

October 31, 2011

Mr. Philip Ciesielski, P.E.  
Assistant Director of Utilities  
City of Lawrence  
Department of Utilities  
P.O. Box 708  
Lawrence, Kansas 66044-0708

RE: 23<sup>rd</sup> Street Utilities Relocation  
Project UT1003CS  
PEC Project No. 10A32-002-3975  
Construction Contract Award Follow Up

Dear Philip:

Per our continued review of the information provided by bidders for the above referenced project, I have attached a memorandum for your use that relates conversations with bidder references. These conversations confirmed our perceptions of the types of past projects performed by the two lowest bidders.

It is our continued opinion that the potential risks are higher for the City with the award to the apparent low bidder. We also continue to believe that, in its own best interests, the City should consider the award of the project to the second low bidder, Redford Construction.

If you have questions, please contact us at your earliest convenience.

Sincerely,  
**Professional Engineering Consultants, P.A.**



James L. Martin, P.E.

JLM/pkr  
Attachments

cc: File

F:\2010\10A32-02A\Bid Evaluation\Recommendation for Award\Follow Up on Contract Award 10-29-11.doc

# MEMO



TO: City of Lawrence Department of Utilities  
P.O. Box 708,  
Lawrence, KS 66044

DATE: October 28, 2011

PROJECT NO.: 10A32-02A

PROJECT: 23<sup>rd</sup> Street Utilities Relocation

ATTENTION: Philip Ciesielski, P.E.

FROM: Rodney J. Hofer, P.E. 

COPIES TO: Jim Martin, P.E.

Please advise immediately of any misconceptions or omissions you believe to be contained herein.

The following notes are derived from my conversations with owners, engineers, construction managers, and other references provided by the Tribal Construction and Redford Construction, the two apparent low bidders on the 23<sup>rd</sup> Street Utilities Relocation project.

## Re: Reference Check Tribal Construction

### Shane Smith, Garver, 405-329-2555

Mr. Smith described the project as relatively small and simple construction project involving about 800 feet of 2-lane road and 1,800 feet of 8" sewer in a new industrial park. None of the sewer was deeper than 10 feet. Mr. Smith said that Tribal performed exceptionally well. They were good to work with and responded well to issues.

### Devin Terriol, Native American Services Corp. (NASCO) 405-844-1233,

NASCO acts as a construction manager on projects and is listed on two Tribal Construction Contracts.

The \$350,000 Red Rock project consisted of about a mile of 8" sanitary sewer, reconnection of 51 services, grouting and sealing of manholes and replacement of pumps in a lift station. He said that their bonding is in order and they are good about taking care of problems. He said that they had no performance or safety issues with Tribal Construction.

The \$135,000 Iowa Tribe Utility project involved the replacement of 63 automatic water meters, 450 feet of high security fencing, and connecting water lines in White Cloud, Kansas. NASCO is happy with the work done by Tribal Construction.

### Brian Johnson, City of Manhattan, 785-587-2455

Active Current Project: \$1,149,000 contract for the City of Manhattan, K-18 Utility Relocation Project  
See attached response from the City of Manhattan.

## **Re: Redford Construction Reference Check**

### **Dick Montgomery, Teliferro & Brown 816-283-3456**

Shoal Creek Parkway & NE 96<sup>th</sup> Street, 4000 feet of 24"-30" waterline, \$2,093,526

Dick said that they have little field involvement after the project is bid. He suggested I call Aaron Schmidt who was the construction manager on the project. Dick knew of no problems on the project.

### **Aaron Schmidt 816-455-2500 Hunt Midwest – General Contractor and Developer**

Redford completed a 30" main along a parkway that he rated as a fairly complex project. The contractor had to coordinate his work with the road project and other utility contractors. He found them to be a pretty good contractor and felt that they should do a good job for us. Hunt Midwest now considers Redford to be one of its preferred contractors on its projects.

### **Reza Zonnouz, City of Kansas City, MO Water**

Mr. Zonnouz was highly complementary of the work performed by Redford Construction and would strongly recommend them. They have done high quality work for KCMO Water Services. Redford has performed several 24"- 54" water main construction projects for them. He was also aware of a major sewer bypass project they did on NW Wakumios Drive although he didn't have specifics since he is on the water side. He would highly recommend Redford Construction.

### **Charles Daniels, Water One, 913-895-5771**

TD 06052 – 30" Transmission Main 47<sup>th</sup> St. – Hayes to Antioch, \$708,331

Rod Perry is no longer with Water One so Charles responded to my questions. His recollection of the project was that it went pretty smoothly. The project involved significant traffic control and installation of anode beds. He knew of no issues on the project with respect to the contractor.

### **Brad Burton, George Butler & Associates 913-492-0400**

The Falls of Crackerneck Creek: 4,130' 20" DIP, 5,812' 12" DIP, and 2,463' 8" DIP water main; 2,714' of 42" RCP and 279' 42" DIP Sanitary Sewer; and 2,150' of 15" thru 48" RCP Storm Sewer. \$2,212,000  
Redford was the Utility Contractor for the large Bass Pro Project Complex at I-470 & I-70. They performed well on a compressed schedule. They did a good job. He could recall no issues with their work and would recommend them. This project included relocating a major waterline between Independence and Lee's Summit and a large sanitary sewer. Oversight was provided by an Oversight Manager with little direct involvement by GB&A so Brad wasn't sure how the bypassing of wastewater was accomplished.



Rodney J. Hofer P.E.  
Professional Engineering Consultants P.A.  
1263 SW Topeka Boulevard  
Topeka KS 66612

RE: Tribal Construction Company, Grove OK

Dear Sir:

Tribal Construction company is currently under contract to the City of Manhattan for the K-18 Phase IV Utility Relocation project. The total contract amount of the project is approximately \$1,200,000.00.

Part A of this project involves relocation of 1,000 L.F. of Sanitary Sewer main, several manholes, 500 L.F. of watermain, and removal and replacement of approximately 2,500 S.Y of concrete street. This part of the project has a completion date of December 15<sup>th</sup>, 2011. The sanitary sewer in this location is 25' to 35' deep, and significant rock ledges are being encountered. Tribal construction has been working in this location with two to three crews for three weeks and has made 150' of progress.

Part B of this project involves approximately 5,000 L.F. of 12" D.I.P. watermain and several boring operations, and has a 90 working day completion schedule that begins when part A is completed, or December 15<sup>th</sup>, 2011, whichever is realized first.

Should you have any additional questions or need any additional information, please do not hesitate to contact me.

Brian D. Johnson P.E.  
Principal Civil Engineer  
City of Manhattan