



Lexington-Fayette Urban County Government
DEPARTMENT OF FINANCE & ADMINISTRATION

Jim Gray
Mayor

Jane C. Driskell
Commissioner

MEMORANDUM

To: Mayor Jim Gray

From: Todd Slatin, Acting Director
Division of Central Purchasing *MS*

Date: August 9, 2012

Subject: **Bid #102-2012 – Andover Trunk Sewer No. 16 Fairway**

Bids were received in the Division of Central Purchasing on July 27, 2012 for Bid #102-2012 – Andover Trunk Sewer No. 16 Fairway for the Division of Water Quality.

Notifications were sent to (852) bidders via Economic Engine with 63 viewing the document. Five (5) bids were received as noted below:

<u>Contractor</u>	<u>ALT 1 Bid</u>	<u>ALT 2 Bid</u>
Sensabaugh Design & Construction	\$108,850.96	\$121,850.96
Lagco Inc.	\$124,451.00	\$144,615.00
DMH Construction	\$138,184.00	\$165,184.00
Garrison Construction	\$174,833.65	\$183,623.65
Walter Martin Excavation	\$229,483.75	\$234,983.75

The Andover Trunk sewer is located on the Andover Golf Course and will be a high profile, closely scrutinized project with a tight timeline for completion. This project involves working in and around a small lake on the golf course as well as crossing a small stream that feeds the lake. Consequently, environmental concerns such as erosion control and storm water anti-pollution plans are of major importance. The project consists of rerouting a sanitary sewer trunk line with 2 large manholes, assembly and installation of 24" ductile iron pipe, rock excavation, structural concrete with rock anchors as well as significant and above normal erosion and sediment control measures. Sewage flow in the existing pipeline must be maintained while the new pipe is installed with the transition of flow from the old system to the new system occurring without the release of raw sewage. An Army Corps of Engineers Permit was required on this project as well as a Kentucky Division of Water Permit.

Extensive right of way negotiations were conducted with Andover Golf Course and agreements were reached based on the LFUCG's commitment to complete a quality project within a thirty-day period starting on October 1, 2012. Andover repeatedly expressed concerns about site work and disturbance and how it would impact the course and the surrounding neighborhood.

Sensabaugh Design & Construction was asked for references on past work. Names given were personnel in the Division of Parks, the Division of Engineering and the Division of Water Quality.

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The Division of Parks seems to have had a good experience with Sensabaugh Design & Construction. Work was timely and complete but the work consisted of removal of old asphalt and other asphalt work. Sensabaugh did the material removal but sub-contracted the asphalt work.

The Division of Engineering and the Division of Water Quality have had different experiences with Sensabaugh. Work usually starts well but both Divisions had issues with the work being done on a regular basis and in a timely manner. The Andover Trunk sewer project has a thirty (30) day time limit for completion due to the public use nature of the golf course with work times limited to Monday thru Friday. Both LFUCG Divisions had issues with final clean up and punch list items on the contracts. In many cases, more than 50% of the work contracted by Sensabaugh was done by sub-contractors. Again, the Andover project has a thirty (30) day time limit and involves closing a golf tee box, negatively impacting golf course operations. Given the project's location, timeliness and final clean up will be a major item of concern.

Sensabaugh's project reference list did not list any projects where they had constructed a similar project (24" ductile iron pipe, structural concrete or in and around environmentally sensitive areas involving Army Corps of Engineers permits).

Sensabaugh is presently under contract to the LFUCG Division of Water Quality for construction of the Gainesway Pond access road. This is a project being done under the Unit Price Contract with the LFUCG and consists of constructing an access road to and around the Gainesway Pond. Work on this project is substantially complete but Sensabaugh has not been back to the site to complete the final punch list despite repeated directions to do. This project was awarded to Sensabaugh in November 2011 and was expected to only take 60 days. Sensabaugh did not reach what could be considered substantial completion until mid June 2012.

It is in the opinion of the Division of Water Quality that Sensabaugh Design & Construction has not demonstrated the qualifications necessary to successfully complete a time sensitive, environmentally sensitive project like the Andover Trunk Sewer. It should be noted that the majority of Sensabaugh's listed references would not recommend him for a project such as the Andover Trunk Sewer project.

Based on the above reasoning it is our recommendation that Lagco, Inc. be awarded this contract as the best-qualified bidder. The bid submitted by Lagco, Inc. meets bid specifications and is within budgetary constraints. Therefore, in agreement with the Division of Water Quality, I recommend that the bid submitted by Lagco, Inc. in the amount of \$124,451.00 for Alternate #1 be accepted.