



Executive Summary
Job Order Contracting for Mechanical Services
RFP #22-14PV

1GPA and the Paradise Valley Unified School District as the lead agency for this procurement issued a two-step procurement process in accordance with School District Procurement Rules R7-2-1106 – R7-2-1115, ARS §34-604, and ARS §41-2579. The purpose of the two-step procurement process is to develop term contracts with qualified Mechanical Contractors to perform miscellaneous construction and repair services, including limited pre-construction design services (i.e. professional services), for various projects, to be determined, such as installations, repairs, upgrades of HVAC systems, maintenance and plumbing services, as related to HVAC systems to buildings and facilities utilizing Job Order Contracting (JOC) project delivery method.

1GPA is awarding contracts to cover all regions of Arizona and other states. Firms shall follow the laws as applicable in all states for which they submitted proposals and assure that this solicitation meets the requirements of said states.

On March 15, 2022 the request for qualifications was issued and sent to the prospective offerors via OpenGov Procurement, Public Purchase, and posted on the AZPurchasing website. More than 586 registered vendors received notification of the solicitation.

This solicitation was advertised as follows:

- Arizona Business Gazette on March 17th and 24th, 2022
- Arizona Capitol Times on March 17, 2022
- DJE Oregon on March 16, 2022
- USA Today on March 17, 2022

No amendments were issued. A public opening was held on April 20, 2022 at 11:00 a.m. at the Purchasing Department of Paradise Valley Unified School District. Nineteen (19) proposals were received electronically through the OpenGov procurement portal.

The evaluation committee consisted of Lester Thompson, Construction Supervisor for Paradise Valley Unified School District, Emilio Gonzalez, a licensed engineer with Wood served as the registered engineer, Joe Holcombe, Business Development for Chasse Building Team served as the licensed general contractor, and Claudia Leon, Director of Procurement for 1GPA. An evaluation committee member statement was signed by each committee member. The committee members independently scored each statement of qualification in accordance with the evaluation criteria set forth in the RFQ

that included qualifications and experience of the firm, qualifications and experience of personnel, subcontractor management plan, financial capacity and responsiveness.

The top twelve (12) ranking firms were invited to the Step 2 Request for Proposal process (in alpha order):

- Comfort Systems USA Southwest
- HACI Service LLC
- Harris Arizona LLC
- JD-Sun Mechanical, LLC
- McCarthy Building Companies, Inc.
- Midstate Mechanical, LLC
- Pueblo Mechanical & Controls, LLC
- Sunstate Mechanical Services, LLC
- Tempe Mechanical
- United Technologies LLC (UNI-TECH)
- Veregy LLC
- Yavapai Mechanical, LLC

The RFP was issued to the top twelve firms on May 11, 2022 through OpenGov Procurement Portal. No amendments to the RFP were issued. A public opening of the technical and pricing proposals was held on June 7, 2022 at 1:00 p.m. at the Purchasing Department of Paradise Valley Unified School District. All twelve (12) contractors submitted their technical and pricing proposals electronically through the OpenGov procurement portal.

The evaluation committee members independently scored each technical proposal in accordance with the evaluation criteria set forth in the RFP that included qualifications and experience of the firm, qualifications and experience of personnel, method of approach, organizational strength and responsiveness. The price proposal was submitted separately and was evaluated using a cost formula after the technical proposal scoring was finalized.

The top seven (7) ranking firms are recommended for award (in ranking order):

- Pueblo Mechanical & Controls, LLC
- HACI Service LLC
- Veregy LLC
- Midstate Mechanical, LLC
- McCarthy Building Companies, Inc.
- Sunstate Mechanical Services, LLC
- Comfort Systems USA Southwest

United Technologies LLC (UNI-TECH) formally withdrew its proposal due to its acquisition by Pueblo Mechanical & Controls LLC.

In accordance with R7-2-1106, A.R.S. 34-604, and 41-2579 multiple awards are allowed for Job Order Contracting Services. Under the above rules 1GPA/PVUSD is allowed to award multiple contracts. 1GPA is awarding contracts to cover all geographic locations in Arizona and possible other states. 1GPA/PVUSD are awarding seven (7) Contractors.

This is a multi-year contract beginning on date of award for one year. The contract may be extended up to a maximum of four (4) additional years on a year-to-year basis. Annual renewals would be based solely on the determination of the Lead Agency and 1GPA as to the performance, costs and general quality of the services provided by the successful vendors selected. Determination for usage of a Multiple Term Contract in accordance with A.A.C. R7-2-1093 has been provided in the procurement files.