



LEXINGTON-FAYETTE COUNTY GOVERNMENT CERTIFICATE OF EMERGENCY PROCUREMENT

Revised Date: 05/03/11

(Pursuant to KRS 424.260)

STEP I

TO: Mayor

FROM: General Services/Parks
(requesting Department/Division)

DATE: October 8, 2020

I recommend the immediate purchase of 1 of Repair and
(quantity) (description)
replacement of the failing fire sprinkler system at the Tates Creek Community Center.

from Central Kentucky Sprinkler
(vendor)

for the total price of \$116,000.00 without competitive bidding on
the ground that an emergency exists (as provided in KRS 424.260) and the purchase must be
made not later than November 30, 2020 because of the following circumstances
(date)

(describe the emergency in detail, attach separate sheet if necessary), and after consulting
with the Director of Purchasing it was decided that the normal procurement process would
result in a delay in the LFUCG obtaining relief from this situation such that I have also
determined further damage or harm to the LFUCG or the general public is likely to occur:

The existing fire sprinkler system which is well past it's service life of 20 years
has had multiple failures in the last few months causing loss of property. After
being unable to secure a contractor through 3 separate bids over the past 2
years, we were able to negotiate an acceptable agreement to accomplish the
needed repairs within our budget and time allowed.

[Signature] 10/8/2020
DIRECTOR, REQUESTING DIVISION

[Signature] 10/8/2020
COMMISSIONER, REQUESTING DIVISION

[Signature] 10/9/2020
DIVISION OF CENTRAL PURCHASING





**LEXINGTON-FAYETTE COUNTY GOVERNMENT
CERTIFICATE OF EMERGENCY PROCUREMENT**

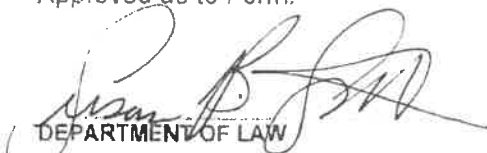
(Pursuant to KRS 424.260)

STEP II

Approved as to budgetary concerns:


COMMISSIONER OF FINANCE


Approved as to Form:


DEPARTMENT OF LAW

STEP III

Based on the foregoing information, I hereby certify that an emergency exists as described above necessitating the above purchase without competitive bidding pursuant to the authority provided pursuant to KRS 424.260.

Filed with me this _____ day of _____, 20____

for MAYOR  - CAO 11/2/2020

ATTEST

CLERK OF THE URBAN COUNTY COUNCIL



° AUTOMATIC FIRE SPRINKLER SYSTEMS ° DESIGNED AND INSTALLED °

9-4-2020

To: LFUCG – DIVISION OF PARKS AND RECREATION

Re: TATES CREEK CENTER – FIRE SPRINKLER SYSTEM REPAIR

Attn: ANTHONY WILLIAMS

Following are responses to the request for information letter dated 8-11-2020.

Budget Item #1: Deduct for normal business hours

I did not include a labor premium for off hour work. It is more for our benefit, as most of the work will be performed in an attic space, so night time is a better temperature for that work. It is assumed work in the Golf Pro shop area would be off hours regardless.

Budget Item #2: Unit prices

I added unit pricing at the end of the proposal. Please note that I used a “per day” unit for piping replacement instead of “per foot”.

It is very likely the riser assembly will need to be replaced to insure the proper function of the nitrogen system. This cost is already included in the budget number #2. Also included is replacing the control valve and alarm devices with new.

Budget Item #3: Code corrections

The areas of work are noted in the proposal.

Budget Item #3: “Other system modifications:

The other modifications only include adding oxygen bleed off valves and a few low point drains. Otherwise the system will remain as is.

Additionally: Other items

The unit prices have been added to the proposal. A time frame has also been added.

I included replacing the Golf Pro Shop sprinklers in the repair number, but I did not include the remaining sprinklers in this area. There are approximately thirty more in this area, so I added a cost allowance for these sprinklers, too.

Please let me know if you need any further information or want to discuss any of this.

Thank You

A handwritten signature in black ink, appearing to read 'Steve Schmidt', is written over a horizontal line.

Steve Schmidt
Central Kentucky Sprinkler, Inc.



° AUTOMATIC FIRE SPRINKLER SYSTEMS ° DESIGNED AND INSTALLED °

Pg 1 of 3

REVISED 9-4-2020

TO: LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT

RE: TATES CREEK CENTER SPRINKLER SYSTEM REPAIRS
LEXINGTON, KENTUCKY

Following are some budgetary numbers for the phases of the fire sprinkler work for the above project. Please note if the prices are firm, not to exceed, or a cost allowance. The final costs will be determined by the outcomes of other phases.

BUDGET #1 – NOT TO EXCEED PRICE: INSPECTION OF THE EXISTING PIPING SYSTEM \$9,500.00

- The existing fire sprinkler system piping will be investigated for leaks and interior piping corrosion. This investigation includes an internal pipe investigation of the existing supply mains, branch lines, and valving. Corrosion samples will be lab tested.
- After the visual investigation the existing fire sprinkler system piping will be air pressure tested to inspect for leakage. If the air pressure adequately holds, a water pressure test will be performed.
- Included is air compressor rental and off hour work time. It will be very likely this work will need to be scheduled at night if this work is performed during summer months.

BUDGET #2 – COST ALLOWANCE: REPLACE UP TO 500 FEET OF SPRINKLER MAIN PIPING \$44,500.00

- It is very likely that the majority of the existing leaks are located on the supply main piping. A majority of this piping will likely need to be replaced. Included in this cost allowance is replacing up to five hundred feet of sprinkler main. Not all of this piping will likely need replacing. The branch line piping is assumed to remain.
- Also included in this allowance is replacing the existing riser assembly. This may not be necessary.
- The existing sprinkler piping that is replaced will be removed from the site.
- New low point drains will be installed.

BUDGET #3 – FIRM COST FOR BELOW WORK: REPAIR CODE DEFICIENCIES

..... **\$29,500.00**

This allowance is to cover the costs associated with leak repairs and correcting the existing sprinkler spacing in the rooms that are currently out of code coverage compliance. See list below.

- Relocate/Add up to ten fire sprinklers in the Golf Pro Living Room and Pool Check In area.
- Replace one painted fire sprinkler in the Pool Check In area.
- Relocate/Add up to six fire sprinklers in the Ball Room.
- Relocate/Add sprinklers in the following rooms: 107, 118, 112, 114, 112, Hall by 132, 136, 138. This will be approximately ten sprinklers.
- Replace damaged/painted sprinklers or replace existing with longer sprinklers in the following rooms: 105, 112, 116, 122, 128, 132, 135, 140, 142. This will be approximately seventeen sprinklers.
- Add sprinkler piping and sprinklers in the unprotected patio area outside the Men’s Locker Room.
- Add sprinkler piping and sprinklers in the unprotected patio area in front of the Pro Shop
- Replace the existing sprinklers with new in the Pro Shop (Room 136). This will be approximately six sprinklers.

BUDGET #4 – FIRM COST: NITROGEN GENERATING SYSTEM

..... **\$32,500.00**

- This cost is to install a nitrogen generating system for the sprinkler piping. This cost includes other system modifications to allow the nitrogen system conversion.

INCLUDED SITE FIRE MAIN UTILITY WORK:

The existing site underground fire main will remain. No new site underground fire main work is included in this price and scope.

NOT INCLUDED IN THE FIRE SPRINKLER BUDGETS:

- Site fire main work
- Replacing existing sprinkler heads (except as noted)
- Alarm panel / Central station monitoring / Digital dialer
- Painting of pipe / Paint preparation of pipe
- Prevailing Wage
- Seismic protection of the new piping system (Seismic Design Category not provided)
- Use of galvanized piping (see below)
- Ceiling repairs
- Flushing of the piping system (see below)

BUDGETARY UNIT PRICES:

Per day for replacing up to sixty three feet of branch line piping	\$1,600.00
Per day for replacing up to sixty three feet of main line piping	\$1,800.00
Cost per foot to install galvanized piping instead of black steel piping	\$20.00 ft.
Cost to flush system after air pressure test	\$10,500.00
Cost to replace approximately thirty dry pendent sprinklers	\$8,500.00

The above work will take approximately sixty work days. The work can begin ten work days after a notice to proceed is given.

Thank you for the opportunity of providing these budget numbers. Please contact us if you have any questions.

Sincerely



Steve Schmidt
Central Kentucky Sprinkler, Inc.
859-885-7990