



Contractor Recommendation – Construction Services

Gonzales County Courthouse Annex Building

May 1, 2025

I. Project Background

CPM Texas was engaged in late 2024, near the end of the design phase, by Gonzales County for a Renovation project that is focused on updating and enhancing the functionality of the county annex building. This building, which spans 25,000 square feet and is located at 1709 E. Sarah DeWitt Dr., Gonzales, TX 78629, will initially serve as a temporary courthouse during the main courthouse renovation. Once the courthouse renovations are complete, the annex will be repurposed for future county operations.

II. Contractor Proposal Analysis

In accordance with state procurement guidelines, Gonzales County issued a Request for Competitive Sealed Proposals (RFP #2025A-002) for Construction Services. The RFP was publicly posted, and interested contractors were invited to participate in pre-bid site visits and submit proposals. Proposals were received from Hoar Construction, IE2 Construction, Robinson Construction, and Weaver & Jacobs Constructors.

Each proposal was evaluated by CPM based on a weighted scoring matrix aligned with the criteria outlined in the RFP. The evaluation included:

- Leveled price (inclusive of all alternates)
- Contractor's qualifications and experience
- Past performance and references
- Project approach and schedule (including logistics and risk management)
- Overall proposal quality and responsiveness

The evaluation process included thorough review of the submitted proposals and follow-up clarifications where necessary. A copy of the full scoring matrix is attached for reference.

III. Recommendation

All four submitting firms demonstrated the ability to perform the construction work; however, IE2 Construction provided the best value for Gonzales County based on CPM's evaluation.

IE2 received the highest overall score in the selection matrix, combining a competitive price, strong project experience, and a well-developed CPM schedule with clear logistics. With 16 years of Central Texas experience and a history of delivering public projects successfully, IE2's proposal stood out for its completeness, clarity, and alignment with project needs.

CPM recommends awarding the Construction Services contract to IE2 Construction, and respectfully requests the County's approval to move forward.

Please refer to the attached supplement for detailed information supporting this recommendation.

Submitted by:

John Duke, Principal

Brian Carpenter, Project Manager



Proposal Analysis – Supplemental Information

Gonzales County Courthouse Annex

Request for Proposal #2025A-002 - Construction Services

Firm Selection Matrix

Criteria		Weight	Hoar		IE2 Construction		Robinson		Weaver & Jacobs	
1	Price (Including all alternates) The total proposed cost for construction (including review of qualifications & assumptions & leveling as necessary)	40	38.63		40.00		25.17		26.72	
	Levelled total cost (Max score of 1 assigned to 40 overall points - scale based on deviation from low bid).		0.97	\$5,943,430	1.00	\$5,745,982	0.63	\$7,876,981	0.67	\$7,653,161
2	Contractor's Experience & Qualifications Evaluates the contractor's history with similar projects, years in business, etc.	20	19.00		18.00		15.00		20.00	
	Notes:		Strong rural presence throughout Texas in the commercial sector. 83 year old company with 28 year history in Central Texas. Clearly qualified to perform the work.		Solid experience in Central Texas in the commercial sector. 16 years in Central Texas. Clearly qualified to perform the work.		Good local market experience. 15 year history.		Strong local presence - especially in Gonzales County. 23 Years at current office. Clearly qualified to perform the work.	
3	Past Performance & References Reviews previous project success, client feedback, and adherence to schedules and budgets.	10	9.00		9.00		5.00		10.00	
	Previous Project Success		Representative past projects demonstrated success with similar projects, including rural project examples.		Representative past projects demonstrated success with similar projects, including rural project examples.		Representative past projects were not as strong as others, both in complexity and dollar volume.		Solid representative project experience, located in and within surrounding counties.	
4	Project Approach & Schedule Evaluates the contractor's methodology, timeline, and ability to manage risks.	25	25.00		25.00		10.00		25.00	
	Notes:		Thorough CPM schedule included with proposal. Methodology and approach to maintaining schedule aligns with industry expectations. Logistics plan displayed a solid understanding of the project needs. Project is delivering within anticipated timeline.		Thorough CPM schedule included with proposal. Methodology and approach to maintaining schedule aligns with industry expectations. Logistics plan displayed a solid understanding of the project needs. Project is delivering within anticipated timeline.		Included a schedule, but not a CPM schedule, which would be problematic during evaluation of any future change orders or delays. Logistics plan did not include any visuals.		Thorough CPM schedule included with proposal. Methodology and approach to maintaining schedule aligns with industry expectations. Logistics plan displayed a solid understanding of the project needs. Project is delivering within anticipated timeline.	
5	Overall Proposal Quality Measures the submitted proposal's completeness, clarity, and thoroughness, ensuring responsiveness to the RFP requirements.	5	4.00		4.00		3.00		5.00	
	Overall assessment		Proposal was thorough and responsive.		Proposal was thorough and responsive.		Proposal was thorough and responsive, but lacked visuals to help explain key points, like logistics.		Proposal was thorough and responsive, and distinguished from the others mainly due to a detailed CPM schedule and site logistics plan.	
TOTAL SCORE			95.63		96.00		58.17		86.72	
RANK			2		1		4		3	