

COMMENT AND REVIEW
to the
Request for Proposals (RFP) on
Indefinite Quantity Construction Contract
TX-CT-121819 – State of Texas, Central 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 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, Central 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, Central Texas Area.

Advertisement

The RFP was advertised in the Austin Chronicle, San Antonio Express-News and Minneapolis Star Tribune November 4, 2019 and November 11, 2019. It was also posted to the Sourcewell Procurement Portal for daily viewing and document download from November 4, 2019 through December 18, 2019 at 4:30:00 PM Central Time.

RFP Documentation Requests

RFP documentation was requested and distributed to the following:

Allbrite Constructors of Texas, Inc.	Mt West Enterprises
Amstar, Inc.	Office Furniture Warehouse, llc
Centennial Contractors Enterprises	Platinum Roofing, LLC
Core Construction Services of Texas	Rachel Rawlings dba Rachel Bryant Co
Doyle Electric LLC.	RoofConnect Logistics, Inc
F.H. Paschen	The PlanIT Room
Focus Digital Displays, LLC	The Pounds Group LLC
Gordian	TMG Contracting, LLC
GrimeTime, LLC	Tresco Consoles
J.S. Electric, Inc.	Triple G Enterprise
JAMCO Ventures, LLC	Trumble Construction, Inc
Jose Torres	Veliz Company, LLC
MLP Ventures Inc.	

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

November 21, 2019 @ 9:00 AM CT

Home 2 Suites by Hilton Austin Airport
1705 Airport Commerce Drive
Austin, TX 78741

November 21, 2019 @ 2:00 PM CT

Hampton Inn – San Antonio Airport
8902 Jones Maltsberger Road
San Antonio, TX 78216

Proposals

All Proposals remained sealed within the Sourcewell Procurement Portal until the scheduled due date and time. The Proposals were opened electronically, and a list of all Proposers was made publicly available in the Sourcewell Procurement Portal, on December 18, 2019, at 4:40:54 PM. Proposals were received from the following:

Amstar, Inc.
Centennial Contractors Enterprises
Core Construction Services of Texas
Doyle Electric LLC.
F.H. Paschen
JAMCO Ventures, LLC
Platinum Roofing, LLC
RoofConnect Logistics, Inc
The Pounds Group LLC
TMG Contracting, LLC
Veliz Company, LLC

Sourcewell Proposal Evaluation Committee

Proposals were evaluated by the following Evaluation Committee members:

Michael Muñoz, CPPB, 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

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 methodology set forth in Book 1, Section One, Articles 7 and 8. JAMCO Ventures was determined to be non-responsive for the electrical, plumbing and mechanical solicitations because the proposal stated subcontractors were utilized for these trades. Book 1, Section Two, Article 22 states that Contractor(s)

for all Non-General Contractor Construction Contracts will perform with its own organization and forces not less the 51% of the total amount of labor hours performed at the project site through the working foreperson level. 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.

Price Results

A price analysis was conducted for all proposals that received passing and acceptable scores in Factors 1-3. 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 - Central Texas Area

RFP TX-CT-1218919

With Administrative Fee

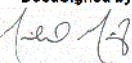
Contract Type	Contract No.	Proposer	Normal Working Hours-Prevailing Wage (.70)	Other than Normal Working Hours-Prevailing Wage (.20)	Non Pre-Priced Adjustment Factor (.10)	Combined Adjustment Factor
General Construction	TX-CT-GC-121819-JAM	JAMCO Ventures, LLC	1.1568	1.1784	1.2649	1.1720
General Construction	TX-CT-GC-121819-CCE	Centennial Contractors Enterprises	1.1899	1.2400	1.2899	1.2099
General Construction	TX-CT-GC-121819-FHP	F.H. Paschen	1.2108	1.2649	1.2432	1.2249
General Construction	TX-CT-GC-121819-TCL	TMG Contracting, LLC	1.2400	1.3257	1.1707	1.2502
General Construction	TX-CT-GC-121819-AMS	Amstar, Inc.	1.2432	1.3297	1.2108	1.2572
General Construction	TX-CT-GC-121819-VCL	Veliz Company, LLC	1.2681	1.2897	1.1892	1.2645
General Construction	TX-CT-GC-121819-DEL	Doyle Electric LLC.	1.2649	1.2757	1.2649	1.2670
General Construction	TX-CT-GC-121819-SUL	The Pounds Group LLC	1.2757	1.3297	1.2757	1.2865
General Construction	TX-CT-GC-121819-CCT	Core Construction Services of Texas	1.3838	1.4919	1.2973	1.3968
Roofing	TX-CT-R-121819-PLR	Platinum Roofing, LLC	1.0958	1.1173	1.1516	1.1058
Roofing	TX-CT-RC-121819-JAM	JAMCO Ventures, LLC	1.1568	1.1784	1.2649	1.1720
Roofing	TX-CT-R-121819-RCL	RoofConnect Logistics, Inc	1.3757	1.5315	1.2821	1.3975
Asphalt/Paving/Concrete	TX-CT-APC-121819-JAM	JAMCO Ventures, LLC	1.1568	1.1784	1.2649	1.1720
Electrical	TX-CT-E-121819-DEL	Doyle Electric LLC.	1.2595	1.2735	1.2595	1.2624
Painting	TX-CT-P-121819-JAM	JAMCO Ventures, LLC	1.1568	1.1784	1.2649	1.1720
Flooring	TX-CT-F-121819-JAM	JAMCO Ventures, LLC	1.1568	1.1784	1.2649	1.1720
Waterproofing	TX-CT-W-121819-JAM	JAMCO Ventures, LLC	1.1568	1.1784	1.2649	1.1720

** 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 proposers within the state of Texas, Central Texas Area. For the reasons listed in this Comment and Review, the Sourcewell Proposal Evaluation Committee recommends award of RFP #TX-CT-121819 to the contractors listed in the above pricing abstract.

The preceding recommendations were approved on January 23, 2020.

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Michael Muñoz, CPPB, Procurement Analyst, Sourcewell

DocuSigned by:

Brandon Town

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Brandon Town, CPSM, CPSD, Procurement Analyst, Sourcewell

DocuSigned by:

Kim Austin

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Kim Austin, CPPB, Procurement Lead Analyst, Sourcewell

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

CENTRAL TEXAS AREA

Atascosa	Burnett	Gonzales	Kimble	Medina	Travis
Austin	Caldwell	Grimes	Lampasas	Menard	Trinity
Bandera	Colorado	Guadalupe	Lee	Milam	Walker
Bastrop	Comal	Hamilton	Leon	Mills	Washington
Bell	Concho	Hays	Llano	Montgomery	Williamson
Bexar	Coryell	Houston	Madison	Polk	Wilson
Blanco	Fayette	Karnes	Mason	Robertson	
Brazos	Frio	Kendall	McCulloch	San Jacinto	
Burleson	Gillespie	Kerr	McMullen	San Saba	