



City Council Report

Date: November 3, 2014
To: City Council
Through: Alex Deshuk, Manager of Technology and Innovation
From: Edward Quedens, MPA, C.P.M., CPPO, Business Services Director
Matt Bauer, MBA, CPPO, CPPB, CPSM, Procurement Administrator
Subject: Three-Year Term Contract for Contractor Building Maintenance Services as requested by the Facilities Maintenance Department (**Citywide**)

Purpose and Recommendation

Council is requested to approve the Term Contract for Contractor Building Maintenance Services as recommended. A committee representing Facilities Maintenance and Purchasing evaluated responses.

The evaluation committee recommends awarding the contract to the five highest scored proposals from Builders Guild Inc.; Diamond Ridge Development Corporation; Jokake Construction Services; Hernandez Companies, Inc.; and East Valley Disaster Services, Inc.; not to cumulatively exceed \$1,100,000.00 annually, based on estimated requirements.

Background / Discussion

On August 27, 2014, the City solicited Request for Qualifications (RFQ) to establish a pre-qualified vendors list for non-exclusive contractor building maintenance services on an as-needed basis. The awarded vendors will be placed onto the City's Pre-Qualified Building Maintenance Contractors List, and be eligible to competitively quote for City building maintenance and repair projects.

All work performed under this contract will be coordinated by the Facilities Maintenance Department. This contract will also replace Contract #2012147, for small maintenance and repair projects, when it expires September 30, 2015. The current contract is only for work up to \$25,000. The new contract removes this cap to allow Facilities to complete additional work that is needed. Facilities will obtain multiple quotes on jobs estimated over \$5,000.

The contractors will provide experienced journeyman to perform a variety of tasks including rough and finish carpentry, remodel work - such as walls, ceilings, doors, windows, drywall, stairs, tile, masonry, concrete, etc., and other repairs within City facilities.

Staff from the Facilities Maintenance evaluated the proposals based on the evaluation criteria. The five highest scored proposals, Guild Inc.; Diamond Ridge Development Corporation; Jokake Construction Services; Hernandez Companies, Inc.; and East Valley Disaster Services, Inc.; are being recommended for award. The evaluation committee unanimously agreed on the recommendation.

Alternatives

Council may choose not to authorize the purchase and new responses will be solicited.

Fiscal Impact

The annual contract amount is funded by Facilities Maintenance operating budget.

Coordinated With

Facilities Maintenance and Purchasing

PURCHASING INFORMATION

Action: Initial Award

Procurement Type: Request for Proposals

Solicitation Number: 2014242

Vendors Registered: ProcureAZ (125) and Vendor Self Service (37)

Advertising: Arizona Republic, Bid Net, ProcureAZ and Purchasing Website

Downloads: Thirty-Eight

Responses: Seven

Local Consideration: Policy did not apply to this procurement method

Protests Received: None

Initial Contract Term: Three years

Possible Renewals: Two, one-year renewals subject to future Council consideration

Pricing Available to Other Cooperative Agencies: Yes

RFQ Responses received on August 28, 2014:

Builders Guild Inc. - Mesa, AZ

BWC Enterprises, Inc. dba Woodruff Construction - Phoenix, AZ

Carlson Building Company, Inc. - Mesa, AZ

Diamond Ridge Development Corporation - Peoria, AZ

East Valley Disaster Services, Inc. - Mesa, AZ

Hernandez Companies, Inc. - Phoenix, AZ

Jokake Construction Services - Phoenix, AZ

Request for Qualifications Results:

Evaluation Criteria / Possible Points	Builders Guild Inc. Mesa, AZ	Diamond Ridge Development Corporation Peoria, AZ	Jokake Construction Services Phoenix, AZ	Hernandez Companies, Inc. Phoenix, AZ	East Valley Disaster Services, Inc. Mesa, AZ	Woodruff Construction Phoenix, AZ	Carlson Building Company, Inc. Mesa, AZ
Experience including years as a General Contractor and years providing similar services to an agency / 35 pts.	32.6	33.3	32.6	32.6	29	33	18.3
References – quality of work and reliability on past and/or current projects. At least one reference should be comparable in size to Mesa's proposed contract. Preferably government references / 35 pts.	34	32	30	30	30	23.3	25
Arizona Registrar of Contractors—history and performance Record / 25 pts.	25	25	25	25	23.3	25	20
Quality of response format and organization – thoroughness/ completeness of information requested, clarity, organization/presentation / 5 pts.	4.6	4.3	4.6	4.3	4	4.3	1.6
Total / 100 Maximum Points	<u>96.2</u>	<u>94.6</u>	<u>92.2</u>	<u>91.9</u>	<u>86.3</u>	85.6	64.9

AWARD RECOMMENDATION

Description
<p data-bbox="272 275 1305 346">Contractor Building Maintenance Services per Terms and Conditions and Specifications</p> <p data-bbox="272 384 656 420"><u>Pre-Qualified Vendors List:</u></p> <p data-bbox="272 422 699 457">Builders Guild Inc. - Mesa, AZ</p> <p data-bbox="272 459 1045 495">Diamond Ridge Development Corporation - Peoria, AZ</p> <p data-bbox="272 497 894 533">Jokake Construction Services - Phoenix, AZ</p> <p data-bbox="272 535 870 571">Hernandez Companies, Inc. - Phoenix, AZ</p> <p data-bbox="272 573 924 609">East Valley Disaster Services, Inc. - Mesa, AZ</p> <p data-bbox="553 640 1162 676">Annual Contract Amount: <u>\$1,100,000.00</u></p>