



**COMMENT AND REVIEW**  
to the  
Invitation for Bids (IFB) on  
Indefinite Delivery Indefinite Quantity Construction Contracts  
**VA-072023 – Commonwealth of Virginia**

**IFB**

Sourcewell issued the Invitation for Bids (IFB) to provide Indefinite Delivery Indefinite Quantity Construction Contracts (IDIQ) jointly with and 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 Commonwealth of Virginia, 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 Commonwealth of Virginia.

**Advertisement**

The IFB was advertised in the *Daily News Record*, *Richmond Times Dispatch*, *Roanoke Times*, *Virginian Pilot* and the *Washington Post* on June 8, 2023 and June 15, 2023. It was advertised in the *Fairfax County Times* on June 9, 2023 and June 16, 2023. It was posted to the Sourcewell website and the Sourcewell Procurement Portal for daily viewing and document download/response from June 8, 2023 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) jointly with and 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 July 20, 2023 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:

4M Contracting Services Corp	JC Roman Construction Company LLC
Adrian L. Merton Inc.	JMB Electrical Solutions, LLC.
Axle Logistics	Johnson-Laux Construction
BROAD USA INC	Maverick Construction Corporation
Calvert Contracting LLC	Motion Industries Inc
Canterbury Enterprises	Nichols Contracting Inc
CASPIAN CONSTRUCTION LLC	Paige Industrial Services, Inc
CDCI	PBS Contracting, Inc.
Centennial Contractors Enterprises	Peterson Sheet Metal Inc.
Chanthamixay Contracting	S-Works Construction Corporation
City of Roanoke	Service Mechanical Inc.
ConstructConnect	Skyline Roofing Inc.
David Allen Company Inc.	T P & L Contracting Services
Dynamic Sports Construction, Inc	The Matthews Group, Inc.
F.H. Paschen	The Oscar W. Larson Company
General & Mechanical Services	Toro Construction Corp
Gilbane Building Company	Vigil Contracting, Inc.
HYBSC5947	W.E. Bowman Construction, Inc.
James G. Davis Construction Corporation	Woodland Construction, Inc.

**Pre-bid meeting:**

A pre-bid webinar was conducted and broadcast on June 28, 2023, beginning at 12:00 pm CT. A link to the on-demand recording, as well as the presentation slides, were subsequently made available to all registered plan takers.

**Bids**

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 July 20, 2023, at 4:34:58 PM CT. Bids were received from the following:

Adrian L. Merton Inc. - Submitted 7/17/2023 at 11:08:12 AM  
 Canterbury Enterprises - Submitted 7/20/2023 at 9:56:58 AM  
 Centennial Contractors Enterprises - Submitted 7/20/2023 at 9:06:40 AM  
 F.H. Paschen - Submitted 7/20/2023 at 3:44:25 PM  
 General & Mechanical Services - Submitted 7/20/2023 at 1:08:32 PM  
 Johnson-Laux Construction - Submitted 7/19/2023 at 10:39:02 AM  
 Nichols Contracting Inc - Submitted 7/14/2023 at 2:50:47 PM  
 Paige Industrial Services, Inc - Submitted 7/19/2023 at 11:38:30 AM  
 Service Mechanical Inc. - Submitted 7/20/2023 at 12:32:38 PM

S-Works Construction Corporation - Submitted 7/20/2023 at 8:43:26 AM

The Matthews Group, Inc. - Submitted 7/20/2023 at 2:17:30 PM

Toro Construction Corp - Submitted 7/20/2023 at 1:44:19 PM

Vigil Contracting, Inc. - Submitted 7/18/2023 at 1:50:58 PM

Bids were reviewed by the Bid Review Committee:

Kim Austin, MBA, CPPB, NIGP-CPP, Procurement Supervisor  
Brandon Town, NIGP-CPP, CPSM, CPSD, Procurement Analyst  
Michael Muñoz, CPPB, Procurement Analyst  
Craig West, Procurement Analyst

### **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 three 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. Clarification on ability to provide construction work in the Commonwealth of Virginia was requested from Toro Construction Corp, and a clarification request was sent to Paige Industrial Services, Inc to determine if they can self-perform 51% of the civil/site work and mechanical/HVAC work bid. Neither bidders responded to the requests for clarification. Toro Construction was determined to be non-responsive based on IFB section III A. Required bidder qualification, not meeting the requirement to ensure prompt and efficient service to a Sourcewell participating entity. Paige Industrial Services, was determined to be non-responsive to the Mechanical/HVAC and civil/site work bids in accordance with IFB section III. C, requirement for trade work to be performed by 51% or more of the bidder's own organization and forces. 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.

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## Bid Results\*\*

Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Geographic Area	Adjustment Factor Descriptions	Adjustment Factors
Centennial Contractors Enterprises	General Construction	VA-R1-GC-072023-CCE	Region 1/Northern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.0077
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.0480
				Normal Working Hours – Non-prevailing Wage Rate Projects	0.9750
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.0140
				Non-Pre-Priced	1.3000
				<b>Combined Adjustment Factor</b>	<b>1.0301</b>
Vigil Contracting, Inc.	General Construction	VA-R1-GC-072023-VGL	Region 1/Northern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.0800
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.0805
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.0500
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.0505
				Non-Pre-Priced	1.1200
				<b>Combined Adjustment Factor</b>	<b>1.0706</b>
S-Works Construction Corporation	General Construction	VA-R1-GC-072023-SWC	Region 1/Northern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.0600
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.0800
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.0500
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.0700
				Non-Pre-Priced	1.1800
				<b>Combined Adjustment Factor</b>	<b>1.0715</b>
The Matthews Group, Inc.	General Construction	VA-R1-GC-072023-TMG	Region 1/Northern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.0575
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.0576
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.0575
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.0576
				Non-Pre-Priced	1.2757
				<b>Combined Adjustment Factor</b>	<b>1.0794</b>

Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Geographic Area	Adjustment Factor Descriptions	Adjustment Factors
Nichols Contracting Inc	General Construction	VA-R1-GC-072023-NIC	Region 1/Northern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.1150
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.2534
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.0820
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.2204
				Non-Pre-Priced	1.1500
				<b>Combined Adjustment Factor</b>	<b>1.1314</b>
Paige Industrial Services, Inc	Electrical	VA-R1-E-072023-PAI	Region 1/Northern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	
				Normal Working Hours – Non-prevailing Wage Rate Projects	
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	
				Non-Pre-Priced	
				<b>Combined Adjustment Factor</b>	
Adrian L. Merton Inc.	Mechanical/HVAC	VA-R1-HVAC-072023-ALM	Region 1/Northern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.1241
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.1256
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.1200
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.1202
				Non-Pre-Priced	1.1850
				<b>Combined Adjustment Factor</b>	<b>1.1285</b>
Service Mechanical Inc.	Mechanical/HVAC	VA-R1-HVAC-072023-SER	Region 1/Northern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.2750
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.7750
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.2750
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.7750
				Non-Pre-Priced	1.4362
				<b>Combined Adjustment Factor</b>	<b>1.3911</b>

Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Geographic Area	Adjustment Factor Descriptions	Adjustment Factors
<b>General &amp; Mechanical Services</b>	Mechanical/HVAC	<b>VA-R1-HVAC-072023-GMS</b>	Region 1/Northern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.3650
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.4750
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.3650
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.4750
				Non-Pre-Priced	1.4750
				<b>Combined Adjustment Factor</b>	<b>1.3980</b>
<b>Johnson-Laux Construction</b>	General Construction	<b>VA-R2-GC-072023-JLC</b>	Region 2/Western Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.1600
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.1605
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.1500
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.1505
				Non-Pre-Priced	1.2975
				<b>Combined Adjustment Factor</b>	<b>1.1694</b>
<b>F.H. Paschen</b>	General Construction	<b>VA-R2-GC-072023-FHP</b>	Region 2/Western Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.1892
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.2486
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.1892
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.2486
				Non-Pre-Priced	1.2065
				<b>Combined Adjustment Factor</b>	<b>1.2028</b>
<b>S-Works Construction Corporation</b>	General Construction	<b>VA-R2-GC-072023-SWC</b>	Region 2/Western Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.2300
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.2500
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.2100
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.2400
				Non-Pre-Priced	1.2400
				<b>Combined Adjustment Factor</b>	<b>1.2270</b>

Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Geographic Area	Adjustment Factor Descriptions	Adjustment Factors
The Matthews Group, Inc.	General Construction	VA-R3-GC-072023-TMG	Region 3/Central Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.0548
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.0549
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.0548
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.0549
				Non-Pre-Priced	1.2757
				<b>Combined Adjustment Factor</b>	<b>1.0770</b>
S-Works Construction Corporation	General Construction	VA-R3-GC-072023-SWC	Region 3/Central Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.1505
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.1700
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.1205
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.1400
				Non-Pre-Priced	1.1800
				<b>Combined Adjustment Factor</b>	<b>1.1439</b>
Centennial Contractors Enterprises	General Construction	VA-R3-GC-072023-CCE	Region 3/Central Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.1367
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.1822
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.1011
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.1451
				Non-Pre-Priced	1.3000
				<b>Combined Adjustment Factor</b>	<b>1.1460</b>
Paige Industrial Services, Inc	General Construction	VA-R3-GC-072023-PAI	Region 3/Central Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.1895
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.2689
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.0735
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.1759
				Non-Pre-Priced	1.1800
				<b>Combined Adjustment Factor</b>	<b>1.1546</b>


Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Geographic Area	Adjustment Factor Descriptions	Adjustment Factors
Johnson-Laux Construction	General Construction	VA-R3-GC-072023-JLC	Region 3/Central Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.1600
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.1605
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.1500
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.1505
				Non-Pre-Priced	1.2975
				<b>Combined Adjustment Factor</b>	<b>1.1694</b>
Paige Industrial Services, Inc	Electrical	VA-R3-E-072023-PAI	Region 3/Central Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.1895
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.2689
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.0735
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.1759
				Non-Pre-Priced	1.1800
				<b>Combined Adjustment Factor</b>	<b>1.1546</b>
Centennial Contractors Enterprises	General Construction	VA-R4-GC-072023-CCE	Region 4/Eastern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.0334
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.0747
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.0010
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.0410
				Non-Pre-Priced	1.3000
				<b>Combined Adjustment Factor</b>	<b>1.0536</b>
The Matthews Group, Inc.	General Construction	VA-R4-GC-072023-TMG	Region 4/Eastern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.0601
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.0602
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.0601
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.0602
				Non-Pre-Priced	1.2757
				<b>Combined Adjustment Factor</b>	<b>1.0817</b>



Contractor Name	Solicitation Trade	Awarded Contract Number	Region/Geographic Area	Adjustment Factor Descriptions	Adjustment Factors
<b>S-Works Construction Corporation</b>	General Construction	<b>VA-R4-GC-072023-SWC</b>	Region 4/Eastern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.1151
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.1161
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.1150
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.1160
				Non-Pre-Priced	1.1800
				<b>Combined Adjustment Factor</b>	<b>1.1217</b>
<b>Nichols Contracting Inc</b>	General Construction	<b>VA-R4-GC-072023-NIC</b>	Region 4/Eastern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.1150
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.2534
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.0820
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.2204
				Non-Pre-Priced	1.1500
				<b>Combined Adjustment Factor</b>	<b>1.1314</b>
<b>Paige Industrial Services, Inc</b>	General Construction	<b>VA-R4-GC-072023-PAI</b>	Region 4/Eastern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.1568
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.1925
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.0956
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.1130
				Non-Pre-Priced	1.1800
				<b>Combined Adjustment Factor</b>	<b>1.1369</b>
<b>Paige Industrial Services, Inc</b>	Electrical	<b>VA-R4-E-072023-PAI</b>	Region 4/Eastern Virginia	Normal Working Hours - Prevailing Wage Rate Projects	1.1400
				Other Than Normal Working Hours - Prevailing Wage Rate Projects	1.1500
				Normal Working Hours – Non-prevailing Wage Rate Projects	1.0800
				Other Than Normal Working Hours – Non-prevailing Wage Rate Projects	1.1100
				Non-Pre-Priced	1.1500
				<b>Combined Adjustment Factor</b>	<b>1.1180</b>

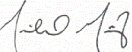
\*\* A complete Abstract of Bids, setting forth all bids received (as applicable), is available on request to Sourcewell.

The preceding contracts were awarded on August 14, 2023.

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

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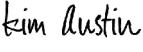
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Michael Muñoz, CPPB, Procurement Analyst, Sourcewell

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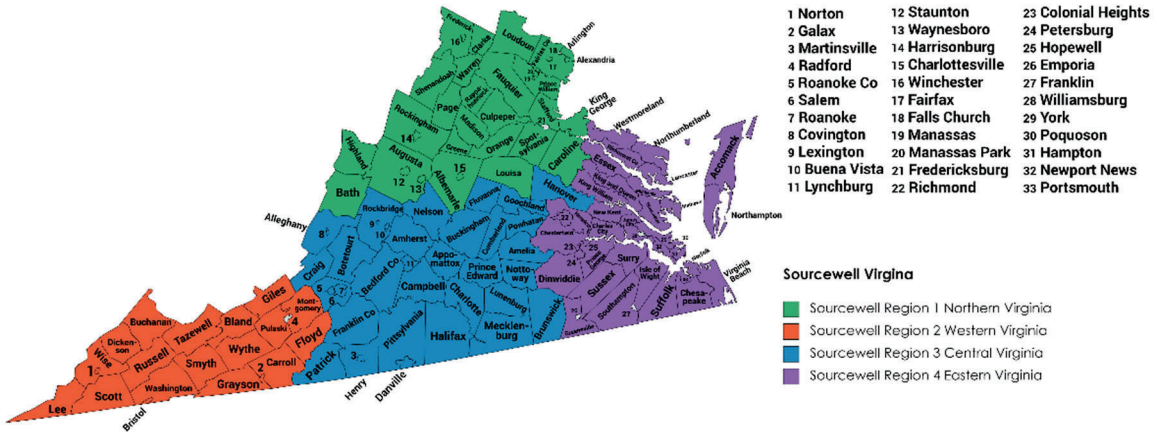
Craig West, Procurement Analyst, Sourcewell

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

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



Region 1 Northern Virginia Counties			
Albemarle	Fairfax	King George	Rappahannock
Alexandria	Fairfax Co	Loudon	Rockingham
Arlington	Falls Church	Louisa	Shenandoah
Augusta	Fauquier	Madison	Spotsylvania
Bath	Frederick	Manassas	Stafford
Caroline	Fredericksburg	Manassas Park	Staunton
Charlottesville	Greene	Orange	Warren
Clarke	Harrisonburg	Page	Waynesboro
Culpeper	Highland	Prince William	Winchester

Region 2 Western Virginia Counties			
Bland	Galax	Norton	Smyth
Bristol	Giles	Pulaski	Tazewell
Buchanan	Grayson	Radford	Washington
Carroll	Lee	Russell	Wise
Dickenson	Montgomery	Scott	Wythe
Floyd			

Region 3 Central Virginia Counties			
Allegheny	Campbell	Halifax	Nottoway
Amelia	Charlotte	Hanover	Patrick

Amherst	Covington	Henry	Pittsylvania
Appomattox	Craig	Lexington	Powhatan
Bedford Co	Cumberland	Lunenburg	Prince Edward
Botetourt	Danville	Lynchburg	Roanoke
Brunswick	Fluvanna	Martinsville	Roanoke Co
Buckingham	Franklin Co	Mecklenburg	Rockbridge
Buena Vista	Goochland	Nelson	Salem

<b>Region 4 Eastern Virginia Counties</b>			
Accomack	Greenville	Middlesex	Richmond
Charles City	Hampton	New Kent	Richmond Co
Chesapeake	Henrico	Newport news	Southampton
Chesterfield	Hopewell	Norfolk	Suffolk
Colonial Heights	Isle of Wright	Northampton	Surry
Dinwiddie	James City	Northumberland	Sussex
Emporia	King and Queen	Petersburg	Virginia Beach
Essex	King William	Poquoson	Westmoreland
Franklin	Lancaster	Portsmouth	Williamsburg
Gloucester	Mathews	Prince George	York