



# CITY OF TARPON SPRINGS, FL

Purchasing Department

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## MEMORANDUM

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**TO:** Honorable Mayor and Board of Commissioners  
**FROM:** Janina Lewis, CPPO, NIGP-CPP, Procurement Services Director *QL*  
**DATE:** 11/15/2022  
**SUBJECT:** Award File # 230024-C-JL, Job Order Contracting Services (JOCs), utilizing Sourcewell Invitation for Bid (IFB) #111821, ezIQC/Construction Contractors for Indefinite Delivery-Indefinite Quantity, Construction Contracts in the State of Florida

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## RECOMMENDATION:

Award File #230024-C-JL, Job Order Contracting (JOC) Services, utilizing Sourcewell IFB#111821, ezIQC/Construction Contractors for Indefinite Delivery/Indefinite Quantity, Construction Contracts in the State of Florida with multiple contractors from November 16, 2022, through November 15, 2023, in the estimated annual amount of \$2,000,000.00 for Various City Departments.

## BACKGROUND:

The City continues to evaluate various means to most effectively contract and complete construction projects. A comprehensive procurement approach includes maintaining several available methods to contract various types of projects in addition to traditional sealed bidding.

Job Order Contracting (JOC) is a construction delivery system utilizing multiple contractors in a structured pricing program for construction projects. JOC eliminates the need to bid each project separately and establishes upfront competitively bid prices, at cooperative volume discounts, to get started on a project immediately. This system greatly reduces construction administration time. This single-solicitation process

enables projects to start faster and creates partnerships between project owners and awarded contractors, resulting in higher quality work.

On November 18, 2021, Sourcewell, utilizing the contractor, Gordian, issued the Invitation For Bid (IFB) to create an Indefinite Delivery-Indefinite Quantity construction (IDIQ) contracts for the State of Florida, that may be used for the projects related to construction or the repair, alteration, modernization, or renovation of buildings, structures, or other real property. An indefinite-quantity contract provides for an indefinite quantity, within stated limits, of supplies or services during a fixed period. The agencies place orders for individual requirements. Quantity limits may be stated as number of units or as dollar values.

Features of utilizing this type of contract will provide immediate access to local, competitively awarded contracts; expert review of Price Proposals; assistance with scope of work development; streamlined change order process; readily available pre-qualified contractors; simple project initiation; and preset costs.

Benefits that the City will gain from usage: time savings; price certainty; reduced procurement and administrative costs; price proposal accuracy; increased cost control; and a higher quality of work. The contractors selected on the JOCs are on a performance-based program. The higher performance the more projects assigned.

Gordian is a private company that facilitates the JOC process with facility and construction cost data, software, and services. Gordian's Construction Task Catalog (CTCs) contains well over 400,000 catalog line items (similar to an RS Means Construction Catalog), that are pre-priced by the contractors and include all associated costs to include labor, material and equipment. For line items of unusual nature or not preprogrammed, there is a built-in line item called Non-priced cost. This Non-priced cost could be a contingency or rare item that will be negotiated separately as needed. For projects requiring design, there is a fee cap at \$35,000. In addition to providing the CTC, Gordian will walk each job with the contractor, and then review each proposal to ensure compliance with the Sourcewell contracts, and constructability of proposal. Gordian makes sure contractors are only including the necessary and correct line items from the CTC. There is an administrative fee paid to Gordian in the total cost of the individual construction project fee of 6%, this fee is paid to the contractor as part of their factor or markup, so there is no need to contract with Gordian nor does the City pay them directly when using Sourcewell.

Projects identified for this program are ones that have been approved in the Line Item FY2023 Budget in the Capital Improvement Program (CIP) and rollover projects from FY2022 CIP. Potential projects that staff recommends for this program are:

1. Aluminum Canopy repair and replacement at the CAP Center
2. Miscellaneous roofing and gutter repair
3. Pine/Hibiscus Stormwater conflict box
4. Grandview Drive Drainage Improvements

The current processes of bidding and competitive sealed bids will still be utilized within the procurement department to select the procurement method that is in line with the City's Procurement Policies and Procedures and is the most advantageous to the City.

This program would align with City's adopted Strategic Plan under Goal A.2. (Comprehensive Infrastructure Master Plan) since it pertains to implementation of the portion of the Capital Improvement Plan (CIP) that improves, restores, expands and modernizes the roads, sewers, waterways, utilities and other infrastructure. This program will assist the Staff in developing the maintenance plan to keep the capacities and facilities functioning properly throughout their useful life. It helps minimize costs, achieves higher production efficiency, and reduces down time.

**FUNDING:** Funding will be from individual project budgets to be identified as projects arise.

Accepted by: \_\_\_\_\_ Attest \_\_\_\_\_  
City Manager City Clerk

IFB #111821, ezIQC/Construction Contractors for Indefinite Delivery-Indefinite Quantity,  
Construction Contracts in the State of Florida

List of Awarded Contractors

Advanced Roofing  
Amici Engineering Corp  
Astra Construction Services  
Centennial Contractors Enterprises  
David Mancini & Sons  
F.H. Paschen  
Harbour Construction  
HCR Construction  
Jewel of the South  
JOC Construction  
Johnson-Laux Construction  
Nichols Contracting  
Ovation Construction Company  
Place Services  
RAM Construction & Development  
Team Contracting  
Hall Mechanical & Air Conditioning  
Mechanic Services of Central Florida  
Millers Plumbing & Mechanical  
Lanzo Construction Company  
McKenzie Contracting  
Integration Fire & Security Solutions  
Solares Electrical Services  
Salomon Construction & Roofing

# Capital Improvements Program Project Summary

Project Number	Account Number	Project	FY2023
<b>Public Safety</b>			
PS2301	307-8603-521.64-00	Police Vehicles Replacement	\$ 400,000
PS2302	307-8603-522.62-00	Fire Station 70 Design	1,000,000
PS2303	307-8603-522.64-00	Fire Replacement Staff Vehicles	60,000
PS2304	307-8603-522.64-00	Fire Rescue Transport Vehicle	300,000
PS2305	130-1090-521.68-00	Redaction Software	8,000
<b>Public Safety Total</b>			<b>\$ 1,768,000</b>

## Physical Environment

<b>Water:</b>			
<b>Water Plant</b>			
WS2301	402-4305-536.63-00	Additional CIP Costs	200,000
WS2302	402-4305-536.63-00	Generators/Electrical Upgrades	450,000
WS2303	402-4305-536.63-00	Well Field Improvements/Meters/VFD/Pumps/Controls/Security	85,000
WS2304	402-4305-536.63-00	Chemical Tank Replacement/CO2 System Replacement	55,000
WS2305	402-4305-536.62-00	4305 Buildings	20,000
WS2306	402-4305-536.63-00	Compliance Monitoring Equipment	19,000
WS2307	402-4305-536.63-00	Water Quality Improvements	19,000
WS2308	402-4305-536.63-00	Control System	18,650
<b>Water Distribution</b>			
WS2309	402-4303-536.63-00	Hydrant Improvements	50,000
WS2310	402-4303-536.63-00	Utilities For Other Projects (Water)	200,000
WS2311	402-4303-536.63-00	Water Pipe/Valve Replacement Program-To be Designated in FY 2022 through FY 2026	250,000
WS2312	402-4303-536.63-00	Water Line Replacement/Repairs	250,000
WS2313	402-4303-536.63-00	Major Water Line Replacement (20th Segment)	226,499
WS2314	402-4303-536.63-00	GIS Improvements	60,000
WS2315	402-4303-536.64-00	Vehicles-F 150 1/2 Ton & Chevy Silverado 3500 Dump	123,501
<b>Meter Repair</b>			
WS2337	402-4304-536.63-00	Meter Change Out/Upgrade Program	100,000
<b>Water Total</b>			<b>\$ 2,126,650</b>
<b>Sewer:</b>			
<b>Sewage Collection</b>			
WS2316	402-4602-536.63-00	Sewer System Improvements - Manhole and Sewer Line Rehabilitation	\$ 230,000
WS2317	402-4602-536.63-00	Force Main Evaluation	80,000
WS2318	402-4602-536.63-00	Force Main Improvements	185,000
WS2319	402-4602-536.63-00	Utilities For Other Projects (Sewer)	100,000
WS2320	402-4602-536.63-00	Gravity System Replacements	180,000
WS2321	402-4602-536.63-00	Miscellaneous Sewer Expansion	230,000
<b>Sewage Treatment - Wastewater Treatment Plant (WWTP)</b>			
WS2322	402-4603-536.63-00	Filter Rehabilitation	40,000
WS2323	402-4603-536.63-00	Corrosion Control Program	30,000
WS2324	402-4603-536.63-00	Pump Station Rehabilitation	350,000
WS2325	402-4603-536.63-00	Bar Screen/Headworks Rehab/Grit	200,000
WS2326	402-4603-536.63-00	Plant Electrical System Upgrade	225,000

# Capital Improvements Program Project Summary

Project Number	Account Number	Project	FY2023
WS2327	402-4603-536.63-00	Second Grit Removal System	110,000
WS2328	402-4603-536.63-00	Repave Treatment Plant Roadway	40,000
WS2329	402-4603-536.62-00	Building Improvements/Upgrades	25,000
WS2330	402-4603-536.63-00	Reclaimed Pump Station Replacement	200,000
<b>Sewage Lift Stations</b>			
WS2331	402-4604-536.63-00	Wet Well Rehabilitation	80,000
WS2332	402-4604-536.63-00	Dry Well Rehabilitation	60,000
WS2333	402-4604-536.63-00	Control System Improvements	55,000
WS2334	402-4604-536.63-00	Submersible Pump Replacement	75,000
WS2335	402-4604-536.63-00	Electric Service Improvements	40,000
WS2336	402-4604-536.62-00	General Building Improvements	20,000
<b>Sewer Total</b>			\$ 2,555,000
<b>Water, Sewer, and Reclaimed Total</b>			\$ 4,681,650
<b>Physical Environment Total</b>			\$ 4,681,650
<b>Transportation</b>			
TR2301	301-8402-541.63-00	Sidewalks	\$ 100,000
TR2302	301-8402-541.63-00	Annual Street Paving	150,000
TR2303	307-8603-541.63-00	Brick Street & Road Reconstruction	150,000
TR2304	307-8603-541.63-00	Lemon Shaddock Rebrick	650,000
TR2305	307-8603-541.63-00	Orange Street Construction	450,000
<b>Transportation Total</b>			\$ 1,500,000
<b>Culture &amp; Recreation</b>			
CR2301	133-1490-572.63-00	Sunset Beach Pavillions	\$ 50,000
CR2302	133-1490-572.68-00	Rec Trac Software	13,040
CR2303	133-1490-572.63-00	Dorsett Park Playground Equipment	40,000
CR2304	307-8603-572.63-00	Craig Park Bandshell Roof	35,000
CR2305	307-8603-572.63-00	Riverside Field Tennis Court Replacement	140,000
CR2306	307-8603-573.63-00	Theater Upgrades	100,000
CR2307	307-8603-573.63-00	Heritage Museum	90,000
<b>Culture &amp; Recreation Total</b>			\$ 468,040
<b>Total</b>			\$ 8,417,690



**IFB #111821**  
**Invitation for Bids**  
**for**  
**Indefinite Delivery-Indefinite Quantity**  
**Construction Contracts**  
**in the**  
**State of Florida**

**Bid Due Date: November 18, 2021, 4:30 p.m., Central Time**

Sourcewell, a State of Minnesota local government entity and public agency, is issuing this Invitation for Bid (IFB) 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 Table of Solicitations and Map of Service 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 November 18, 2021 at 4:30 p.m. Central Time, and late bids will not be considered.

**Solicitation Schedule**

Notice of Solicitation Published:	October 14, 2021
Pre-bid Conference:	October 28, 2021, 10:00 a.m., Central Time
Question Submission Deadline:	November 11, 2021, 4:30 p.m., Central Time
<b>Bid Due Date:</b>	<b>November 18, 2021, 4:30 p.m., Central Time</b> Late responses will not be considered.
Opening:	November 18, 2021, 6:30 p.m., Central Time. See Article VII. G. for more information.

Rev. 4/2021

Sourcewell IQC IFB #FL-111821  
Indefinite Delivery-Indefinite Quantity Construction Contracts in the State of Florida

## I. ABOUT SOURCEWELL AND ITS PARTICIPATING ENTITIES

Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that facilitates a competitive public solicitation and contract award process for the benefit of its participating entities across the United States. Sourcewell's solicitation process complies with State of Minnesota law and policies.

Sourcewell's participating entities in the State of Florida may include:

- Federal and state government
- Cities, towns, and counties/parishes
- Education service cooperatives
- K-12 and higher education
- Tribal government
- Some nonprofit
- Other public entities

For a listing of current participating entities visit Sourcewell's website: <https://www.sourcewell-mn.gov/sourcewell-for-vendors/agency-locator>.

## II. INDEFINITE DELIVERY-INDEFINITE QUANTITY CONSTRUCTION PROGRAM

Sourcewell is soliciting bids for its IDIQ construction program. IDIQ contracting offers participating entities access to competitively solicited and awarded contracts for construction projects related to repair, alteration, modernization, or renovation of buildings, structures, or other real property.

Sourcewell has engaged The Gordian Group, Inc. (Gordian) to provide management of its IDIQ construction program. In this role, Gordian provides support to Sourcewell in the administration of the program, including: preparing Construction Task Catalogs and related technical specifications, providing information management systems and licenses to contractors, training to contractors, administering fee collection, consulting services to Sourcewell, and assisting with proposal package or work order development. Participating Entities access Sourcewell IDIQ contracts resulting from this IFB through relevant purchasing authority, and work directly with Contractors awarded through this IFB.

Under IDIQ, an awarded Contractor furnishes management, labor, materials, equipment, and incidental design support needed to perform the work. Details of the program's operation can be found within the Contract, and General Terms and Conditions document included in this IFB.

## III. REQUIRED BIDDER QUALIFICATIONS

In determining a Bidder's responsibility and ability to perform under a Contract, Sourcewell has the right to investigate and request information concerning the financial condition, experience record, personnel, equipment, facilities, principal business location and organization of the Bidder, the Bidder's record with environmental regulations, and the claims and litigation history of the Bidder. Sourcewell reserves the right to verify the Bidder's information and may request clarification from a Bidder.

A. A Bidder's business must be normally engaged in performing the type of work specified within this IFB and must have adequate organization, facilities, equipment, and personnel to ensure prompt and efficient service to a Sourcewell participating entity (as solely determined by Sourcewell).



B. Bidders responding to a General Construction solicitation must be willing and capable of providing all or a majority of the various types of construction work as specified in the Construction Task Catalog. Bidder may provide the work using its own forces or by using subcontractors.

C. Bidders responding to the **HVAC/Mechanical, Electrical, Roofing/Waterproofing, Paving/Asphalt/Concrete, and Civil Construction** solicitations will perform at least 51% of all contracted work with its own organization and forces. The percentage calculation does not include field superintendents or office management personnel.

#### IV. BID OVERVIEW AND PREPARATION INSTRUCTIONS

A. REQUESTED INDEFINITE DELIVERY-INDEFINITE QUANTITY CONSTRUCTION SERVICES. The IQC services specified in the table of solicitations listed below, include General Construction, HVAC/Mechanical, Electrical, Roofing/Waterproofing, Paving/Asphalt/Concrete, and Civil Construction. At this time, no specific projects have been identified; work and work volume from any resulting contract are not guaranteed. Specific description of work and summary of duties for each category of construction can be found in the Technical Specifications.

B. PREPARATION INSTRUCTIONS. Strict compliance with the following instructions is required for properly preparing a bid. Before submitting a bid, it is the responsibility of each Bidder to:

- 1) Examine the IFB Documents thoroughly;
- 2) Consider all applicable federal, state and local laws, regulations, ordinances, and procurement codes that may affect costs, progress, performance, or furnishing of a participating entity's work; and,
- 3) Notify Sourcewell of all conflicts, errors, or discrepancies in the IFB Documents of which Bidder knows.

The submission of a Bid constitutes a representation by the Bidder to Sourcewell that it has complied with the above requirements and, that without exception, its Bid is premised upon performing and furnishing the Work required by this IFB.

Bidders should include all relevant information in its bid. Sourcewell cannot consider information that is not provided in the bid.

C. ESTIMATED CONTRACT VALUE AND USAGE. Based on past volume of similar contracts, the estimated annual value of each contract resulting from this IFB is as stated in the Table of Solicitations. Sourcewell anticipates considerable activity under the contract(s) awarded from this IFB; however, work and work volume from any resulting contract are not guaranteed.

#### V. BID PRICING

A. CONSTRUCTION TASK CATALOG AND ADJUSTMENT FACTOR. In order to evaluate bid pricing and the retain consistency within contract pricing, Sourcewell uses Gordian's proprietary Construction Task Catalog (CTC). The CTC as a comprehensive listing of specific repair and construction related Tasks, together with a specific unit of measurement and a pre-set unit price (Unit Price). All Unit Prices within the CTC are based on local labor, material, and equipment prices for the direct cost of construction.

Under this IFB, Bidders will offer price adjustments (Adjustment Factors) that will be applied to CTC Unit Prices. The Adjustment Factors represent either an increase to the present Unit Prices (such as 1.1000) or a decrease from the preset Unit Prices (such as 0.9800).

A participating entity's cost for a specific task will be determined by multiplying the preset Unit Prices by the appropriate quantities and by the appropriate Adjustment Factor (e.g., specific task cost = preset unit price in CTC \* quantity needed \* Adjustment Factor).

- 1) Each Bidder must submit 3 Adjustment Factors to be applied to every task in the CTC. The bid must be either an adjustment "decrease from" (e.g. 0.9800) or "increase to" (e.g. 1.1000) the Unit Prices listed in the CTC.
- 2) The Bidder's Adjustment Factors must include all of the Bidder's direct and indirect costs. This includes, but is not limited to, its costs for overhead, profit, bond premiums above the reimbursable amount, insurance, mobilization, purchase order proposal development, and all contingencies in connection therewith. See pages 00t-1 – 00-6 of the CTC for a complete explanation of what is and is not included in the Unit Prices.
  - a. *The first Adjustment Factor* will be applied to work to be accomplished during Normal Working Hours.
  - b. *The second Adjustment Factor* will be applied to work to be accomplished during Other Than Normal Working Hours.
  - c. *The third Adjustment Factor* will be for work tasks not identified in the Construction Task Catalog. IQCC includes a provision for establishing of prices for Work requirements which are within the general scope of IQCC but were not included in the CTC at the time of Contract award. These Tasks are referred to as "Non Pre-priced Tasks (NPP)." NPP Tasks may require new specifications and drawings and may subsequently be incorporated into the CTC. The bidders will offer an Adjustment Factor to be applied to the actual material, equipment, and labor cost for NPP work Tasks.

3) Adjustment Factors must be specified to the fourth decimal place. For example:

1	.	1	0	0	0
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Or

0	.	9	8	0	0
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4) For bid evaluation purposes only, the following weighing of the Adjustment factors will be used to determine the Combined Adjustment Factor. Complete the following information within the Sourcwell Procurement Portal:

Adjustment Factors	Weight
NORMAL WORKING HOURS PROJECTS	60%
OTHER THAN NORMAL WORKING HOURS PROJECTS	30%
NON-PRE-PRICED	10%

B. ADMINISTRATIVE FEES. Awarded contractors must pay an administrative fee in exchange for the administration of the contracts by Sourcewell and Sourcewell's contract administrator, Gordian. The bidder must include the administrative fee in calculating the Contractor's Adjustment Factors.

Detailed information about Sourcewell's administrative fee can be found in the Contract, and General Terms and Conditions.

## VI. CONTRACT

Bidders awarded a contract will be required to execute the Contract (including its General Terms and Conditions) attached to this IFB.

## VII. BIDDING PROCESS

A. PRE-BID CONFERENCE. Sourcewell will hold a non-mandatory pre-bid conference via webcast on the date and time noted in the Solicitation Schedule and on the Sourcewell Procurement Portal. The purpose of this conference is to allow potential bidders to ask questions regarding this IFB. Information about the webcast will be sent to all entities that have registered for this solicitation opportunity through their Sourcewell Procurement Portal Vendor Account. Pre-bid conference attendance is optional but highly encouraged.

B. QUESTIONS REGARDING THIS IFB AND ORAL COMMUNICATION. Any questions regarding this IFB must be submitted through the Sourcewell Procurement Portal. The deadline for submission of questions is found in the Solicitation Schedule and on the Sourcewell Procurement Portal. Answers to questions will be issued through an addendum to this IFB. Repetitive questions will be summarized into a single answer and identifying information will be removed from the submitted questions.

All questions, whether specific to a Bidder or generally related to the IFB, must be submitted using this process. Do not contact individual Sourcewell staff to ask questions or request information as this may disqualify the Bidder from responding to this IFB. Sourcewell will not respond to questions submitted after the deadline.

C. ADDENDA. Sourcewell may modify this IFB; however, no Addenda will be issued later than 5 days prior to the Bid Due Date, except an Addendum that withdraws or postpones this IFB. Addenda issued by Sourcewell become a part of the IFB and will be delivered to potential Bidders through the Sourcewell Procurement Portal. Sourcewell accepts no liability in connection with the delivery of any addenda.

Before a bid will be accepted through the Sourcwell Procurement Portal, all addenda, if any, must be acknowledged by the Bidder by checking the box for each addendum. It is the responsibility of the Bidder to check for any addenda that may have been issued up to the solicitation due date and time.

If an addendum is issued after a Bidder submitted its Bid, the Sourcwell Procurement Portal will WITHDRAW the submission and change the Bidder's Bid status to INCOMPLETE. The Bidder can view this status change in the "MY BIDS" section of the Sourcwell Procurement Portal Vendor Account. The Bidder is solely responsible to check the "MY BIDS" section of the Sourcwell Procurement Portal Vendor Account periodically after submitting its Bid (and up to the Bid due date). If the Bidder's Bid status has changed to INCOMPLETE, the Bidder is solely responsible to:

- 1) make any required adjustments to its bid,
- 2) acknowledge the addenda, and
- 3) ensure the re-submitted bid is received through the Sourcwell Procurement Portal no later than the Bid Due Date and time shown in the Solicitation Schedule above.

D. **BID SUBMISSION.** Bidder's complete bid must be submitted through the Sourcwell Procurement Portal no later than the date and time specified in the Solicitation Schedule and on the Sourcwell Procurement Portal. Any other form of bid submission, whether electronic, paper, or otherwise, will not be considered by Sourcwell. Late bids will not be considered. It is the Bidder's sole responsibility to ensure that the bid is received on time. To ensure receipt of the latest information and updates via email regarding this solicitation, or if the Bidder has obtained this IFB from a third party, the onus is on the Bidder to create a Sourcwell Procurement Portal Vendor Account and register for this solicitation opportunity.

Within the Procurement Portal, all bids must be digitally acknowledged by an authorized representative of the Bidder attesting that the information contained in the bid is true and accurate. By submitting a bid, Bidder warrants that the information provided is true, correct, and reliable for purposes of evaluation for potential contract award. The submission of inaccurate, misleading, or false information is grounds for disqualification from a contract award and may subject the Bidder to remedies available by law.

It is recommended that Bidders allow sufficient time to upload the bid and to resolve any issues that may arise. The time and date that a bid is received by Sourcwell is solely determined by the Sourcwell Procurement Portal web clock. In the event of problems with the Sourcwell Procurement Portal, follow the instructions for technical support posted in the portal. It may take up to 24 hours to respond to certain issues.

Upon successful submission of a bid, the Portal will automatically generate a confirmation email to the Bidder. If the Bidder does not receive a confirmation email, contact Sourcwell's support provider at [support@bidsandtenders.ca](mailto:support@bidsandtenders.ca).

E. **GENERAL BID REQUIREMENTS.** Bids must be:

- In substantial compliance with the requirements of this IFB or it will be considered nonresponsive and be rejected
- Complete—a bid will be rejected if it is conditional or incomplete
- Submitted in English
- Valid and irrevocable for 180 days following the Bid Due Date

Any and all costs incurred in responding to this IFB will be borne by the Bidder.

F. BID MODIFICATION WITHDRAWAL. A submitted bid may not be modified, withdrawn, or cancelled by the Bidder for a period of 180 calendar days following the time and date designated for the receipt of bids. Prior to the deadline for submission of bids, any bid submitted may be modified or withdrawn through the Sourcewell Procurement Portal.

G. OPENING. The Opening of Bids will be conducted electronically through the Sourcewell Procurement Portal. A list of all Bidders will be made publicly available in the Sourcewell Procurement Portal after the Bid Due Date, but no later than the Opening time listed in the Solicitation Schedule.

To view the list of Bidders, verify that the Sourcewell Procurement Portal opportunities list search is set to "All" or "Closed." The solicitation status will automatically change to "Closed" after the Bid Due Date and Time.

## VIII. EVALUATION AND AWARD

A. EVALUATION. Only responsive bids will be evaluated. A responsive bid must have been submitted on time and materially satisfy all mandatory requirements identified in this IFB. Deviations or exceptions stipulated in Bidder's response, while possibly necessary in the view of the Bidder, may result in disqualification.

B. AWARD(S). It is the intent of Sourcewell to award each Contract to the lowest, responsive, responsible Bidder(s) based on the Combined Adjustment Factor as calculated by Sourcewell within each Service Region.

A Bidder will not be awarded more than one same scope Contract within any Service Region. In the event a Bidder submits the lowest bid on more than one Solicitation, Sourcewell will determine which Contract will be awarded to which Bidder based on the combination of bids resulting in the lowest overall cost to the Sourcewell Participating Entities.

Sourcewell retains the right to waive any informality in a Bidder's response. Sourcewell reserves the right to reject all bids and advertise again if, in Sourcewell's opinion, the bids received do not meet or exceed the minimum needs and expectations of Sourcewell and its participating entities. Sourcewell reserves the right to award additional Contracts from this solicitation up to 180 calendar days after the close of the IFB.

*Competitive Range*. If Sourcewell receives a wide margin of bid Adjustment Factors, either too high or too low, then the Sourcewell Bid evaluation committee may establish a Competitive Range for the IFB. If it is determined that a Bidder's Combined Adjustment Factor is too far outside the Competitive Range, then the Bidder can be removed from consideration. The Bidder will be notified that it was determined to be outside the Competitive Range after award of the contracts.

*Unbalanced Bid*. A Bid may be removed from consideration if it is determined that the Bidder has mathematically unbalanced its Bid to gain a competitive advantage. The Bid will be considered to be unbalanced if any Adjustment Factor is found to not cover the contractor's reasonable actual cost. Those costs would include a reasonable prorated share of its anticipated profit, overhead cost, and other indirect costs that the bidder anticipates for the performance of the work as determined by the Sourcewell Bid Review Committee.

*Other Than Normal Working Hours Adjustment Factors.* A Bidder's Other Than Normal Working Hours Adjustment Factors must be higher or equal to its Normal Working Hours Adjustment Factors.

#### **IX. ASSIGNMENT OF WORK**

See the Contract, and General Terms and Conditions for a detailed description of how work will be assigned.

#### **X. PROTESTS OF AWARDS**

Any protest made under this IFB by a Bidder must be in writing, addressed to Sourcewell's Executive Director, and delivered to the Sourcewell office located at 202 12th Street NE, P.O. Box 219, Staples, MN 56479. All documents that comprise the complete protest package must be received no later than 10 calendar days following Sourcewell's notice of contract award(s) or non-award and must be time stamped by Sourcewell no later than 4:30 p.m., Central Time.

A protest must allege a procedural or technical defect, with supporting documentation. A request for re-evaluation of a bid's content will not be entertained.

A protest must include the following items:

- The name, address, and telephone number of the protester
- The original signature of the protester or its representative
- Identification of the solicitation by IFB number
- A precise statement of the relevant facts
- Identification of the alleged breakdown in procedure or technical issues
- Identification of the legal or factual basis
- Any additional supporting documentation
- Protest bond in the amount of \$20,000, except where prohibited by law or treaty

Protests that do not address these elements will not be reviewed.

#### **XI. RIGHTS RESERVED**

This IFB does not commit Sourcewell to award any contract, and a bid may be rejected if it is nonresponsive, conditional, incomplete, conflicting, or misleading. Bids that contain false statements or do not support an attribute or condition stated by the Bidder may be rejected.

Sourcewell reserves the right to:

- Modify or cancel this IFB at any time
- Reject any and all bids received
- Reject bids that do not comply with the provisions of this IFB
- Independently verify any information provided in a Bid
- Disqualify any Bidder that does not meet the requirements of this IFB, is debarred or suspended by the United States or Canada, State of Minnesota, participating entity's state; has an officer, or other key personnel, who have been charged with a serious crime; or is bankrupt, insolvent, or where bankruptcy or insolvency are a reasonable prospect;
- Waive or modify any informalities, irregularities, or inconsistencies in the bids received
- Clarify any part of a bid

- Award a contract if only one responsive bid is received if it is in the best interest of participating entities
- Award a contract to one or more Bidders if it is in the best interest of participating entities

## **XII. DISPOSITION OF BIDS**

All materials submitted in response to this IFB will become property of Sourcewell and will become public record in accordance with Minnesota Statutes Section 13.591. It is the Bidder's responsibility to clearly identify any data submitted that it considers to be protected. Bidder must also include a justification for the classification citing the applicable Minnesota law.

Sourcewell will not consider the prices submitted by the Bidder to be confidential, proprietary, or trade secret materials. Financial information, including financial statements, provided by a Bidder is not considered trade secret under the statutory definition.

The Bidder understands that Sourcewell will reject bids that are marked confidential nonpublic, either substantially or in their entirety.

**[Table of Solicitations and Map of Service Regions to Follow]**

**Table of Solicitations for  
Indefinite Delivery-Indefinite Quantity  
Construction Contracts  
in the  
State of Florida  
IFB #FL-111821**

<b>Solicitation Trade / Solicitation Number</b>	<b>Service Region</b>	<b>Estimated Annual Value</b>
General Construction FL-R1-GC01-111821	Region 1 – Northwest Florida	2 Million
General Construction FL-R1-GC02-111821	Region 1 – Northwest Florida	2 Million
General Construction FL-R1-GC03-111821	Region 1 – Northwest Florida	2 Million
General Construction FL-R1-GC04-111821	Region 1 – Northwest Florida	2 Million
General Construction FL-R1-GC05-111821	Region 1 – Northwest Florida	2 Million
General Construction FL-R1-GC06-111821	Region 1 – Northwest Florida	2 Million
General Construction FL-R1-GC07-111821	Region 1 – Northwest Florida	2 Million
General Construction FL-R1-GC08-111821	Region 1 – Northwest Florida	2 Million
HVAC/Mechanical FL-R1-HVAC01-111821	Region 1 – Northwest Florida	2 Million
HVAC/Mechanical FL-R1-HVAC02-111821	Region 1 – Northwest Florida	2 Million
HVAC/Mechanical FL-R1-HVAC03-111821	Region 1 – Northwest Florida	2 Million
Electrical FL-R1-E01-111821	Region 1 – Northwest Florida	2 Million
Electrical FL-R1-E02-111821	Region 1 – Northwest Florida	2 Million
Electrical FL-R1-E03-111821	Region 1 – Northwest Florida	2 Million
Roofing/Waterproofing FL-R1-RW01-111821	Region 1 – Northwest Florida	2 Million
Roofing/Waterproofing FL-R1-R02-111821	Region 1 – Northwest Florida	2 Million
Roofing/Waterproofing FL-R1-R03-111821	Region 1 – Northwest Florida	2 Million
Paving/Asphalt/Concrete FL-R1-PAC01-111821	Region 1 – Northwest Florida	2 Million



Paving/Asphalt/Concrete FL-R1-PAC02-111821	Region 1 – Northwest Florida	2 Million
Paving/Asphalt/Concrete FL-R1-PAC03-111821	Region 1 – Northwest Florida	2 Million
Civil Construction FL-R1-CC01-111821	Region 1 – Northwest Florida	2 Million
Civil Construction FL-R1-CC02-111821	Region 1 – Northwest Florida	2 Million
Civil Construction FL-R1-CC03-111821	Region 1 – Northwest Florida	2 Million
General Construction FL-R2-GC01-111821	Region 2- North Central West Florida	2 Million
General Construction FL- R2-GC02-111821	Region 2- North Central West Florida	2 Million
General Construction FL- R2-GC03-111821	Region 2- North Central West Florida	2 Million
General Construction FL- R2-GC04-111821	Region 2- North Central West Florida	2 Million
General Construction FL- R2-GC05-111821	Region 2- North Central West Florida	2 Million
General Construction FL- R2-GC06-111821	Region 2- North Central West Florida	2 Million
General Construction FL- R2-GC07-111821	Region 2- North Central West Florida	2 Million
General Construction FL- R2-GC08-111821	Region 2- North Central West Florida	2 Million
HVAC/Mechanical FL- R2-HVAC01-111821	Region 2- North Central West Florida	2 Million
HVAC/Mechanical FL- R2-HVAC02-111821	Region 2- North Central West Florida	2 Million
HVAC/Mechanical FL- R2-HVAC03-111821	Region 2- North Central West Florida	2 Million
Electrical FL- R2-E01-111821	Region 2- North Central West Florida	2 Million
Electrical FL- R2-E02-111821	Region 2- North Central West Florida	2 Million
Electrical FL- R2-E03-111821	Region 2- North Central West Florida	2 Million
Roofing/Waterproofing FL- R2-RW01-111821	Region 2- North Central West Florida	2 Million
Roofing/Waterproofing FL- R2-RW02-111821	Region 2- North Central West Florida	2 Million
Roofing/Waterproofing FL- R2-RW03-111821	Region 2- North Central West Florida	2 Million
Paving/Asphalt/Concrete FL- R2-PAC01-111821	Region 2- North Central West Florida	2 Million
Paving/Asphalt/Concrete FL- R2-PAC02-111821	Region 2- North Central West Florida	2 Million

Paving/Asphalt/Concrete FL- R2-PAC03-111821	Region 2- North Central West Florida	2 Million
Civil Construction FL- R2-CC01-111821	Region 2- North Central West Florida	2 Million
Civil Construction FL- R2-CC02-111821	Region 2- North Central West Florida	2 Million
Civil Construction FL- R2-CC03-111821	Region 2- North Central West Florida	2 Million
General Construction FL-R3-GC01-111821	Region 3 – North Central East Florida	2 Million
General Construction FL-R3-GC02-111821	Region 3 – North Central East Florida	2 Million
General Construction FL-R3-GC03-111821	Region 3 – North Central East Florida	2 Million
General Construction FL-R3-GC04-111821	Region 3 – North Central East Florida	2 Million
General Construction FL-R3-GC05-111821	Region 3 – North Central East Florida	2 Million
General Construction FL-R3-GC06-111821	Region 3 – North Central East Florida	2 Million
General Construction FL-R3-GC07-111821	Region 3 – North Central East Florida	2 Million
General Construction FL-R3-GC08-111821	Region 3 – North Central East Florida	2 Million
HVAC/Mechanical FL-R3-HVAC01-111821	Region 3 – North Central East Florida	2 Million
HVAC/Mechanical FL-R3-HVAC02-111821	Region 3 – North Central East Florida	2 Million
HVAC/Mechanical FL-R3-HVAC03-111821	Region 3 – North Central East Florida	2 Million
Electrical FL-R3-E01-111821	Region 3 – North Central East Florida	2 Million
Electrical FL-R3-E02-111821	Region 3 – North Central East Florida	2 Million
Electrical FL-R3-E03-111821	Region 3 – North Central East Florida	2 Million
Roofing/Waterproofing FL-R3-RW01-111821	Region 3 – North Central East Florida	2 Million
Roofing/Waterproofing FL-R3-RW02-111821	Region 3 – North Central East Florida	2 Million
Roofing/Waterproofing FL-R3-RW03-111821	Region 3 – North Central East Florida	2 Million
Paving/Asphalt/Concrete FL-R3-PAC01-111821	Region 3 – North Central East Florida	2 Million
Paving/Asphalt/Concrete FL-R3-PAC02-111821	Region 3 – North Central East Florida	2 Million
Paving/Asphalt/Concrete FL-R3-PAC03-111821	Region 3 – North Central East Florida	2 Million

Civil Construction FL-R3-CC01-111821	Region 3 – North Central East Florida	2 Million
Civil Construction FL-R3-CC02-111821	Region 3 – North Central East Florida	2 Million
Civil Construction FL-R3-CC03-111821	Region 3 – North Central East Florida	2 Million
General Construction FL-R4-GC01-111821	Region 4 – Northeast Florida	2 Million
General Construction FL-R4-GC02-111821	Region 4 – Northeast Florida	2 Million
General Construction FL-R4-GC03-111821	Region 4 – Northeast Florida	2 Million
General Construction FL-R4-GC04-111821	Region 4 – Northeast Florida	2 Million
General Construction FL-R4-GC05-111821	Region 4 – Northeast Florida	2 Million
General Construction FL-R4-GC06-111821	Region 4 – Northeast Florida	2 Million
General Construction FL-R4-GC07-111821	Region 4 – Northeast Florida	2 Million
General Construction FL-R4-GC08-111821	Region 4 – Northeast Florida	2 Million
General Construction FL-R4-GC09-111821	Region 4 – Northeast Florida	2 Million
General Construction FL-R4-GC10-111821	Region 4 – Northeast Florida	2 Million
HVAC/Mechanical FL-R4-HVAC01-111821	Region 4 – Northeast Florida	2 Million
HVAC/Mechanical FL-R4-HVAC02-111821	Region 4 – Northeast Florida	2 Million
HVAC/Mechanical FL-R4-HVAC03-111821	Region 4 – Northeast Florida	2 Million
Electrical FL-R4-E01-111821	Region 4 – Northeast Florida	2 Million
Electrical FL-R4-E02-111821	Region 4 – Northeast Florida	2 Million
Electrical FL-R4-E03-111821	Region 4 – Northeast Florida	2 Million
Roofing/Waterproofing FL-R4-RW01-111821	Region 4 – Northeast Florida	2 Million
Roofing/Waterproofing FL-R4-RW02-111821	Region 4 – Northeast Florida	2 Million
Roofing/Waterproofing FL-R4-RW03-111821	Region 4 – Northeast Florida	2 Million
Paving/Asphalt/Concrete FL-R4-PAC01-111821	Region 4 – Northeast Florida	2 Million
Paving/Asphalt/Concrete FL-R4-PAC02-111821	Region 4 – Northeast Florida	2 Million

Paving/Asphalt/Concrete FL-R4-PAC03-111821	Region 4 – Northeast Florida	2 Million
Civil Construction FL-R4-CC01-111821	Region 4 – Northeast Florida	2 Million
Civil Construction FL-R4-CC02-111821	Region 4 – Northeast Florida	2 Million
Civil Construction FL-R4-CC03-111821	Region 4 – Northeast Florida	2 Million
General Construction FL-R5-GC01-111821	Region 5 – Central West Florida	2 Million
General Construction FL-R5-GC02-111821	Region 5 – Central West Florida	2 Million
General Construction FL-R5-GC03-111821	Region 5 – Central West Florida	2 Million
General Construction FL-R5-GC04-111821	Region 5 – Central West Florida	2 Million
General Construction FL-R5-GC05-111821	Region 5 – Central West Florida	2 Million
General Construction FL-R5-GC06-111821	Region 5 – Central West Florida	2 Million
General Construction FL-R5-GC07-111821	Region 5 – Central West Florida	2 Million
General Construction FL-R5-GC08-111821	Region 5 – Central West Florida	2 Million
HVAC/Mechanical FL-R5-HVAC01-111821	Region 5 – Central West Florida	2 Million
HVAC/Mechanical FL-R5-HVAC02-111821	Region 5 – Central West Florida	2 Million
HVAC/Mechanical FL-R5-HVAC03-111821	Region 5 – Central West Florida	2 Million
Electrical FL-R5-E01-111821	Region 5 – Central West Florida	2 Million
Electrical FL-R5-E02-111821	Region 5 – Central West Florida	2 Million
Electrical FL-R5-E03-111821	Region 5 – Central West Florida	2 Million
Roofing/Waterproofing FL-R5-RW01-111821	Region 5 – Central West Florida	2 Million
Roofing/Waterproofing FL-R5-RW02-111821	Region 5 – Central West Florida	2 Million
Roofing/Waterproofing FL-R5-RW03-111821	Region 5 – Central West Florida	2 Million
Paving/Asphalt/Concrete FL-R5-PAC01-111821	Region 5 – Central West Florida	2 Million
Paving/Asphalt/Concrete FL-R5-PAC02-111821	Region 5 – Central West Florida	2 Million
Paving/Asphalt/Concrete FL-R5-PAC03-111821	Region 5 – Central West Florida	2 Million

Civil Construction FL-R5-CC01-111821	Region 5 – Central West Florida	2 Million
Civil Construction FL-R5-CC02-111821	Region 5 – Central West Florida	2 Million
Civil Construction FL-R5-CC03-111821	Region 5 – Central West Florida	2 Million
General Construction FL-R6-GC01-111821	Region 6 – Central Florida	2 Million
General Construction FL-R6-GC02-111821	Region 6 – Central Florida	2 Million
General Construction FL-R6-GC03-111821	Region 6 – Central Florida	2 Million
General Construction FL-R6-GC04-111821	Region 6 – Central Florida	2 Million
General Construction FL-R6-GC05-111821	Region 6 – Central Florida	2 Million
General Construction FL-R6-GC06-111821	Region 6 – Central Florida	2 Million
General Construction FL-R6-GC07-111821	Region 6 – Central Florida	2 Million
General Construction FL-R6-GC08-111821	Region 6 – Central Florida	2 Million
HVAC/Mechanical FL-R6-HVAC01-111821	Region 6 – Central Florida	2 Million
HVAC/Mechanical FL-R6-HVAC02-111821	Region 6 – Central Florida	2 Million
HVAC/Mechanical FL-R6-HVAC03-111821	Region 6 – Central Florida	2 Million
Electrical FL-R6-E01-111821	Region 6 – Central Florida	2 Million
Electrical FL-R6-E02-111821	Region 6 – Central Florida	2 Million
Electrical FL-R6-E03-111821	Region 6 – Central Florida	2 Million
Roofing/Waterproofing FL-R6-RW01-111821	Region 6 – Central Florida	2 Million
Roofing/Waterproofing FL-R6-RW02-111821	Region 6 – Central Florida	2 Million
Roofing/Waterproofing FL-R6-RW03-111821	Region 6 – Central Florida	2 Million
Paving/Asphalt/Concrete FL-R6-PAC01-111821	Region 6 – Central Florida	2 Million
Paving/Asphalt/Concrete FL-R6-PAC02-111821	Region 6 – Central Florida	2 Million
Paving/Asphalt/Concrete FL-R6-PAC03-111821	Region 6 – Central Florida	2 Million
Civil Construction FL-R6-CC01-111821	Region 6 – Central Florida	2 Million

Civil Construction FL-R6-CC02-111821	Region 6 – Central Florida	2 Million
Civil Construction FL-R6-CC03-111821	Region 6 – Central Florida	2 Million
General Construction FL-R7-GC01-111821	Region 7 – Central East Florida	2 Million
General Construction FL-R7-GC02-111821	Region 7 – Central East Florida	2 Million
General Construction FL-R7-GC03-111821	Region 7 – Central East Florida	2 Million
General Construction FL-R7-GC04-111821	Region 7 – Central East Florida	2 Million
General Construction FL-R7-GC05-111821	Region 7 – Central East Florida	2 Million
General Construction FL-R7-GC06-111821	Region 7 – Central East Florida	2 Million
General Construction FL-R7-GC07-111821	Region 7 – Central East Florida	2 Million
General Construction FL-R7-GC08-111821	Region 7 – Central East Florida	2 Million
HVAC/Mechanical FL-R7-HVAC01-111821	Region 7 – Central East Florida	2 Million
HVAC/Mechanical FL-R7-HVAC02-111821	Region 7 – Central East Florida	2 Million
HVAC/Mechanical FL-R7-HVAC03-111821	Region 7 – Central East Florida	2 Million
Electrical FL-R7-E01-111821	Region 7 – Central East Florida	2 Million
Electrical FL-R7-E02-111821	Region 7 – Central East Florida	2 Million
Electrical FL-R7-E03-111821	Region 7 – Central East Florida	2 Million
Roofing/Waterproofing FL-R7-RW01-111821	Region 7 – Central East Florida	2 Million
Roofing/Waterproofing FL-R7-RW02-111821	Region 7 – Central East Florida	2 Million
Roofing/Waterproofing FL-R7-RW03-111821	Region 7 – Central East Florida	2 Million
Paving/Asphalt/Concrete FL-R7-PAC01-111821	Region 7 – Central East Florida	2 Million
Paving/Asphalt/Concrete FL-R7-PAC02-111821	Region 7 – Central East Florida	2 Million
Paving/Asphalt/Concrete FL-R7-PAC03-111821	Region 7 – Central East Florida	2 Million
Civil Construction FL-R7-CC01-111821	Region 7 – Central East Florida	2 Million
Civil Construction FL-R7-CC02-111821	Region 7 – Central East Florida	2 Million

Civil Construction FL-R7-CC03-111821	Region 7 – Central East Florida	2 Million
General Construction FL-R8-GC01-111821	Region 8 – North Suncoast Florida	2 Million
General Construction FL-R8-GC02-111821	Region 8 – North Suncoast Florida	2 Million
General Construction FL-R8-GC03-111821	Region 8 – North Suncoast Florida	2 Million
General Construction FL-R8-GC04-111821	Region 8 – North Suncoast Florida	2 Million
General Construction FL-R8-GC05-111821	Region 8 – North Suncoast Florida	2 Million
General Construction FL-R8-GC06-111821	Region 8 – North Suncoast Florida	2 Million
General Construction FL-R8-GC07-111821	Region 8 – North Suncoast Florida	2 Million
General Construction FL-R8-GC08-111821	Region 8 – North Suncoast Florida	2 Million
General Construction FL-R8-GC09-111821	Region 8 – North Suncoast Florida	2 Million
General Construction FL-R8-GC10-111821	Region 8 – North Suncoast Florida	2 Million
HVAC/Mechanical FL-R8-HVAC01-111821	Region 8 – North Suncoast Florida	2 Million
HVAC/Mechanical FL-R8-HVAC02-111821	Region 8 – North Suncoast Florida	2 Million
HVAC/Mechanical FL-R8-HVAC03-111821	Region 8 – North Suncoast Florida	2 Million
Electrical FL-R8-E01-111821	Region 8 – North Suncoast Florida	2 Million
Electrical FL-R8-E02-111821	Region 8 – North Suncoast Florida	2 Million
Electrical FL-R8-E03-111821	Region 8 – North Suncoast Florida	2 Million
Roofing/Waterproofing FL-R8-RW01-111821	Region 8 – North Suncoast Florida	2 Million
Roofing/Waterproofing FL-R8-RW02-111821	Region 8 – North Suncoast Florida	2 Million
Roofing/Waterproofing FL-R8-RW03-111821	Region 8 – North Suncoast Florida	2 Million
Roofing/Waterproofing FL-R8-RW04-111821	Region 8 – North Suncoast Florida	2 Million
Paving/Asphalt/Concrete FL-R8-PAC01-111821	Region 8 – North Suncoast Florida	2 Million
Paving/Asphalt/Concrete FL-R8-PAC02-111821	Region 8 – North Suncoast Florida	2 Million
Paving/Asphalt/Concrete FL-R8-PAC03-111821	Region 8 – North Suncoast Florida	2 Million

Paving/Asphalt/Concrete FL-R8-PAC04-111821	Region 8 – North Suncoast Florida	2 Million
Civil Construction FL-R8-CC01-111821	Region 8 – North Suncoast Florida	2 Million
Civil Construction FL-R8-CC02-111821	Region 8 – North Suncoast Florida	2 Million
Civil Construction FL-R8-CC03-111821	Region 8 – North Suncoast Florida	2 Million
Civil Construction FL-R8-CC04-111821	Region 8 – North Suncoast Florida	2 Million
General Construction FL-R9-GC01-111821	Region 9 – South Suncoast Florida	2 Million
General Construction FL-R9-GC02-111821	Region 9 – South Suncoast Florida	2 Million
General Construction FL-R9-GC03-111821	Region 9 – South Suncoast Florida	2 Million
General Construction FL-R9-GC04-111821	Region 9 – South Suncoast Florida	2 Million
General Construction FL-R9-GC05-111821	Region 9 – South Suncoast Florida	2 Million
General Construction FL-R9-GC06-111821	Region 9 – South Suncoast Florida	2 Million
General Construction FL-R9-GC07-111821	Region 9 – South Suncoast Florida	2 Million
General Construction FL-R9-GC08-111821	Region 9 – South Suncoast Florida	2 Million
HVAC/Mechanical FL-R9-HVAC01-111821	Region 9 – South Suncoast Florida	2 Million
HVAC/Mechanical FL-R9-HVAC02-111821	Region 9 – South Suncoast Florida	2 Million
HVAC/Mechanical FL-R9-HVAC03-111821	Region 9 – South Suncoast Florida	2 Million
Electrical FL-R9-E01-111821	Region 9 – South Suncoast Florida	2 Million
Electrical FL-R9-E02-111821	Region 9 – South Suncoast Florida	2 Million
Electrical FL-R9-E03-111821	Region 9 – South Suncoast Florida	2 Million
Roofing/Waterproofing FL-R9-RW01-111821	Region 9 – South Suncoast Florida	2 Million
Roofing/Waterproofing FL-R9-RW02-111821	Region 9 – South Suncoast Florida	2 Million
Roofing/Waterproofing FL-R9-RW03-111821	Region 9 – South Suncoast Florida	2 Million
Paving/Concrete/Asphalt FL-R9-PAC01-111821	Region 9 – South Suncoast Florida	2 Million
Paving/Concrete/Asphalt FL-R9-PAC02-111821	Region 9 – South Suncoast Florida	2 Million

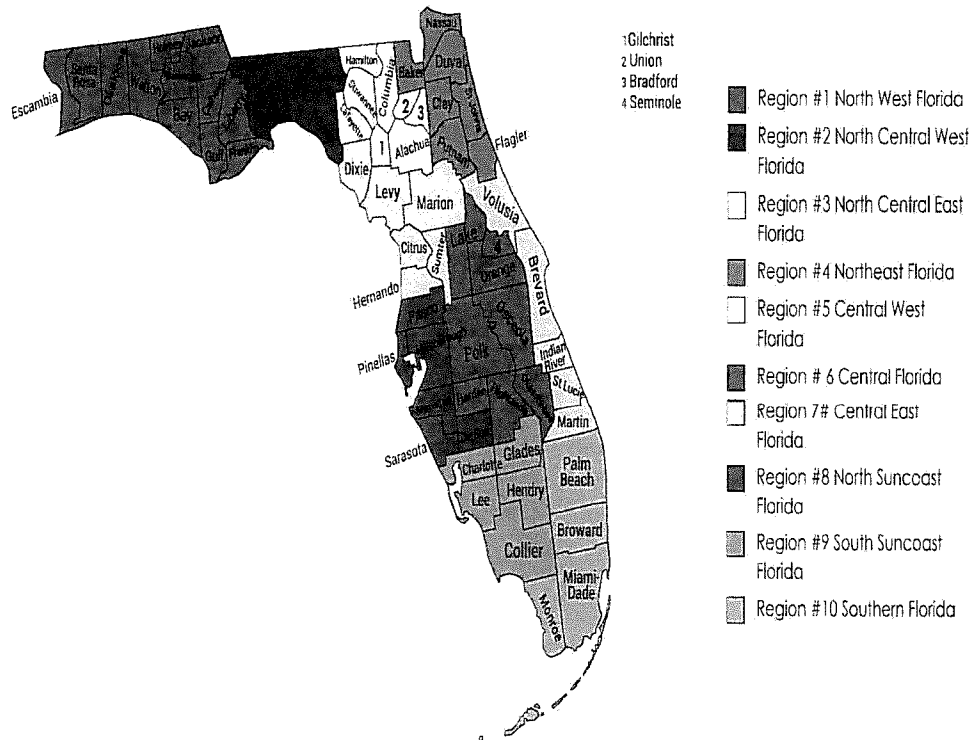


<b>Paving/Concrete/Asphalt FL-R9-PAC03-111821</b>	<b>Region 9 – South Suncoast Florida</b>	2 Million
<b>Civil Construction FL-R9-CC01-111821</b>	<b>Region 9 – South Suncoast Florida</b>	2 Million
<b>Civil Construction FL-R9-CC02-111821</b>	<b>Region 9 – South Suncoast Florida</b>	2 Million
<b>Civil Construction FL-R9-CC03-111821</b>	<b>Region 9 – South Suncoast Florida</b>	2 Million
<b>General Construction FL-R10-GC01-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>General Construction FL-R10-GC02-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>General Construction FL-R10-GC03-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>General Construction FL-R10-GC04-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>General Construction FL-R10-GC05-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>General Construction FL-R10-GC06-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>General Construction FL-R10-GC07-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>General Construction FL-R10-GC08-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>General Construction FL-R10-GC09-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>General Construction FL-R10-GC10-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>General Construction FL-R10-GC11-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>General Construction FL-R10-GC12-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>HVAC/Mechanical FL-R10-HVAC01-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>HVAC/Mechanical FL-R10-HVAC02-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>HVAC/Mechanical FL-R10-HVAC03-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>Electrical FL-R10-E01-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>Electrical FL-R10-E02-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>Electrical FL-R10-E03-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>Roofing/Waterproofing FL-R10-RW01-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million
<b>Roofing/Waterproofing FL-R10-RW02-111821</b>	<b>Region 10 – Southern Florida</b>	2 Million

Roofing/Waterproofing FL-R10-RW03-111821	Region 10 – Southern Florida	2 Million
Roofing/Waterproofing FL-R10-RW04-111821	Region 10 – Southern Florida	2 Million
Paving/Asphalt/Concrete FL-R10-PAC01-111821	Region 10 – Southern Florida	2 Million
Paving/Asphalt/Concrete FL-R10-PAC02-111821	Region 10 – Southern Florida	2 Million
Paving/Asphalt/Concrete FL-R10-PAC03-111821	Region 10 – Southern Florida	2 Million
Paving/Asphalt/Concrete FL-R10-PAC04-111821	Region 10 – Southern Florida	2 Million
Civil Construction FL-R10-CC01-111821	Region 10 – Southern Florida	2 Million
Civil Construction FL-R10-CC02-111821	Region 10 – Southern Florida	2 Million
Civil Construction FL-R10-CC03-111821	Region 10 – Southern Florida	2 Million
Civil Construction FL-R10-CC04-111821	Region 10 – Southern Florida	2 Million

# MAP OF SOURCEWELL CONTRACT SERVICE REGIONS

**Indefinite Delivery-Indefinite Quantity  
Construction Contracts  
in the  
State of Florida  
IFB #FL-111821**



*30305 Smith-Rence*

Created with mapbox.com



# Job Order Contracting Overview for the City of Tarpon Springs

November 15, 2022

Kevin Antkiewicz

Gordian Florida Regional Account Manager



# What is Job Order Contracting (JOC)

## Definition

- A fixed-priced, competitively bid, **indefinite quantity** contract and procurement process used for vertical and horizontal renovation, repair and construction projects
- A procurement means to accomplish any number of individual projects with a single, competitively bid contract
- Pricing is based on a 375,000+ line-item Construction Task Catalog (CTC) that is competitively bid and awarded, where contractors are bidding a single markup (Adjustment Factor) that contains all of their overhead and profit. In the case of cooperative JOC programs, this Factor also contains Gordian's fee
- On call contractors ready to perform construction tasks based on competitively-bid, **preset prices**

## Value

- Saves time and money of bidding each project individually
- Leverage economies of scale
- Provides transparency and auditability
- Fixed-pricing construction contracts help control costs

# Job Order Contracting is a Program

From one competitively-awarded contract, you are able to procure an indefinite number of projects.  
JOC is not the answer to every single project



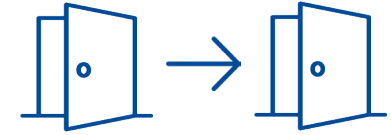
Straightforward  
new construction



Repairs



Renovations



Replacement  
in-kind



Emergency  
work



Time sensitive  
projects



Alterations

# Construction Task Catalog®

CSI Master Format

Full description  
of task

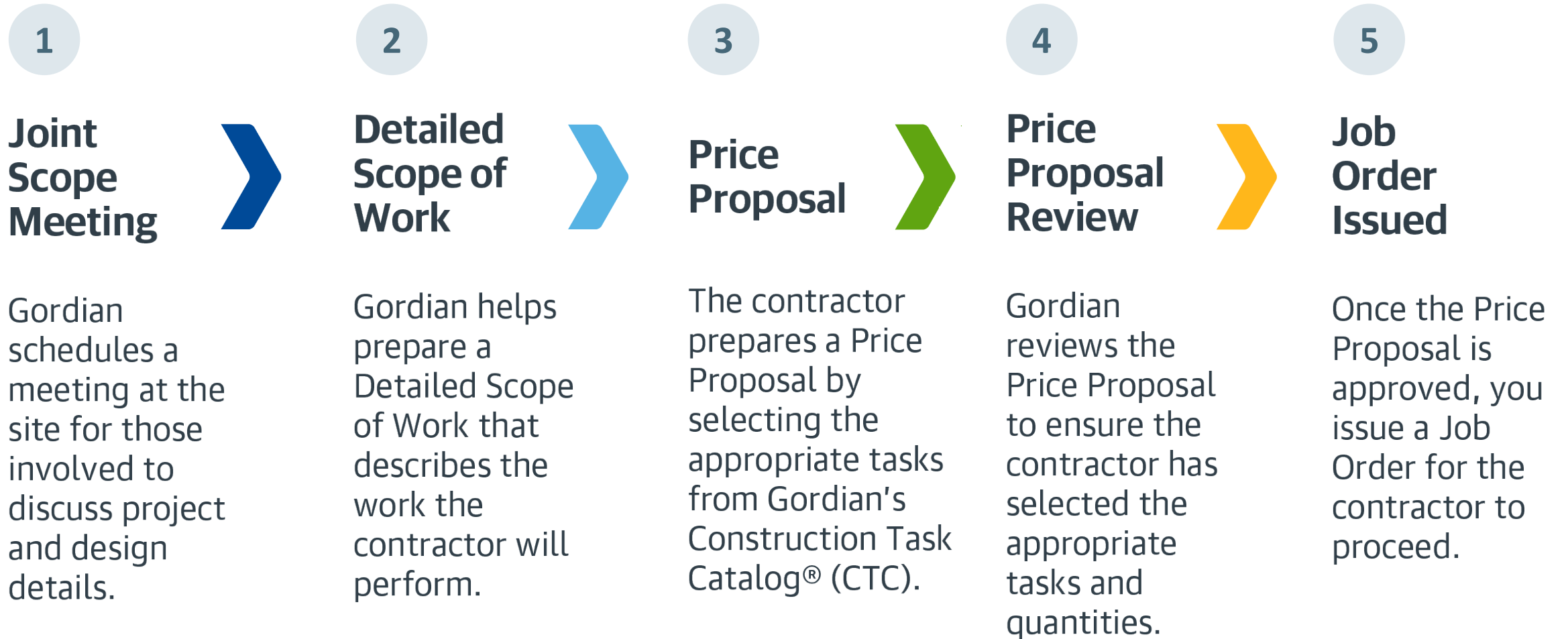
Cost includes labor, material and  
equipment for your location

<b>09 22 16</b>	<b>Non-Structural Metal Framing</b> <small>(09 22)</small>		
	Note: Includes all necessary framing studs, bridging, fasteners necessary to attach to floors, walls, ceilings and a metal stiffener at half height. Per SF of wall area measures one side. Do not deduct for openings of less than 25 SF when calculating total wall square footage.		
09 22 16 00-0004	SF 3-5/8" Width, 25 Gauge, Non Load Bearing, Non Structural Metal Framing Stud With Tracks And Runners, 16" On Center.....	1.67	0.34
	<i>For Walls &gt; 10' High, Add</i>	0.33	
	<i>For Soffit, Columns Or Beams Up To 10' High, Add</i>	0.86	
	<i>For Soffit, Columns Or Beams &gt; 10' High, Add</i>	1.11	
	<i>For Horizontal Installation Up To 10' High, Add</i>	0.30	
	<i>For Horizontal Installation &gt; 10' High, Add</i>	0.38	
	<i>For Curved Wall, Add</i>	0.26	
	<i>For 12" On Center, Add</i>	0.29	
	<i>For 24" On Center, Deduct</i>	-0.29	
	<i>For Up To 200, Add</i>	0.51	
	<i>For &gt; 200 To 500, Add</i>	0.25	

Modifiers for variations  
or quantity discounts

Demolition cost,  
if applicable

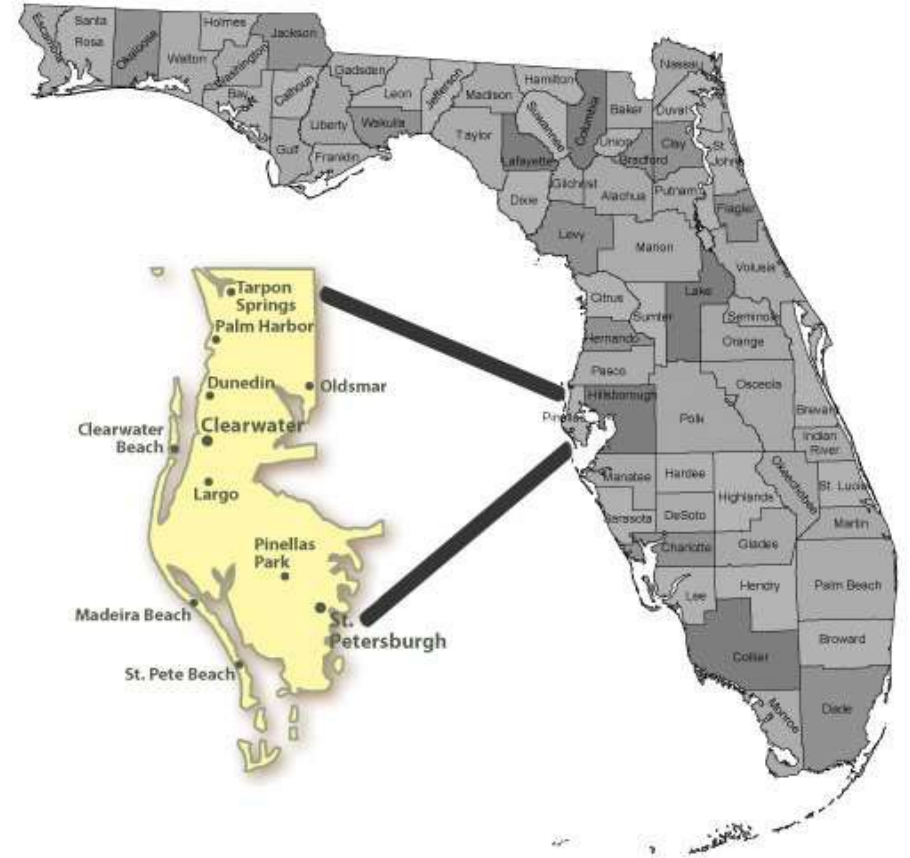
# 5 Step Job Order Process





# ezIQC<sup>®</sup> - Pinellas County Coop

- Pinellas County has a Gordian JOC Program, where those awarded contractors can be used by other agencies by way of a piggyback
- Awarded Contractors include
  - **Real Estate (vertical general contractors)**
    - o Caladesi Construction Co.
    - o J.O. DeLotto
    - o New Vista
    - o Centennial Contractors
    - o Johnson-Laux Construction
    - o Harbour Construction
  - **Utilities (horizontal civil contractors)**
    - o Archer Western Construction
    - o TLC Diversified, Inc
    - o Astra Construction
    - o Caladesi Construction Co



# eziQC<sup>®</sup> Sourcewell Coop

## General Contractor

Advanced Roofing, Inc.	1-10
Amici Engineering Contractors	7, 10
Astra Construction Services, LLC	4
Centennial Contractors Enterprises	6, 8-10
David Mancini & Sons, Inc.	4-5, 8-10
F.H. Paschen	1-10
Harbour Construction Inc.	8, 10
HCR Construction, Inc.	2-4
Jewel of the South, Inc.	1-10
JOC Construction LLC	1-9
Johnson-Laux Construction	1-5, 10
Nichols Contracting Inc.	1, 4-5, 7-8, 10
Ovation Construction Company	6
Place Services, Inc.	1-10
RAM Construction & Development, LLC	1-3
Shiff Construction & Development	6-10
Team Contracting, Inc.	10

## HVAC/Mechanical

Advanced Roofing, Inc.	1-10
Hall Mechanical & Air Conditioning LLC	6-10
Mechanical Services of Central Florida, Inc.	1-10
Millers Plumbing & Mechanical, Inc.	1-5

## Civil Construction

Amici Engineering Contractors	1-10
Astra Construction Services, Inc	1-10
David Mancini & Sons, Inc.	1-10
Lanzo Construction Co., FL	10
McKenzie Contracting LLC	8

## Electrical

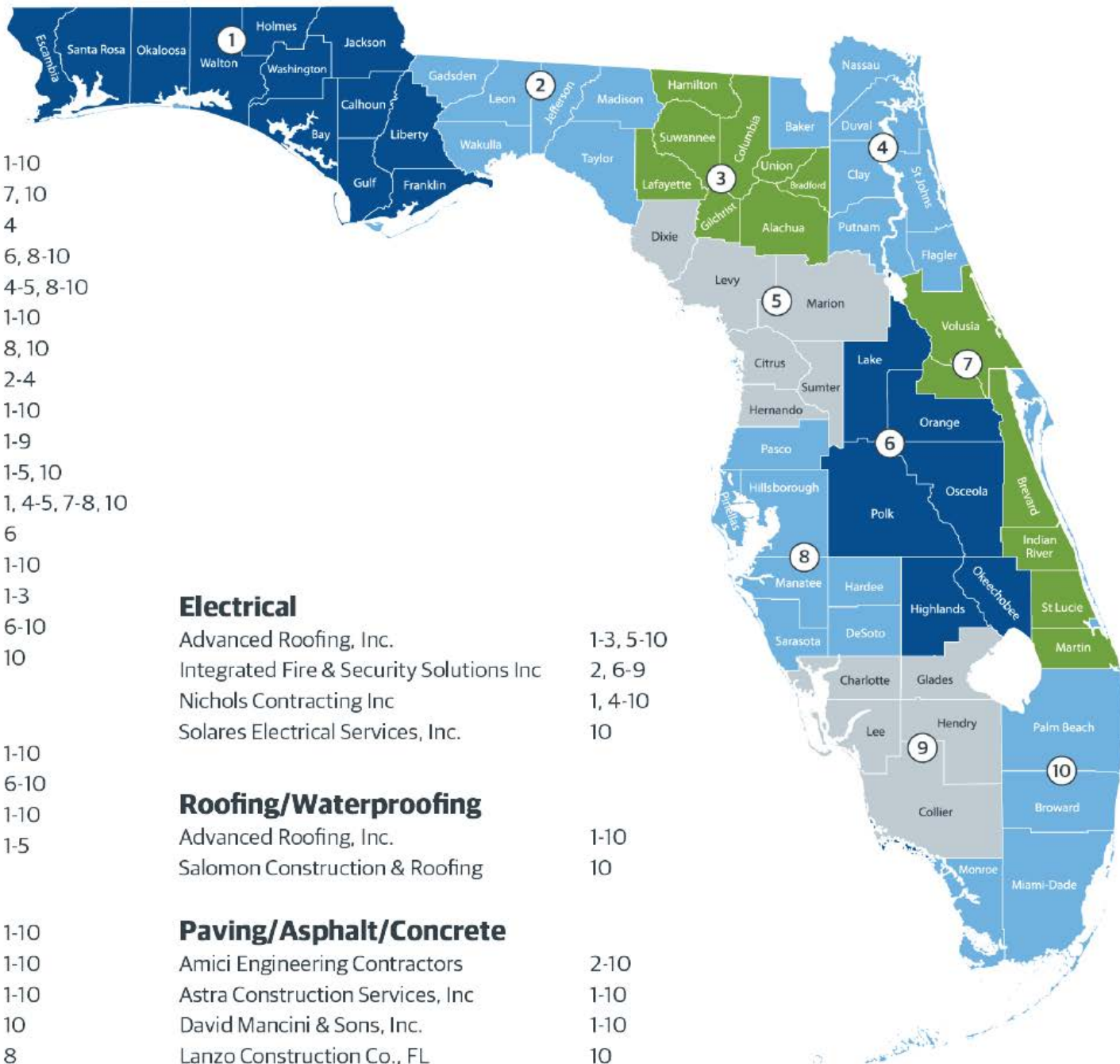
Advanced Roofing, Inc.	1-3, 5-10
Integrated Fire & Security Solutions Inc	2, 6-9
Nichols Contracting Inc	1, 4-10
Solares Electrical Services, Inc.	10

## Roofing/Waterproofing

Advanced Roofing, Inc.	1-10
Salomon Construction & Roofing	10

## Paving/Asphalt/Concrete

Amici Engineering Contractors	2-10
Astra Construction Services, Inc	1-10
David Mancini & Sons, Inc.	1-10
Lanzo Construction Co., FL	10



Simplifies the procurement process



Faster response time



Improves the quality of work



Preset pricing eliminates negotiations



Increases local subcontractor participation



Reduces change orders



Fully transparent process



Saves time and money

## JOC Benefits

# **GARDIAN<sup>®</sup>**

Building knowledge

