

COMMENT AND REVIEW

to the

Request for Proposals (RFP) on
Indefinite Quantity Construction Contract

TX-PH-101619 – State of Texas, Panhandle 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, Panhandle 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, Panhandle Texas Area.

Advertisement

The RFP was advertised in the Midland Reporter-Telegram, Lubbock-Avalanche-Journal and Minneapolis Star Tribune September 9, 2019 and September 16, 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.	Morooka USA, LLC
Astra Group, Inc.	Panhandle of Texas Chapter - AGC
Centennial Contractors Enterprises	Pavecon LTD Co.
Core Construction Services of Texas	Permian Paving Inc
Dant Clayton Corporation	RBR Infrastructure & Road, LLC
F.H. Paschen	SDB, Inc.
Gordian	Texas Roof Management, Inc
Henthorn Commercial Construction, LLC	The Blue Book
JAG Co. Construction	Tommy Klein Construction, Inc.
Jamail & Smith Construction, LP	Trumble Construction, Inc
JR Tri-State General Contracting Group, Inc	Virtual BX
KMEA	West Texas Chapter of AGC, Inc.
LA Fuller & Sons Construction, LTD	WR Construction Inc.

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

Sept 24, 2019 @ 9:00 AM CT

Hilton Garden Inn
6027 45th Street.
Lubbock, TX 79407

Sept 24, 2019 @ 2:00 PM CT

Hampton Inn
5011 W. Loop 250 North
Midland, TX 79707

Proposals

Proposals were received from the following respondents:

Allen Teinert Construction Co., Inc. – Received 10/15/19 at 9:57:59 AM
Core Construction Services of Texas – Received 10/16/19 at 12:17:12 PM
F.H. Paschen – Received 10/16/19 at 9:55:24 AM
Henthorn Commercial Construction, LLC – Received 10/16/19 at 3:01:10 PM
JR Tri-State General Contracting Group, Inc – Received 10/15/19 at 9:43:29 AM
Permian Paving Inc – Received 10/14/2019 at 2:56:49 PM
SDB, Inc. – Received 10/16/19 at 2:28:21 PM
WR Construction Inc. – Received 10/16/19 at 4:08:34 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-PH-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-PH-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 response of Permian Paving Inc to be non-responsive because no adjustment factors were provided in the proposal. 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-PH-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-PH-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 Panhandle Texas Area

RFP TX-PH-101619

With Administrative Fee

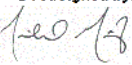
Contract Type	Contract No.	Proposer	Normal Working Hours- Prevailing Wage (.70)	Other than Normal Working Hours- Prevailing Wage (.20)	Non Pre-Priced Adjustment Factor (.10)	Combined Adjustment Factor
General Construction	TX-PH-GC-101619-FHP	F.H. Paschen	1.1892	1.2432	1.2432	1.2053
General Construction	TX-PH-GC-101619-HCL	Henthorn Commercial Construction, LLC	1.2432	1.2973	1.1676	1.2465
General Construction	TX-PH-GC-101619-WRC	WR Construction Inc.	1.2649	1.3297	1.2432	1.2756
General Construction	TX-PH-GC-101619-TCB	Allen Teinert Construction Co., Inc.	1.3081	1.3838	1.2865	1.3212
General Construction	TX-PH-GC-101619-SDB	SDB, Inc.	1.3189	1.3849	1.2432	1.3245
General Construction	TX-PH-GC-101619-CCT	Core Construction Services of Texas	1.3189	1.4270	1.2865	1.3373
General Construction	TX-PH-GC-101619-JRT	JR Tri-State General Contracting Group, Inc	1.3280	1.9920	1.2866	1.4567
Asphalt, Paving, Concrete	TX-PH-APC-101619-CCT	Core Construction Services of Texas	1.3946	1.5676	1.2973	1.4194
Painting	TX-PH-P-101619-CCT	Core Construction Services of Texas	1.3946	1.5676	1.2973	1.4194
Flooring	TX-PH-F-101619-CCT	Core Construction Services of Texas	1.3946	1.5676	1.2973	1.4194

** 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, Panhandle Texas Area. For the reasons listed in this Comment and Review, the Sourcewell Proposal Evaluation Committee recommends award of RFP #TX-PH-101619 to the contractors listed in the above pricing abstract.


The preceding recommendations were approved on November 9, 2019.

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Michael Muñoz, Procurement Analyst, Sourcewell

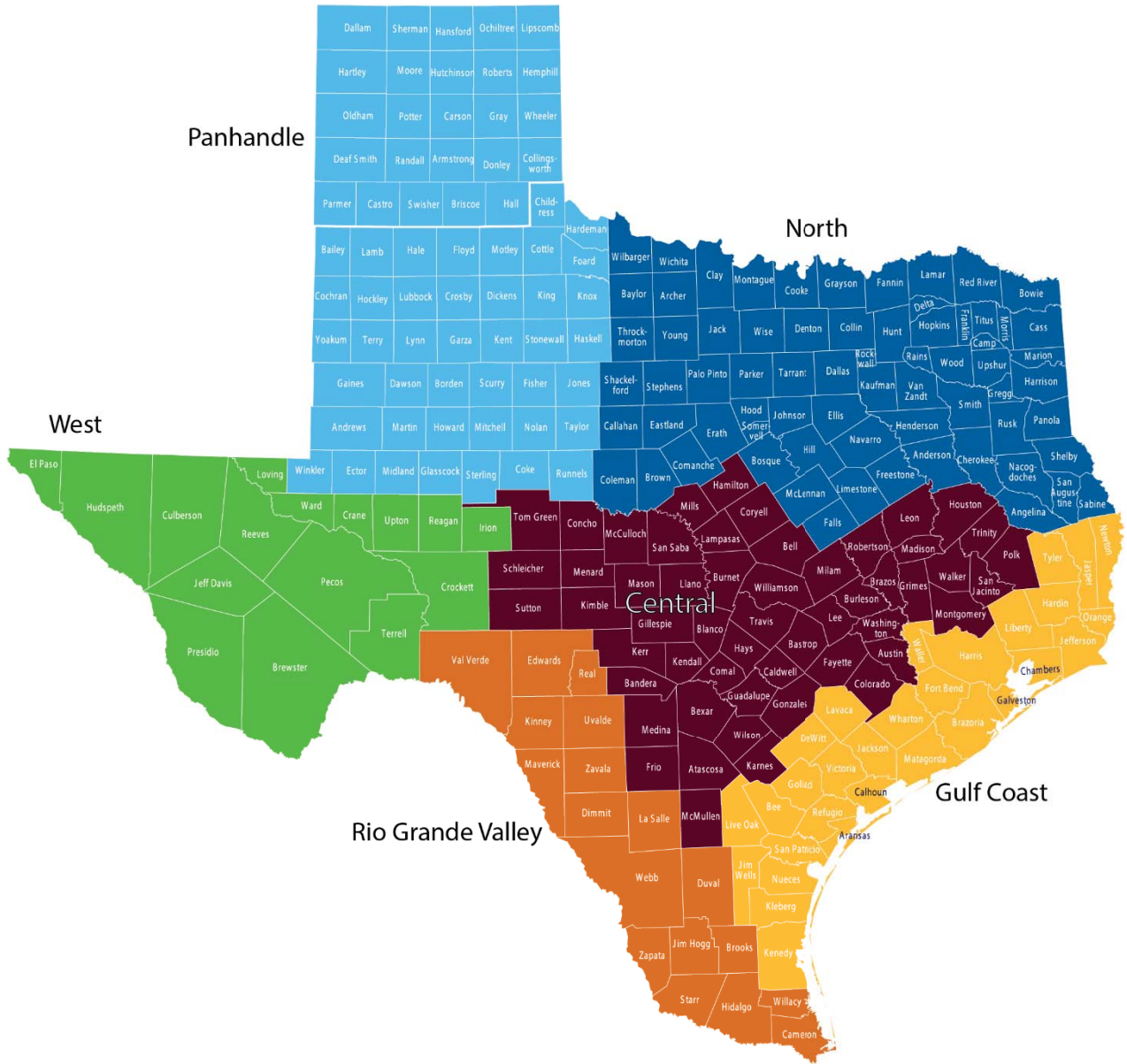
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Brandon Town, CPSM, CPSD, Procurement Analyst, Sourcewell

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Kim Austin, CPPB, Procurement Lead Analyst, Sourcewell

SECTION THREE - GEOGRAPHIC MAP OF SOURCEWELL CONTRACT AREAS



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

PANHANDLE TEXAS AREA

Andrews	Crosby	Garza	Howard	Midland	Runnels
Armstrong	Dawson	Glasscock	Hutchinson	Mitchell	Scurry
Bailey	Dallam	Gray	Jones	Moore	Sherman
Borden	Deaf Smith	Hale	Kent	Motley	Sterling
Briscoe	Dickens	Hall	King	Nolan	Stonewall
Carson	Donley	Hansford	Knox	Ochiltree	Swisher
Castro	Ector	Hardeman	Lamb	Oldham	Taylor
Childress	Fisher	Hartley	Lipscomb	Parmer	Terry
Cochran	Floyd	Haskell	Lubbock	Potter	Wheeler
Coke	Foard	Hemphill	Lynn	Randall	Winkler
Collingsworth	Gaines	Hockley	Martin	Roberts	Yoakum
Cottle					