

**Selection Statement for the  
Multiple Award IDIQ Construction Contracts  
Request for Proposals (RFP) Number NNM13ZPS001E**

On August 15, 2013, I along with other senior officials of the George C. Marshall Space Flight Center (MSFC) met with the Source Evaluation Team (SET) appointed to evaluate proposals in connection with the Indefinite Delivery Indefinite Quantity (IDIQ) Construction Contracts acquisition in order to make a source selection decision.

**I. PROCUREMENT HISTORY**

The purpose of the IDIQ construction contracts is to obtain general construction, modification, repair, and rehabilitation of Government buildings, structures, and other real property located at MSFC. The contracts will furnish all management, supervision, labor, transportation, facilities, materials, tools, equipment, disposal, coordination of subcontractors, and documentation necessary to complete the assigned construction projects.

It is NASA's goal to award a cadre of IDIQ contracts in response to this solicitation (issued as a small business set-aside). The selected contractors will compete for construction projects described in delivery orders issued in accordance with the procedures contained in Clause H.4, Delivery Order Placement Process, of the basic contract. Each delivery order will contain additional specific details that will further define the construction project. The RFP included specifications and drawings for a sample construction project/delivery order that was subject to award to one of the successful Offerors. The delivery order was representative in nature of the tasks to be ordered under the proposed IDIQ construction contracts, and Offerors were required to submit a price proposal for the delivery order as part of their proposal for the IDIQ contracts.

This effort will be performed under a firm-fixed price, multiple-award, indefinite delivery, indefinite quantity (IDIQ) type contract. In Provision L.5 of the RFP, the Government reserves the right to award a single delivery order/task order contract or award multiple delivery order/task order contracts for the same or similar supplies or services to two or more sources under the solicitation. In Provision M.1 of the RFP, the Government again reserves the right to award to as many or as few contractors deemed necessary to perform construction work at MSFC. Under the ordering provisions of the proposed IDIQ contracts, the Government may then use competitive or noncompetitive procurement procedures to solicit future delivery order bids from the IDIQ contractors. Bids will generally be solicited from all of the IDIQ contractors on a competitive basis.

The IDIQ contract(s) consists of a five-year period of performance from the effective date of the contract. The contracts will be performed under a Firm Fixed Price IDIQ arrangement.

The RFP was released on January 25, 2013, and three amendments were issued to the RFP. The procurement was conducted as a small business set aside in accordance with Federal Acquisition Regulation (FAR) Part 19. On March 4, 2013, proposals were received from the following 27 companies: Birmingham Industrial Construction, LLC, Brown Mechanical Contractor, Inc., CCI Solutions, LLC, Dison Group, LLC, Gridiron BLHI - JV2, Hardiman Remediation Services, Inc., HDCSB – JV, Healthcon, Inc., IKHANA, Jesse Stutts, Inc., Johnson Contractors, Inc., Katmai Support Services, LLC, Lee Builders, Inc., M&D Mechanical Contractors, Inc., Madison Electric, Inc., MILCON Construction, LLC, Mitchell Industrial Contractors, Inc., Monumental Contracting Service, LLC, OAC Action Construction, Corp., RDT Enterprises, LLC, Richland, LLC, SDVE, LLC, Southeast Cherokee Construction, Inc., STUTTS Corp., Inc., Tennessee Valley Builders, Inc., TRINITY/Bhate - JV, LLC and VEC Valley Electric, Inc.

## **II. EVALUATION OF PROPOSALS**

The proposals were evaluated in accordance with the procedures prescribed by FAR Part 15 and NASA FAR Supplement (NFS) Part 1815 with an objective of achieving the best value for the Government based on careful evaluation of proposals and a tradeoff determination involving weighing the two evaluation factors as prescribed in the RFP: Past Performance and Price. As stated in the RFP, the Past Performance (including Safety) evaluation factor is approximately equal to Price. The Government evaluated the proposals in two general steps:

Step One - An initial evaluation was performed to determine if any Offeror appeared on the List of Parties Excluded from Federal Procurement and Non-procurement Programs. Offerors who appeared on the List would be eliminated without further consideration. Proposals were also checked for minor informalities or irregularities. No proposal was excluded from evaluation.

Step Two - All acceptable proposals were evaluated against the two evaluation factors contained in the RFP. Based on this evaluation, the Government had the option to use one of the following methods: (1) Make selection and award without discussions; or (2) after discussions with all the finalists, afford each Offeror an opportunity to revise its proposal, and then make selection.

The two evaluation factors are described as follows:

Price: Evaluation of the Price factor consisted of through analysis of the sample project Delivery Order pricing. The proposed sample project price was evaluated for completeness, reasonableness, adequacy, and realism. A Price analysis was used to determine price reasonableness. Unrealistically low proposed prices may have been grounds for eliminating a proposal from competition on the basis that the Offeror did not fully understand the requirement. In addition, the Government evaluated Price

components, including indirect burdens, in accordance with the Price data submitted for the Sample Project. The Source Evaluation Team assessed a level of confidence (High, Medium, or Low) in the Offeror's ability to successfully perform the sample project at the proposed price.

Past Performance (including Safety): The Government evaluated the Offeror's recent (ongoing or completed contracts within three years from issue date of the solicitation) and relevant past performance. The evaluation included the overall corporate past performance of the Offeror and any proposed subcontractors, on contracts similar in size, scope of work performed, and contract type. Emphasis was given to the extent of the direct experience and quality of past performance on previous contracts that were highly relevant to the effort defined in the RFP. The Offeror's safety, health and environmental policies, procedures and processes, including a draft Safety, Health and Environmental (SHE) Plan were also evaluated. In addition, the Offeror's Experience Modification Rate (EMR) and Lost Time Case (LTC) rates were also evaluated.

Past Performance was not numerically scored; however, an adjectival rating was assigned. The applicable adjective ratings were "Excellent," "Very Good," "Good," "Fair," and "Poor." In order to not discourage the formation of new firms that fit these criteria, firms with no relevant past performance received a rating of "Neutral" in accordance with RFP Provision M.1 and FAR Part 15.305(a)(2)(iv).

All offers received were determined to be acceptable and were evaluated against the evaluation factors identified in the RFP. The findings of the SET were presented to me on August 15, 2013. The findings as determined by the SET for each of the 27 Offerors are as follows:

**Birmingham Industrial Construction, LLC**

**Under the Past Performance Factor**, the proposal Birmingham Industrial Construction, LLC received an adjectival rating of "Excellent" resulting from four significant strengths, one strength, no significant weaknesses and one weakness. The significant strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor for a major building renovation and upgrade on a US Air Force contract; (2) as a prime contractor for another major building renovation and upgrade on a US Air Force contract; (3) as a prime contractor for a building demolition/renovation on a US Air Force contract; and (4) as a prime contractor for renovations to an occupied building on a US Air Force contract. The strength related to the relevancy and quality of performance demonstrated by a three year average LTC of zero; however, the information submitted was generic and not completely applicable to the RFP. The weakness related to the relevancy and quality of performance demonstrated by the draft SHE Plan that only somewhat addressed the MSFC five core requirements.

**Under the Price Factor**, Birmingham Industrial Construction, LLC proposed price was the third lowest of the 27 proposals. The proposed/evaluated price was below the Government Independent Cost Estimate (GICE). As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

**Brown Mechanical Contractor, Inc.**

**Under the Past Performance Factor**, the proposal for Brown Mechanical Contractor, Inc. received an adjectival rating of “Very Good” resulting from one significant strength, one strength, no significant weaknesses and two weaknesses. The significant strength related to the relevancy and quality of performance demonstrated by the three year EMR average of twenty-one percent below the industry average. The strength related to the relevancy and quality of performance demonstrated during their performance on an IDIQ Construction Contract for NASA. The weaknesses related to the relevancy and quality of performance demonstrated: (1) with the information related to LTC being generic and not completely applicable to the RFP; and (2) by the draft SHE Plan that only somewhat addressed the MSFC five core requirements.

**Under the Price Factor**, Brown Mechanical Contractor, Inc. proposed price was the fourth lowest of the 27 proposals. The proposed/evaluated price was below the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

**CCI Solutions, LLC**

**Under the Past Performance Factor**, the proposal for CCI Solutions, LLC received an adjectival rating of “Excellent” resulting from one significant strengths, four strengths, no significant weaknesses and no weaknesses. The significant strength related to the relevancy and quality of performance demonstrated by their three year LTC average of zero. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor for the Redstone Arsenal Job Order Contract on a US Army contract; (2) as a prime contractor for the Industrial Building Maintenance Job Order Contract on a US Navy contract; (3) as a prime contractor for the construction of the Source Selection Building on a US Air Force contract; and (4) by the draft SHE Plan that addressed the MSFC five core requirements.

**Under the Price Factor**, CCI Solutions, LLC proposed price was the 21<sup>st</sup> lowest of the 27 proposals. Their proposed price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

### **Dison Group, LLC**

**Under the Past Performance Factor**, the proposal for Dison Group, LLC received an adjectival rating of “Neutral” resulting from failure to submit any project-related past performance data. The safety information submitted revealed no significant strengths, no strengths, one significant weakness and one weakness. The significant weakness related to the lack of any LTC information in the proposal. The weakness related to the draft SHE Plan only somewhat addressed the MSFC five core requirements.

**Under the Price Factor**, Dison Group, LLC proposed price was the 22<sup>nd</sup> lowest of the 27 proposals. Their proposed price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

### **Gridiron BLHI - JV2**

**Under the Past Performance Factor**, the proposal for Gridiron BLHI – JV2 received an adjectival rating of “Neutral” since there was no past performance information made available on completed relevant contracts cited in the proposal. The safety information submitted revealed one significant strength, no strengths, no significant weaknesses and one weakness. The significant strength related to their three year EMR average is thirty-nine percent below the industry average. The weakness related to the information provided on LTC was generic and not completely applicable to the RFP.

**Under the Price Factor**, Gridiron BLHI – JV2 proposed price was the 12<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

### **Hardiman Remediation Services, Inc.**

**Under the Past Performance Factor**, the proposal for Hardiman Remediation Services, Inc. received an adjectival rating of “Very Good” resulting from one significant strength, four strengths, no significant weaknesses and one weakness. The significant strength related to the relevancy and quality of performance demonstrated by the three year LTC average of zero. The strengths related to the relevancy and quality of performance demonstrated: (1) as a subcontractor during the asbestos removal for various buildings, Redstone Arsenal, on a US Army Contract; (2) as a prime contractor during the renovation of Building 3307, Redstone Arsenal, on a US Army Contract; (3) as a prime contractor during the abatement of a private hospital; and (4) with their three year EMR average of seventeen percent below industry average. The weakness related to the relevancy and quality of performance demonstrated by the draft SHE Plan that only somewhat addressed the MSFC five core requirements.

**Under the Price Factor**, Hardiman Remediation Services, Inc. proposed price was the eighth lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

#### **HDCSB – JV**

**Under the Past Performance Factor**, the proposal for HDCSB - JV, Inc. received an adjectival rating of “Fair” resulting from no significant strength, two strengths, one significant weakness and two weaknesses. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor during the replacement of air handling units at a public sector metro station; and (2) as a prime contractor during the construction of a bike and ride facilities for a public sector agency. The significant weakness related to the relevancy and quality of performance demonstrated by the draft SHE Plan that did not address the MSFC five core requirements. The weaknesses related to the relevancy and quality of performance demonstrated: (1) with their three year EMR average of thirteen percent above the industry average; and (2) with the information related to LTC being generic and not completely applicable to the RFP.

**Under the Price Factor**, HDCSB - JV proposed price was the 15<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

#### **Healtheon, Inc.**

**Under the Past Performance Factor**, the proposal for Healtheon, Inc. received an adjectival rating of “Excellent” resulting from two significant strengths, five strengths, no significant weakness and no weaknesses. The significant strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor during the storm proofing of pump stations for a public sector agency; and (2) as a prime contractor during the storm proofing at intake structures for a public sector agency. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor during the storm proofing of pump stations for a public sector agency; (2) as a prime contractor during the storm proofing of pump stations for a public sector agency; (3) with their three year EMR average of fourteen percent being below the industry average; (4) by the draft SHE Plan that addressed the MSFC five core requirements; and (5) with a three year average LTC of zero; however, the information submitted was generic and not completely applicable to the RFP.

**Under the Price Factor**, Healtheon, Inc. proposed price was the 26<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined

a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

#### **IKHANA**

**Under the Past Performance Factor**, the proposal for IKHANA received an adjectival rating of “Good” resulting from no significant strengths, two strengths, no significant weakness and no weaknesses. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor during the construction of a Standard Army Retail Supply Retrograde Site, on a US Army Corp. contract; and (2) with a three year average LTC of zero; however, the information submitted was generic and not completely applicable to the RFP.

**Under the Price Factor**, IKHANA proposed price was the 23<sup>rd</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

#### **Jesse Stutts, Inc.**

**Under the Past Performance Factor**, the proposal for Jesse Stutts, Inc. received an adjectival rating of “Excellent” resulting from three significant strengths, six strengths, no significant weakness and no weaknesses. The significant strengths related to the relevancy and quality of performance demonstrated: (1) as a subcontractor during the Chiller replacement for Building 5306 on a US Army contract; (2) as a prime contractor during the Metering and Sub Metering at Building 4663 on a NASA contract; and (3) with the three year LTC average of sixty-one percent below the national average. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor during the installation of Communication Duct near Building 4624 on a NASA contract; (2) as a subcontractor during the renovation of Building 3303 on a US Army contract; (3) as a prime contractor during the upgrade of cooling tower fans at Building 4473 on a NASA contract; (4) as a prime contractor during their performance on an IDIQ Construction Contract for NASA; (5) by their three year EMR average of twelve percent below the national average; and (6) with the draft SHE Plan that addressed the MSFC five core requirements.

**Under the Price Factor**, Jesse Stutts, Inc. proposed price was the lowest of the 27 proposals. The proposed/evaluated price was below the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

### **Johnson Contractors, Inc.**

**Under the Past Performance Factor**, the proposal for Johnson Contractors, Inc. received an adjectival rating of “Very Good” resulting from four significant strengths, three strengths, one significant weakness and no weaknesses. The significant strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor during the installation of AC Units in Building 4583 on a NASA contract; (2) as a prime contractor by providing ADA Accessibility for Building 4650 on a NASA contract; (3) as a prime contractor during the installation of new air cooled chillers at Building 4593 and 4718 on a NASA contract; and (4) with their three year LTC average being zero. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor during ADA Accessibility Modifications to Building 4485 on a NASA contract; (2) as a prime contractor during the construction of new Mail Facility in Building 4631 on a NASA contract; and (3) as a prime contractor during their performance on an IDIQ Construction Contract for NASA. The significant weakness related to the relevancy and quality of performance demonstrated by their three year EMR average being twenty-four percent above the industry average.

**Under the Price Factor**, Johnson Contractors, Inc. proposed price was the fifth lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

### **Katmai Support Services, LLC**

**Under the Past Performance Factor**, the proposal for Katmai Support Services, LLC received an adjectival rating of “Good” resulting from no significant strengths, two strengths, no significant weakness and one weakness. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor during the SABER Contract at OFFUTT, AFB on a US Air Force contract; and (2) with a three year average LTC of zero; however, the information submitted was generic and not completely applicable to the RFP. The weakness related to the relevancy and quality of performance demonstrated by their three year EMR average being eleven percent above the industry average.

**Under the Price Factor**, Katmai Support Services, LLC proposed price was the 20<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

### **Lee Builders, Inc.**

**Under the Past Performance Factor**, the proposal for Lee Builders, Inc. received an adjectival rating of “Very Good” resulting from two significant strengths, no strengths, no significant weakness and three weaknesses. The significant strengths related to the relevancy

and quality of performance demonstrated: (1) as a prime contractor during the MPTA Facility Modifications on a NASA contract; and (2) as a prime contractor during the interior renovations of restrooms, break room, conference room, and spray booth on a private sector contract. The weaknesses related to the relevancy and quality of performance demonstrated: (1) by the information related to LTC being generic and not completely applicable to the RFP; (2) with their one year EMR average being nineteen percent below the industry average for 2013; however, the information being generic and not completely applicable to the RFP; and (3) by the draft SHE Plan that only somewhat addressed the MSFC five core requirements.

**Under the Price Factor**, Lee Builders, Inc. proposed price was the 11<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

#### **M&D Mechanical Contractors, Inc.**

**Under the Past Performance Factor**, the proposal for M&D Mechanical Contractors, Inc. received an adjectival rating of “Excellent” resulting from two significant strengths, one strength, no significant weakness and no weaknesses. The significant strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor during modifications to a private sector facility on a private sector contract; and (2) with their three EMR average at twenty-two percent below the industry average. The strength related to the relevancy and quality of performance demonstrated by the draft SHE Plan that addressed the MSFC five core requirements.

**Under the Price Factor**, M&D Mechanical Contractors, Inc. proposed price was the seventh lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

#### **Madison Electric, Inc.**

**Under the Past Performance Factor**, the proposal for Madison Electric, Inc. received an adjectival rating of “Excellent” resulting from three significant strengths, four strengths, no significant weakness and one weakness. The significant strengths related to the relevancy and quality of performance demonstrated: (1) as a subcontractor during the public high school HVAC renovations on a public sector contract; (2) as a prime contractor during construction for the new backup generator for physical plant building on a public sector contractor; and (3) with a three year LTC average of zero. The strengths related to the relevancy and quality of performance demonstrated: (1) as a subcontractor during the Defense Contract Management Agency Tenant Improvements on a DCMA contract; (2) as a prime contractor during the construction and maintenance on a multi-year task order contract in the private sector; (3) as a

prime contractor during their performance on an IDIQ Construction Contract for NASA; and (4) with their three year EMR average being eleven percent below the industry average. The weakness related to the relevancy and quality of performance demonstrated by the draft SHE Plan that only somewhat addressed the MSFC five core requirements.

**Under the Price Factor**, Madison Electric, Inc. proposed price was the 10<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

#### **MILCON Construction, LLC**

**Under the Past Performance Factor**, the proposal for MILCON Construction, LLC received an adjectival rating of “Fair” resulting from no significant strengths, two strengths, one significant weakness and one weakness. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor during a walk-in cooler relocation on a US Air Force contract; and (2) with their three year EMR average at seventeen percent below the industry average. The significant weakness related to the relevancy and quality of performance demonstrated by the lack of any LTC information in the proposal. The weakness related to the relevancy and quality of performance demonstrated by the draft SHE Plan that only somewhat addressed the MSFC five core requirements.

**Under the Price Factor**, MILCON Construction, LLC proposed price was the 24<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

#### **Mitchell Industrial Contractors, Inc.**

**Under the Past Performance Factor**, the proposal for Mitchell Industrial Contractors, Inc. received an adjectival rating of “Excellent” resulting from two significant strengths, three strengths, no significant weakness and no weakness. The significant strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor during the potable water meter installation on a NASA contract; and (2) as a prime contractor during the renovation of administration building on a DHS/FEMA contract. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor during the installation underground electrical feeders and fiber optics on a US Army Corp. contract; (2) as a prime contractor during their performance on an IDIQ Construction Contract for NASA; and (3) by the draft SHE Plan that addressed the MSFC five core requirements.

**Under the Price Factor**, Mitchell Industrial Contractors, Inc. proposed price was the second lowest of the 27 proposals. The proposed/evaluated price was below the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

#### **Monumental Contracting Service, LLC**

**Under the Past Performance Factor**, the proposal for Monumental Contracting Service, LLC received an adjectival rating of “Poor” resulting from no significant strengths, one strength, one significant weakness and one weakness. The strength related to the relevancy and quality of performance demonstrated as a prime contractor during the reconfiguration of a parking lot on a public university contract. The significant weakness related to the relevancy and quality of performance demonstrated by the lack of any LTC information in the proposal. The weakness related to the relevancy and quality of performance demonstrated by the draft SHE Plan that only somewhat addressed the MSFC five core requirements.

**Under the Price Factor**, Monumental Contracting Service, LLC proposed price was the 25<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

#### **OAC Action Construction, Corp.**

**Under the Past Performance Factor**, the proposal for OAC Action Construction, Corp received an adjectival rating of “Very Good” resulting from one significant strength, four strengths, no significant weaknesses and two weaknesses. The significant strength related to the relevancy and quality of performance demonstrated as a prime contractor for Upgrades to HVAC on a US Air Force Contract. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor for repairs to day rooms and dorms on a US Air Force contract; (2) as a prime contractor for the installation of a motorized security gate on a US Customs contract; (3) as a prime contractor for multiple repairs to hangar facilities on a US Air Force contract; and (4) with their three year EMR average of fifteen percent below the industry average. The weaknesses related to the relevancy and quality of performance demonstrated: (1) by the draft SHE Plan that only somewhat addressed the MSFC five core requirements; and (2) with the information related to LTC being generic and not completely applicable to the RFP.

**Under the Price Factor**, OAC Action Construction, Corp, LLC proposed price was the 17<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

### **RDT Enterprises, LLC**

**Under the Past Performance Factor**, the proposal for RDT Enterprises, LLC received an adjectival rating of “Good” resulting from no significant strengths, three strengths, no significant weaknesses and one weakness. The strengths related to the relevancy and quality of performance demonstrated: (1) as a subcontractor for a parking lot installation on a public sector contract; (2) as a subcontractor for the replacement of starter motor and controls for HVAC system on a public sector contract; and (3) with a three year average LTC of zero; however, the information submitted was generic and not completely applicable to the RFP. The weakness related to the relevancy and quality of performance demonstrated by the draft SHE Plan that only somewhat addressed the five core requirements.

**Under the Price Factor**, RDT Enterprises, LLC proposed price was the sixth lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

### **Richland, LLC**

**Under the Past Performance Factor**, the proposal for Richland, LLC received an adjectival rating of “Good” resulting from no significant strengths, two strengths, no significant weaknesses and one weakness. The strengths related to the relevancy and quality of performance demonstrated: (1) as a subcontractor for replacement of influent pump station on a public sector contract; and (2) with their three year EMR average of sixteen percent below the industry average. The weakness related to the relevancy and quality of performance demonstrated by their three year EMR average at six percent below the industry average; however, the information submitted was generic and not completely applicable to the RFP.

**Under the Price Factor**, Richland, LLC proposed price was the 19<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

### **SDVE, LLC**

**Under the Past Performance Factor**, the proposal for SDVE, Inc. received an adjectival rating of “Very Good” resulting from one significant strength, two strengths, one significant weakness and one weakness. The significant strength related to the relevancy and quality of performance demonstrated as a prime contractor for renovations to Building 4995 on a NASA contract. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor for replacement of elevators/dumbwaiters on a Department of Veteran Affairs contract; and (2) by the draft SHE Plan that addressed the MSFC five core requirements. The significant weakness related to the relevancy and quality of performance demonstrated by the

lack of any LTC information in the proposal. The weakness related to the relevancy and quality of performance demonstrated by their three year EMR average at four percent below the industry average; however, the information submitted was generic and not completely applicable to the RFP.

**Under the Price Factor**, SDVE, Inc proposed price was the highest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

**Southeast Cherokee Construction, Inc.**

**Under the Past Performance Factor**, the proposal for Southeast Cherokee Construction, Inc. received an adjectival rating of “Excellent” resulting from three significant strengths, three strengths, no significant weaknesses and no weakness. The significant strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor for renovations to Building 800 on a US Air Force contract; (2) as a prime contractor for renovations to buildings 1400 and 1400A on a US Air Force contract; and (3) as a prime contractor for renovations to training support center on a US Army contract. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor for renovations to ADAL library on a US Army Corp contract; (2) with their three year EMR average of seventeen percent below the industry average; and (3) with a three year average LTC of zero; however, the information submitted was generic and not completely applicable to the RFP.

**Under the Price Factor**, Southeast Cherokee Construction, Inc proposed price was the 14<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

**STUTTS Corp., Inc.**

**Under the Past Performance Factor**, the proposal for Stutts Corp., Inc. received an adjectival rating of “Excellent” resulting from three significant strengths, two strengths, no significant weaknesses and one weakness. The significant strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor for Building 4201 office modifications on a NASA contract; (2) as a prime contractor for modifications to aviation building on a private sector contract; and (3) with a three year LTC average of zero. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor during their performance on an IDIQ Construction Contract for NASA; and (2) with their three year EMR average of seventeen percent below the industry average. The weakness related to the relevancy and quality of performance demonstrated by the draft SHE Plan that only somewhat addressed the five core requirements.

**Under the Price Factor**, Stutts Corp, Inc proposed price was the ninth lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

**Tennessee Valley Builders, Inc.**

**Under the Past Performance Factor**, the proposal for Tennessee Valley Builders, Inc. received an adjectival rating of “Poor” resulting from no significant strengths, one strength, one significant weaknesses and no weakness. The strength related to the relevancy and quality of performance demonstrated as a prime contractor for the re-roof of portions of a building on a private sector contract. The significant weakness related to the relevancy and quality of performance demonstrated by the lack of any LTC information in the proposal.

**Under the Price Factor**, Tennessee Valley Builders, Inc proposed price was the 16<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

**TRINITY/Bhate - JV, LLC**

**Under the Past Performance Factor**, the proposal for TRINITY/Bhate – JV, LLC received an adjectival rating of “Good” resulting from no significant strengths, four strengths, no significant weaknesses and no weaknesses. The strengths related to the relevancy and quality of performance demonstrated: (1) as a prime contractor for the USMC reserve center repairs on a US Army Corp contract; (2) as a prime contractor for the renovation of the UROC Building on a US Army Corp contract; (3) with a three year average LTC of zero; however, the information submitted was generic and not completely applicable to the RFP; and (4) with their three year EMR average of ten percent below the industry average.

**Under the Price Factor**, TRINITY/Bhate – JV, LLC proposed price was the 18<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

**VEC Valley Electric, Inc.**

**Under the Past Performance Factor**, the proposal for VEC Valley Electric, Inc. received an adjectival rating of “Very Good” resulting from one significant strength, five strengths, no significant weaknesses and one weakness. The significant strength related to the relevancy and quality of performance demonstrated as a prime contractor for renovations to steam system, Building 4618, on a NASA contract. The strengths related to the relevancy and

quality of performance demonstrated: (1) as a prime contractor for renovations to HVAC system, Building 4583, on a NASA contract; (2) as a prime contractor for the installation of a door and eye wash on a NASA contract; (3) as a prime contractor for the replacement of FID control panel, Building 4708, on a NASA contract; (4) as a prime contractor during their performance on an IDIQ Construction Contract for NASA; and (5) with a three year average LTC of zero; however, the information submitted was generic and not completely applicable to the RFP. The weakness related to the relevancy and quality of performance demonstrated by the draft SHE Plan that only somewhat addressed the five core requirements.

**Under the Price Factor**, VEC Valley Electric, Inc proposed price was the 13<sup>th</sup> lowest of the 27 proposals. The proposed/evaluated price was above the GICE. As a result, the SET determined a “High” level of confidence in the Offeror's ability to successfully perform the sample project at the proposed price.

### **III. SELECTION DECISION**

During the presentation, I carefully considered the detailed findings of the SET and the SET's responses to my questions about those findings. I solicited and considered the views of key senior personnel at MSFC who attended the SET presentation. These key senior personnel have responsibilities related to this procurement and understood the application of the evaluation factors set forth in the RFP.

I determined that the SET conducted a thorough and accurate review of the proposals, evaluated the proposals according to the evaluation factors in the RFP, and identified relevant findings. Although I agreed with the findings of the SET, I also recognized my responsibility as the Source Selection Authority (SSA) to examine the findings for each proposal and to use my independent judgment to determine the appropriate discriminators for purposes of selection.

After carefully considering the detailed findings of the SET, I determined that the Past Performance (including Safety) ratings were supported by the respective findings and accurately reflected the relative standing of the proposals under the Past Performance factor. Comparing the 27 proposals, I first noted that nine of the 27 proposals received the highest possible rating of “Excellent”. The proposals rated as “Excellent” for the Past Performance factor were submitted by the following firms (listed in alphabetical order):

Birmingham Industrial Construction, LLC, CCI Solutions, LLC, Healtheon, Inc.,  
Jesse Stutts, Inc., Madison Electric, Inc., M&D Mechanical Contractors, Inc.,  
Mitchell Industrial Contractors, Inc., Southeast Cherokee Construction, Inc.,  
and, Stutts Corp., Inc.

Second, I noted that seven of the 27 proposals were rated as “Very Good” for this factor. The proposals rated as “Very Good” were submitted by the following firms:

Brown Mechanical Contractor, Inc., Hardiman Remediation Services, Inc.,  
Johnson Contractors, Inc., Lee Builders, Inc., OAC Action Construction, Corp.,  
SDVE, LLC, and VEC Valley Electric, Inc.

Third, I noted that five of the 27 proposals received the third highest possible rating of “Good” for this factor. These proposals were submitted by the following firms:

IKHANA, KATMAI Support Services, LLC, RDT Enterprises, LLC, Richland, LLC,  
and TRINITY/Bhate – Joint Venture, LLC

Fourth, I noted that two of the 27 proposals received the second lowest possible rating of “Fair” for this factor. The proposals rated as “Fair” were submitted by:

HDCSB – Joint Venture, and MILCON Construction, LLC

Next, I noted that two of the 27 proposals received a rating of “Poor”. The proposals rated as “Poor” were submitted by:

Monumental Contracting Service, LLC, and Tennessee Valley Builders, Inc.

Finally, I noted that two of the 27 proposals received a “Neutral” rating for this factor. This rating was given to the proposals submitted by Dison Group, LLC and Gridiron – BLHI – Joint Venture 2. It was determined that these firms either lacked relevant past performance or these were firms for whom information on past performance was not available as defined and explained in FAR 15.305(a)(2)(ii) and (iv). This neutral rating means that these firms may not be evaluated favorably or unfavorably on past performance.

Having considered and discussed the Past Performance findings with my advisors and having affirmed the detailed Past Performance findings presented by the SET, for the 27 proposals, I next considered the Price factor, which is approximately equal to Past Performance (including Safety). I reviewed the proposed prices for the sample project as compared to the GICE for the Sample Project provided in the RFP. In comparing the proposed prices, I noted that while there was a significant difference from the lowest to highest proposed price, the SET did not assess any proposal with a confidence level of less than “High”. In comparing the proposed prices and corresponding confidence levels, it was also apparent that there was significant competition compared to the GICE among 15 of the 27 Offerors. I also noted that, after contract award, price competition for specific construction projects would be realized

during the delivery order competitions among the multiple award IDIQ Construction contracts resulting from this procurement.

The proposed price position of the 27 Offerors (from lowest proposed Price to highest proposed Price) is as follows:

Jesse Stutts, Inc.  
Mitchell Industrial Contractors, Inc.  
Birmingham Industrial Construction, LLC  
Brown Mechanical Contractor, Inc.  
Johnson Contractors, Inc.  
RDT Enterprises, LLC  
M&D Mechanical Contractors, Inc.  
Hardiman Remediation Services, Inc.  
STUTTS Corp., Inc.  
Madison Electric, Inc.  
Lee Builders, Inc.  
Gridiron BLHI - JV2  
VEC Valley Electric, Inc.  
Southeast Cherokee Construction, Inc.  
HDCSB – JV  
Tennessee Valley Builders, Inc.  
OAC Action Construction, Corp.  
TRINITY/Bhate - JV, LLC  
Richland, LLC  
Katmai Support Services, LLC  
CCI Solutions, LLC  
Dison Group, LLC  
IKHANA  
MILCON Construction, LLC  
Monumental Contracting Service, LLC  
Healtheon, Inc.  
SDVE, LLC

Because of the very significant degree of competition this acquisition generated as evidenced by the receipt of 27 proposals, I determined that in order to make this selection as fair and efficient as possible, I would consider the lowest adjectival ratings for Past Performance as an initial assessment of best value for the Government. Therefore, I considered the firms with “Fair” and “Poor” Past Performance ratings along with the prices they offered. Of these four lowest rated firms, the best price offered was from HDCSB – Joint Venture. HDCSB’s price, when ranked in relative order from lowest to highest, was the 15<sup>th</sup> price out of the 27 offered

prices, which is close to the middle of the relative standing in the price factor. All of the other prices offered by the firms rated as “Fair” and “Poor” were higher priced offers. Therefore, I saw no clear advantage in pricing offered by these lowest rated firms, and I decided that the proposals evaluated as “Fair” or “Poor” for the Past Performance factor could not and did not offer the best value for the Government. My decision to exclude the lowest rated Past Performance Offerors from further consideration led to the removal of the following firms from further consideration for selection:

HDCSB, MILCON Construction,  
Monumental Contracting, and Tennessee Valley Builders

Then, as an additional effort to make this competition-rich acquisition selection as fair and efficient as possible while obtaining the best value for the Government, I decided to next consider the highest proposed prices for the Sample Project and whether those proposals offered any best value advantages over other lower priced offers with the same or better past performance rating. For the purposes of this comparison, I considered the offers substantially higher than the GICE (i.e., over 25%), to be among the highest priced offers. The firms (in order of highest quoted price over the GICE) to be considered for removal from further consideration for selection because they may not offer any advantage over lower priced offers are as follows:

SDVE, LLC (Very Good)  
Healthon, Inc. (Excellent)  
Monumental Contracting Serv., LLC (Poor)  
MILCON Construction, LLC (Fair)  
IKHANA (Good)  
Dison Group, LLC (Neutral)  
CCI Solutions, LLC (Excellent)  
Katmai Support Services, LLC (Good)  
Richland, LLC (Good)  
TRINITY/Bhate – JV, LLC (Good)  
OAC Action Construction, Corp. (Very Good)

Within this list, I first considered the firms with the highest ratings for Past Performance. Therefore, I specifically looked very closely at CCI Solutions and Healthon, Inc. (the only two firms on this list rated as “Excellent” for Past Performance) and noted that although CCI’s and Healthon’s Past Performance ratings were “Excellent”, I determined that CCI’s greater than 1/3<sup>rd</sup> price premium (i.e. greater than 33% above the GICE) was too high to be considered as best value for the Government even with an “Excellent” record of relevant Past Performance. Furthermore, Healthon’s price, being much higher than CCI’s price, was also too high of a price premium to consider for selection of Healthon to be in the best interest for the Government.

I next considered the firms rated as “Very Good” in Past Performance. These firms are OAC Action Construction, Corp. and SDVE, LLC. OAC offered a price that was over 25% above the GICE while SDVE offered the highest price of all 27 Offerors. The prices offered by OAC and SDVE were considered too high to be considered best value for the Government with Past Performance ratings of “Very Good” and therefore should be removed from further consideration for selection. Additionally, I could not justify selecting the firms rated as “Good” for Past Performance (TRINITY/Bhate, Richland, Katmai, IKHANA) with prices over 25% above the GICE and priced above the OAC offer which had a Past Performance rating of “Very Good”.

Finally, I considered Dison Group, LLC and Gridiron BLHI – JV both of which received Past Performance ratings of “Neutral”. Dison offered a price that was 22<sup>nd</sup> highest out of 27 offers. I determined that Dison, with such a high price, clearly did not offer any advantage in price nor did Dison offer any advantage in Past Performance and as such, I determined that the Dison offer was not a best value for the Government. Gridiron, with its Past Performance rating of “Neutral”, offered a price that was 12<sup>th</sup> highest. While the offered price by Gridiron is considered competitive, the “neutral” rating in Past Performance offers no advantage over other offers as competitive in price with Excellent or Very Good Past Performance ratings. Therefore, I determined the offers submitted by Dison and Gridiron were not a best value for the Government and removed from further consideration for selection.

In further assessing the best value for the Government, I determined that all of the remaining proposals offered a superior combination of Past Performance ratings and competitively low prices. Therefore, the proposals submitted by these remaining firms offered clear and substantial advantages over the eliminated proposals considering both the Past Performance factor and the Price factor. The remaining firms (listed alphabetically) are as follows:

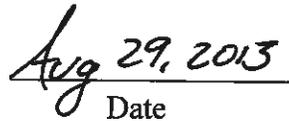
- Birmingham Industrial Construction, LLC (proposed/evaluated price of \$342,572);
- Brown Mechanical Contractor, Inc. (proposed/evaluated price of \$345,656);
- Hardiman Remediation Services, Inc. (proposed/evaluated price of \$383,210);
- Jesse Stutts, Inc. (proposed/evaluated price of \$312,334);
- Johnson Contractors, Inc. (proposed/evaluated price of \$357,333);
- Lee Builders, Inc. (proposed/evaluated price of \$388,739);
- M&D Mechanical Contractors, Inc. (proposed/evaluated price of \$379,426);
- Madison Electric, Inc. (proposed/evaluated price of \$384,312);
- Mitchell Industrial Contractors, Inc. (proposed/evaluated price of \$324,043);
- RDT Enterprises, LLC (proposed/evaluated price of \$366,437);
- Southeast Cherokee Construction, Inc. (proposed/evaluated price of \$406,363);
- STUTTS Corp., Inc. (proposed/evaluated price of \$384,092); and
- VEC Valley Electric, Inc. (proposed/evaluated price of \$399,272).

Based on the foregoing, I determined that the offers submitted by these firms clearly offered the best value for the Government consistent with the evaluation factors being approximately equal in importance as set forth in the RFP.

Therefore, I determined selection of Birmingham Industrial Construction, LLC, Brown Mechanical Contractor, Inc., Hardiman Remediation Services, Inc., Jesse Stutts, Inc., Johnson Contractors, Inc., Lee Builders, Inc., M&D Mechanical Contractors, Inc., Madison Electric, Inc., Mitchell Industrial Contractors, Inc., RDT Enterprises, LLC, Southeast Cherokee Construction, Inc., STUTTS Corp., Inc., and VEC Valley Electric, Inc. to be in the best interest of the Government. Accordingly, I hereby select these firms for award of multiple award IDIQ General Construction contracts in support of the George C. Marshall Space Flight Center.



Kim E. Whitson  
Source Selection Authority



Date