

January 26, 2024



Ms. Lorianne Luciano
Director of Procurement & Contract Management
City of Killeen
101 N College Street
Killeen, TX 76541

RE: Recommendation of General Contractor for Construction of Fire Station 4 / EOC / Training Facility

Ms. Luciano,

We have reviewed and scored the two (2) proposals submitted for the construction of the Fire Station / EOC / Training facilities project. Based on the attached Scoring Tabulation, MW Builders is the highest-scoring Respondent. We therefore recommend the City enter into contract negotiations with MW Builders for this project.

This recommendation is based on the scoring of the submittals received, in accordance with the published scoring criteria established by the Bid Specifications. As the highest-scoring Respondent, MW Builders is recognized as the Respondent able to provide the best value to the City.

Statement of Qualifications (Qualitative Evaluation)

ICGM Group did not submit a Statement of Qualifications (Tables 1-5) nor a response to the Additional Qualifications Requested, both published in the Bidding Specifications. Conversely, MW Builders not only provided all the requested Qualifications, but scored adequately as compared to an industry-standard baseline for similar contracts as observed by the Architect across the state for similar contracts.

Bid Proposal Amount (Quantitative Evaluation)

ICGM Group's bid amount is incomplete and deemed unresponsive, as a cost breakdown for the two (2) Bid Alternates was not provided, nor were Unit Prices provided. Both were requested on the Bid Form. Instead, a single total (assumed to be base bid) was provided. Additionally, the total bid provided by ICGM is deemed to not fall within the range of reasonable and responsible construction costs for the quality and scope of the facilities defined in the contract documents. Engaging in a construction contract for the bid amount submitted could undermine the city's goals for completion of an acceptable and adequate facility within the published timeframe for construction, and could expose the City to unnecessary risk. MW Builders' Bid is both within industry standard for current market conditions as well as in-line with professional cost estimates provided by the Architect's cost consultant during design.

The attached Tabulation Summary is organized to match the Selection & Scoring Criteria published in the Bid Specifications. The Bid Tabulation, or evaluation of Proposed Cost is also included.

Please contact me if any additional information is needed.

Sincerely,

Justin Myers, AIA
Partner, Martinez Architects

SELECTION CRITERIA POINT TABULATION

(Scoring Matrix as defined by "Additional Qualifications" from Bidding Specifications)

City of Killeen

Fire Station No. 4 / EOC / Training Facility

Bid Date: January 17, 2024

General Contractor	Proposed Cost	Experience & Qualifications	Client References	Project Approach	Schedule & Cost Estimates	Proposal Total	Interview Evaluation	Total
Point Value	40	30	10	10	10	100	25	125
ICGM Group	INCOMPLETE	UNRESPONSIVE	UNRESPONSIVE	UNRESPONSIVE	UNRESPONSIVE	0.0	0	0.0
MW Builders	40.0	18	9	8	8	83.0	0	83.0

Point Tabulation - Evaluation of Proposed Cost (40 Points)		
General Contractor	ICGM Group	MW Builders
Base Bid	\$ 7,783,086.00	\$ 17,197,000.00
Alternate 1: Support Building	\$ -	\$ 4,987,000.00
Alternate 2: Fire Training Structures	\$ -	\$ 1,634,000.00
TOTAL	\$ 7,783,086.00	\$ 23,818,000.00
Points Awarded	INCOMPLETE	40.0