordance with Book 1, Section 1, Article 8 of RFP #TX-NT-101619.

**Price Results**

A price analysis was conducted for all awarded contracts in accordance with Book 1, Section 1, Article 8.4 of RFP #TX-NT-101619. 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 - North Texas Area

RFP TX-NT-101619

With Administrative Fee

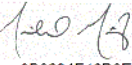
Contract Type	Contract No.	Proposer	Normal Working Hours-Prevailing Wage (.70)	Other than Normal Working Hours-Prevailing Wage (.20)	Non Pre-Priced Adjustment Factor (.10)	Combined Adjustment Factor
General Construction	TX-NT-GC-101619-FHP	F.H. Paschen	1.1892	1.2432	1.2432	1.2053
General Construction	TX-NT-GC-101619-HCL	Henthorn Commercial Construction, LLC	1.2432	1.2973	1.1676	1.2465
General Construction	TX-NT-GC-101619-LCM	Lee Construction and Maintenance Company	1.2541	1.3081	1.2973	1.2692
General Construction	TX-NT-GC-101619-CCE	Centennial Contractors Enterprises	1.2600	1.3099	1.2973	1.2737
General Construction	TX-NT-GC-101619-GGC	GG Contractors LLC	1.2649	1.3189	1.2865	1.2779
General Construction	TX-NT-GC-101619-NCT	Nouveau Construction and Technology Services, LP	1.2946	1.3438	1.2838	1.3034
General Construction	TX-NT-GC-101619-TCB	Allen Teinert Construction Co., Inc.	1.3081	1.3838	1.2865	1.3212
General Construction	TX-NT-GC-101619-SDB	SDB, Inc.	1.3189	1.3849	1.2432	1.3245
General Construction	TX-NT-GC-101619-CCT	Core Construction Services of Texas	1.3189	1.4270	1.2865	1.3373
General Construction	TX-NT-GC-101619-DHC	Dallas Harmony Construction, LLC.	1.3568	1.4595	1.2973	1.3714
General Construction	TX-NT-GC-101619-FRC	Freedom Construction- a series of tFG Companies LLC	1.3784	1.5849	1.2432	1.4062
Roofing	TX-NT-RC-101619-GGC	GG Contractors LLC	1.2649	1.3189	1.2865	1.2779
Asphalt, Paving, Concrete	TX-NT-APC-101619-GGC	GG Contractors LLC	1.2649	1.3189	1.2865	1.2779
Asphalt, Paving, Concrete	TX-NT-APC-101619-DHC	Dallas Harmony Construction, LLC.	1.3568	1.4595	1.2973	1.3714
Asphalt, Paving, Concrete	TX-NT-APC-101619-CCT	Core Construction Services of Texas	1.3946	1.5676	1.2973	1.4194
Electrical	TX-NT-EC-101619-LCM	Lee Construction and Maintenance Company	1.2541	1.3081	1.2973	1.2692
Painting	TX-NT-P-101619-LCM	Lee Construction and Maintenance Company	1.2541	1.3081	1.2973	1.2692
Painting	TX-NT-P-101619-GGC	GG Contractors LLC	1.2649	1.3189	1.2865	1.2779
Painting	TX-NT-P-101619-DHC	Dallas Harmony Construction, LLC.	1.3568	1.4595	1.2973	1.3714
Painting	TX-NT-P-101619-GFC	Gomez Floor Covering, Inc. dba GFC Contracting	1.4054	1.4595	1.2973	1.4054
Painting	TX-NT-P-101619-CCT	Core Construction Services of Texas	1.3946	1.5676	1.2973	1.4194
Flooring	TX-NT-F-101619-GFC	Gomez Floor Covering, Inc. dba GFC Contracting	1.0811	1.1351	1.2973	1.1135
Flooring	TX-NT-F-101619-LCM	Lee Construction and Maintenance Company	1.2541	1.3081	1.2973	1.2692
Flooring	TX-NT-F-101619-DHC	Dallas Harmony Construction, LLC.	1.3568	1.4595	1.2973	1.3714
Flooring	TX-NT-F-101619-CCT	Core Construction Services of Texas	1.3946	1.5676	1.2973	1.4194
Waterproofing	TX-NT-W-101619-GGC	GG Contractors LLC	1.2649	1.3189	1.2865	1.2779

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

**Award**


Sourcewell advertised multiple solicitations within the advertisement with the intent of awarding contracts to the best value contractors within the state of Texas, North Texas Area. For the reasons listed in this Comment and Review, the Sourcewell Proposal Evaluation Committee recommends award of RFP #TX-NT-101619 to the contractors listed in the above pricing abstract.

The preceding recommendations were approved on November 9, 2019.

DocuSigned by:  
  
0B0204E40D3E445...

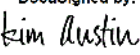
---

Michael Muñoz, Procurement Analyst, Sourcewell

DocuSigned by:  
  
7BCA93CD6377421...

---

Brandon Town, CPSM, CPSD, Procurement Analyst, Sourcewell

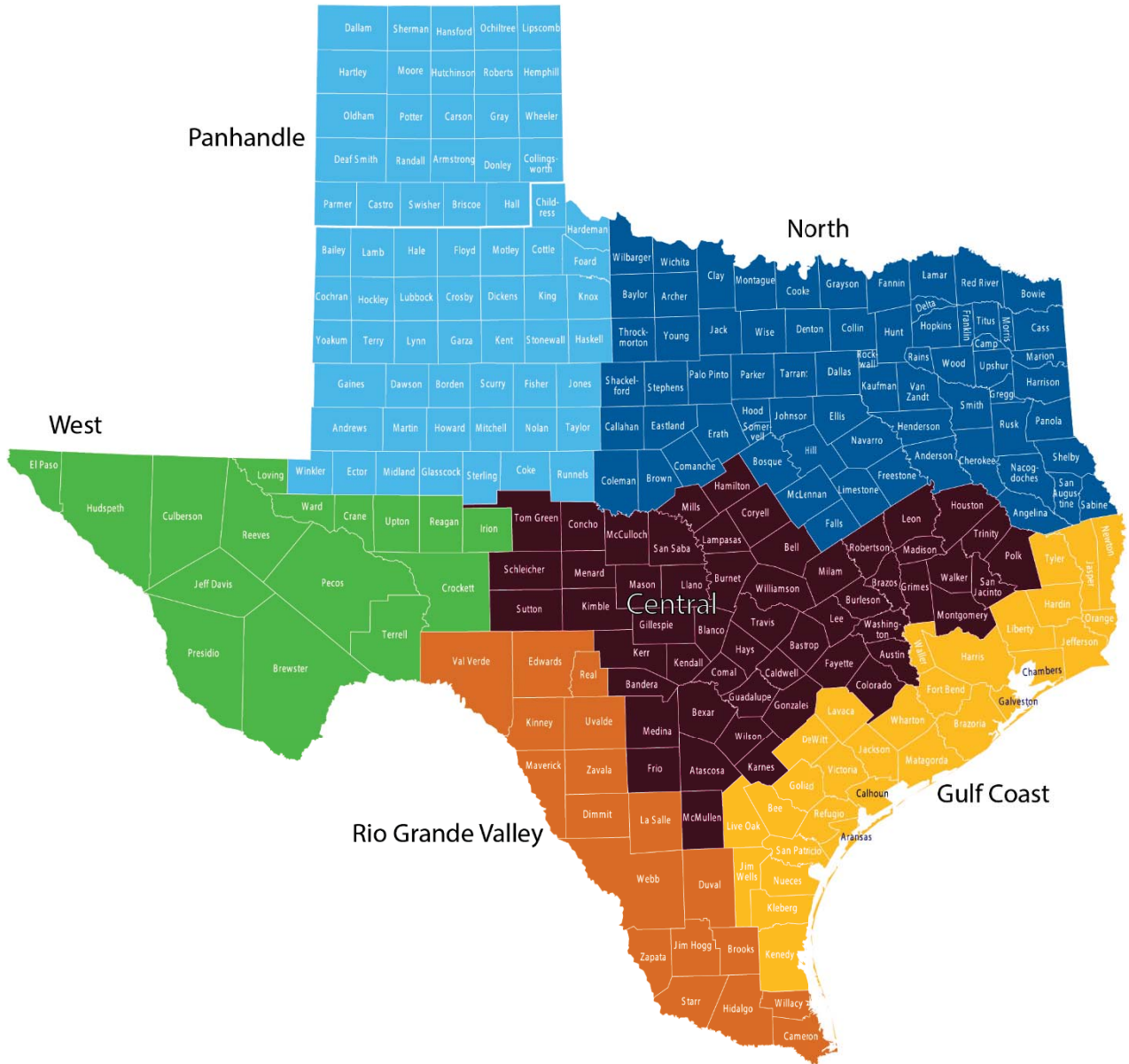
DocuSigned by:  
  
8830543C58384D1...

---

Kim Austin, CPPB, Procurement Lead Analyst, Sourcewell



## SECTION THREE - GEOGRAPHIC MAP OF SOURCEWELL CONTRACT AREAS



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

### NORTH TEXAS AREA

Anderson	Coleman	Franklin	Kaufman	Rains	Tarrant
Angelina	Collin	Freestone	Lamar	Red River	Throckmorton
Archer	Comanche	Grayson	Limestone	Rockwall	Titus
Baylor	Cooke	Gregg	Marion	Rusk	Upshur
Bosque	Dallas	Harrison	McLennan	Sabine	Van Zandt
Bowie	Delta	Henderson	Montague	San Augustine	Wichita
Brown	Denton	Hill	Morris	Shackelford	Wilbarger
Callahan	Eastland	Hood	Nacogdoches	Shelby	Wise
Camp	Ellis	Hopkins	Navarro	Smith	Wood
Cass	Erath	Hunt	Palo Pinto	Smith	Young
Cherokee	Falls	Jack	Panola	Somervell	
Clay	Fannin	Johnson	Parker	Stephens	