

February 14, 2017

RFP 683318 - Job Order Contracting (JOC) Services

The Job Order Contracting (JOC) Services pre-proposal conference call was held on February 01, 2017 at 11:00 AM ET. The following companies had representatives on this call or requested a copy of this RFP;

Nouveau Construction and Technology
Alpha Building
CORE Construction
Facilities Development Services Group
Vaughn Construction
Jamail & Smith Construction
SDB Contracting Services, Inc.
The Sithe Group, LLC, dba TSG Industries
Tradesmen of New England
Brown & Root Industrial Services, LLC
Bric Partnership, LLC
Strategic Business Services
Medco Construction LLC
Centennial Contractors Enterprises, Inc.
Broaddus & Associates
Beach Construction

As a result of the meeting held on February 01, 2017 via Conference Call and email received during the open question period, certain questions were raised and answered below.

These changes constitute an addendum to the above referenced RFP and are made a part thereof.

1. Using the RS Means Facilities Construction Cost Data book (data set) there are two Columns for Itemized pricing. One is Base Pricing (Left Hand Means) and the other is Base Price with OH&P (Right Hand Means). Which one do we base our coefficient on?

Answer 1 – Base Price with OH&P (Right Hand Means)

The following item has been added to the definition section of the RFP 683318 document;

UNIT PRICE GUIDE: A compilation of real property repair, rehabilitation, alteration, maintenance, and minor construction tasks, along with associated units of measure and unit prices designated or provided by the Owner to be used in administration of this Contract. Unit prices include direct material, labor and equipment cost, but not indirect costs or profit. The Unit Price Guide for this Contract is normal hours for the line item unit prices in the “Total, incl. O&P” Column of the current edition of the R.S. Means Facility Construction Cost Data , adjusted by the specified City Cost Index, relevant adjustment factors and multiplied by the bid coefficient.

2. Will the City Cost Index (CCI) be used? Each Region in the United States is covered by a CCI which adjust the Line Item Pricing for each region. If So will there be quarterly updates to the CCI? Our target Region is the State of Texas—if CCI is used we could submit a one coefficient that covers the entire state.

Answer 2 – Yes, the CCI will be used, within the RS Means, so that the Line Item Pricing is indicated by Region. If quarterly updates are allowed by the RS Means then they will be allowed in the resulting Contract with E&I.

3. Are there any limits to the Division codes in the RS Means Cost Data? Is this full book, meaning we can use all available line items in the book?

Answer 3 - All Division codes in the RS Means Cost Data may be used.

4. What are your Guide Lines for Non-Pre-Priced items? These are special construction items not found in the RS Means Cost Data Book.

Answer 4 – Indicate your willingness to provide Non-Pre-Priced Items not found in the RS Means Cost Data Book. Suppliers shall indicate the process within your proposal in obtaining sourcing/bids for Non-Pre-Priced items when identified within a requested quote from a Member. The E&I Member utilizing the contract, upon award, will need to understand what your pricing for these items is based upon as indicated in your proposal.

5. There are a number of items in the questionnaire that are oriented to products or commodities and not construction services, especially JOC services. You said in the Pre-proposal meeting that if something did not apply to us, we should mark it as such. However, so that you can have a more “apples-to-apples” comparison between bidders, would you please acknowledge/confirm that these (or which ones) may be consistently answered with “NA” by JOC bidders?

Answer 5 – Mark the sections of the questionnaire that do not apply to your company as Not Applicable (or N/A), if further information is required during evaluation, E&I will contact you for clarification.

6. Please describe more clearly what you mean by (**Corporate Information, D.3**) “GSA, STATE and GPO” agreements.

Answer 6 – E&I wants to know if your company has a contract with the General Services Administration (GSA) of the federal government, any State Contracts or a contract with another Group Purchasing Organization (GPO).

7. How much revenue has been produced on the past contract in each region in the last three years?

Answer 7 – This information is considered confidential and will not be released.

8. Who are the top 3 clients in each region and how much have they each done in the last 3 years?

Answer 8 - This information is considered confidential and will not be released.

9. In Scope of Services 2.2-the two (2) five year contract periods seems to violate Texas Law governing Job Order Contracts, as it relates to public agencies outside of Higher Education. The law, as it applies to Job Order Contracting for every public agency except High Education specifies a maximum 5 year contract.

Answer 9 - This is for a five year term with a potential renewal of five years. This is not considered a ten year contract period, but has the potential to be renewed for an additional five years. The contract may also not be renewed.

10. Page 6, Item 2.4, 4th bullet. Does this mean that contractors are to provide Members with a software license for their JOC estimating program?

Answer 10 – That bullet currently reads as follows; “Provide estimates for proposed services and products through a software program with the software licenses for JOC construction made available to the Members.”

That bullet shall be changed to read as follows; “Provide estimates for proposed services and products through a software program.”

11. Will this contract use the most current data sets for the life of the contract? Or will you use the 2017 book for the life of this contract?

Answer 11 – The most current data sets within RS Means will be used for the life of the contract. If you wish to use the 2017 book for the life of the contract you may propose that in your response.

Please sign below and return the addendum with your RFP response to acknowledge receipt of the addendum. Should you have any questions or concerns, please do not hesitate to contact me, Mary Sue Goldwater at 254-729-5957 or mgoldwater@eandi.org. Thank you.

Sincerely,



Mary Sue Goldwater
Executive Director, Facilities Category
cc: Bob Solak

(Supplier)

(Authorized Signature)

(Printed Name)

(Title)

(Date)