



*Montague County Grant Coordinator*  
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**Memo to File:**

**RE: RFP Responses for Backup Generator at the Annex Building**

**Fr: Charley Lanier**

**Dt: September 17, 2024**

Montague County released a Request for Proposal (RFP) for the purchase and installation of a backup generator and automated transfer switch (ATS) at the courthouse annex on May 13, 2024. The RFP response due date was June 20, 2024 at 10:00 AM. The county has been approved for a grant in the amount of \$115,855.00.

The RFP was advertised in two local papers that cover the entire county in two of their weekly runs and published on the county's website. Notification of the RFP availability was also emailed directly to: Reliable Electric in Gainesville, Bill Black Electric in Lindsay, Marvin Groves Electric in Wichita Falls, and North Texas Generators in Haslet. Generator Supercenter in Denton and Generator Authority in Azle were notified of the RFP via requests on their respective websites. Electrical Design Solutions from San Antonio reached out to us via email with questions regarding the RFP.

The county received four different proposals from Marvin Groves Electric. However, none of the four were detailed proposals as requested in the RFP -- they were lump sum totals for installation of four different brands of generators. These four proposals were thought to be invalid since they did not follow the correct procedure in submitting the responses. Central Lighting &



Energy (CL&E) from Boerne submitted a bid that followed the specifications. Their proposal totaled \$239,100.00.

The RFPs were scheduled to be presented to the commissioners at their regular commissioner's court meeting on June 24, 2024, listed on the agenda as item #13. As grant coordinator, I made the presentation to the court, explaining the RFP process and the responses received. The recommendation to reject the lump sum proposals was presented, as was the option to reject the CL&E proposal due to the cost being substantially higher than our grant amount. Two options for how to proceed were offered: (1) ask for an increase in the current grant amount or (2) withdraw this application and start the process over. After some discussion, the commissioners concurred that the four lump sum bids were invalid, voted unanimously to reject the bid from CL&E since it was substantially higher than our grant amount, and to explore the two options offered.

After commissioner's court, I discussed this process and outcome with Mr. Lance Liggett, TDEM Region 2 Unit Chief. Mr. Liggett suggested a second round of targeted bids.

I extended an offer to ten additional companies that I contacted directly and who expressed an interest in bidding on the project: Electrical Design Solutions, CJ Electric LLC, Jay Evans Electric, McFadden Electric, Black Electric, Browning Electric, KDB Electric, Reliable Electric, Extreme Electric, and Dunn's Electrical Construction. I emailed each of them the RFP after talking with them. After they each received the RFP, two of the companies declined to bid, six did not respond, and two submitted bids. The

two submitted were higher than the original bids - \$333,000.00 and \$414,288.67.

Lead times for delivery of the generator and ATS ranged from 33 weeks to 50 weeks. With a period of performance ending date of August 25, 2025 for this disaster, it is unlikely we can accomplish this installation prior to the expiration of the period of performance. We could ask for a time extension to complete the project, but there is no guarantee it would be granted. We could also request an increase in the amount of the grant, but there is no guarantee it would be approved.

As much as we appreciate the support and cooperation from TDEM and FEMA for this project, we should consider an alternative at this point. With such a substantial difference in the bids we received and the amount of the grant, which was originally submitted in December of 2021, I think it would be in the best interest of the county to withdraw this application and apply for a different grant amount under a different disaster declaration. We would use one of the proposals we received as our new grant request amount on a new application. (There are currently 3 disaster declarations open that we can apply to.)