

November 25, 2019

FNI Project No. MAN18479

Mr. Alex Whiteway.  
Assistant Director of Utilities  
City of Mansfield  
1200 E Broad Street  
Mansfield, Texas 76063

Re: S.H. 360 Lift Station Rehabilitation

Dear Mr. Whiteway:

On Thursday, November 21, 2019 at 10:00 AM, two (2) general contractors' bids were received, opened, and publicly read aloud at the City of Mansfield's Town Hall in Mansfield, Texas for the above-referenced project. The bids received are as follows, in order from lowest to highest:

Contractor	Base Bid Amount
Dake Construction	\$875,815.00
Felix Construction Company	\$892,274.00*
*Corrected for mathematical errors.	

Freese and Nichols, Inc. (FNI) opinion of probable construction cost was \$722,000.00.

FNI examined the bid proposals submitted for this project to check for errors or omissions and found mathematical errors in Felix's bid. This increased Felix's bid by \$217, bringing their bid to \$892,274.

FNI found no errors in Dake Construction's bid proposal. FNI also checked the references and project experience for Dake Construction. Based on project experience provided in the bid documents, Dake Construction has completed projects that are comparable in scope to the proposed S.H. 360 Lift Station Rehabilitation work. The work has generally been satisfactory with no major complaints.

Based on this information, FNI recommends the award of the project to Dake Construction in the amount of \$875,815.00.

Sincerely,




Freese and Nichols, Inc.  
Ryan Opgenorth, PE

**Attachments:**

S.H. 360 Lift Station Rehabilitation Bid Tabulation  
S.H. 360 Lift Station Rehabilitation Contractor Reference Check

				<b>City of Mansfield</b> <b>S.H. 360 Lift Station Rehabilitation</b>			
<b>Bid Tabulation</b>				<b>November 21, 2019</b>			
<b>Engineer:</b> Freese and Nichols, Inc. <b>Bid Date:</b> Thursday, November 21, 2019 <b>Bid Time:</b> 10:00 AM <b>FNI Project Number</b> MAN18479				<u>Dake Construction</u> 2200 Smith Barry Rd. Suite 150 Pantego, TX 76013  Scott Lewis slewis@dakeconstruction.net (817) 303-7111		<u>Felix Construction Company</u> 1313 Valwood Parkway Suite 320 Carrollton, TX 75006  Matt Phillips mattp@felixconstruction.com (469) 458-0011	
				<b>APPARENT LOW BIDDER</b>			
ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
Cell Highlighted in Yellow = Error in Contractor's Bid							
A-1	Storm Water Pollution Prevention Plan and Control	1	LS	\$ 2,400.00	\$ 2,400.00	\$ 6,000.00	\$ 6,000.00
A-2	Pump Control Panel	1	EA	\$ 24,300.00	\$ 24,300.00	\$ 66,852.00	\$ 66,852.00
A-3	250A Automatic Transfer Switch	1	EA	\$ 8,400.00	\$ 8,400.00	\$ 7,438.00	\$ 7,438.00
A-4	125kW Generator/fuel tank/sound attenuation enclosure	1	EA	\$ 82,600.00	\$ 82,600.00	\$ 85,297.00	\$ 85,297.00
A-5	Electrical Equipment Rack including supports, Power Panel HA, and Mini Load Center LA	1	EA	\$ 27,600.00	\$ 27,600.00	\$ 53,053.00	\$ 53,053.00
A-6	Site Grounding and Bonding, Associated Receptacles and Lighting	1	LS	\$ 16,400.00	\$ 16,400.00	\$ 14,395.00	\$ 14,395.00
A-7	SCADA (includes new site RTU and programming)	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 43,983.00	\$ 43,983.00
A-8	Cable and Conduit	1	LS	\$ 121,100.00	\$ 121,100.00	\$ 101,966.00	\$ 101,966.00
A-9	Level Instrumentation	1	LS	\$ 4,100.00	\$ 4,100.00	\$ 11,996.00	\$ 11,996.00
A-10	Power System Studies	1	LS	\$ 7,100.00	\$ 7,100.00	\$ 6,238.00	\$ 6,238.00
A-11	Start-up and Testing	1	LS	\$ 2,300.00	\$ 2,300.00	\$ 12,011.00	\$ 12,011.00
A-12	Aerator at Lift Station (Wet Well Wizard or approved equal)	1	EA	\$ 22,600.00	\$ 22,600.00	\$ 26,000.00	\$ 26,000.00
A-13	Submersible Pump and Mounting Appurtenances	2	EA	\$ 47,600.00	\$ 95,200.00	\$ 56,722.00	\$ 113,444.00
A-14	Lift Station Piping, Valves, Supports and All Appurtenances	1	LS	\$ 25,300.00	\$ 25,300.00	\$ 12,000.00	\$ 12,000.00
A-15	Concrete Pavement	127	SY	\$ 433.00	\$ 54,991.00	\$ 150.00	\$ 19,050.00
A-16	24" Double Swing Gate	1	EA	\$ 14,500.00	\$ 14,500.00	\$ 18,000.00	\$ 18,000.00
A-17	8' Ornamental Security Fencing	220	LF	\$ 246.00	\$ 54,120.00	\$ 220.00	\$ 48,400.00
A-18	6" Gravel Paving	197	SY	\$ 271.00	\$ 53,387.00	\$ 30.00	\$ 5,910.00
A-19	Site Restoration	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 7,000.00	\$ 7,000.00
A-20	Operation and Maintenance Manuals	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00
A-21	Emergency Bypass Connections	2	EA	\$ 9,500.00	\$ 19,000.00	\$ 17,000.00	\$ 34,000.00

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A-22	6" PVC Force Main (AWWA C900)	17	LF	\$ 321.00	\$ 5,457.00	\$ 830.00	\$ 14,110.00
A-23	Trench Safety System	1	LF	\$ 14,700.00	\$ 14,700.00	\$ 1,200.00	\$ 1,200.00
A-24	Dewatering	1	LS	\$ 2,900.00	\$ 2,900.00	\$ 12,000.00	\$ 12,000.00
A-25	Installation of Pipe Collar	2	EA	\$ 5,100.00	\$ 10,200.00	\$ 3,800.00	\$ 7,600.00
A-26	Wet Well Concrete Repair	10	SF	\$ 410.00	\$ 4,100.00	\$ 180.00	\$ 1,800.00
A-27	Wet Well Concrete Spalling Repair	10	SF	\$ 680.00	\$ 6,800.00	\$ 120.00	\$ 1,200.00
A-28	New Coating of Existing Lift Station Wet Well	1	LS	\$ 18,700.00	\$ 18,700.00	\$ 36,000.00	\$ 36,000.00
A-29	Bypass Pumping for Work Within Wet Well	1	LS	\$ 57,300.00	\$ 57,300.00	\$ 79,000.00	\$ 79,000.00
A-30	4" French Drain	80	LF	\$ 47.00	\$ 3,760.00	\$ 85.00	\$ 6,800.00
A-31	Installation of "Drop Bowl" and Pipe within Wet Well	1	LS	\$ 2,300.00	\$ 2,300.00	\$ 3,300.00	\$ 3,300.00
A-32	Performance, Payment Bonds, and Allowance for Insurance (2.5%)	1	LS	\$ 21,600.00	\$ 21,600.00	\$ 13,231.00	\$ 13,231.00
A-33	Mobilization and Demobilization (2.5%)	1	LS	\$ 20,100.00	\$ 20,100.00	\$ 20,000.00	\$ 20,000.00
<b>Total Amount Bid</b>				<b>\$ 875,815.00</b>		<b>\$ 892,274.00</b>	

<b>Owner:</b>	<u>City of Mansfield</u>	<b>Person Contacted:</b>	<u>Richard L. Postma</u>
<b>Project Name:</b>	<u>S.H. 360 Lift Station Rehabilitation</u>	<b>Telephone No.:</b>	<u>817-493-5147</u>
<b>Project No.:</b>	<u>MAN18479</u>	<b>Date   Time:</b>	<u>Oct 24, 2019   11:00 am</u>
<b>Contacted By:</b>	<u>Gustavo Sa</u>	<b>Representing:</b>	<u>TRA</u>
<b>Reference Project:</b>	<u>TCWSP Facility Improvements &amp; Rehab</u>		
<b>Project Description:</b>	<u>Meter replacements in the</u>		
<b>Project Complete:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>On Schedule:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		<b>Completion Date:</b>	<u>2017</u>
<b>Project Manager:</b>	<u>Scott Lewis</u>		
<b>Superintendent(s):</b>	<u></u>		
<b>E = Excellent      G = Good      F = Fair      P = Poor</b>			
<b>Rate the Manager in the following categories:</b>			
Qualifications by experience or skills	<u></u>	Professional conduct and integrity	<u></u>
Ability to manage subcontractors	<u></u>	Ability to work with changes	<u></u>
Comments: <u>No issues working with the project manager.</u>			
<b>Rate the Superintendent in the following categories:</b>			
Qualifications by experience or skills	<u>n/a</u>	Professional conduct and integrity	<u>n/a</u>
Ability to manage subcontractors	<u>n/a</u>	Ability to work with changes	<u>n/a</u>
Comments: <u>Superintendent was not discussed.</u>			
<b>Rate the Contractor's work habits and quality of the work performed:</b>			
Rate overall quality of finished project	<u></u>	Significant rework required	<u></u>
Defective work corrected promptly	<u></u>	Quality control procedures adequate	<u></u>
Comments: <u>No issues with quality of the final product.</u>			

**Rate the Contractor's project resources in the following categories:**

Adequate and skilled foreman	_____	Equipment quantity and condition	_____
Adequate and skilled labor force	_____	Appropriate use of equipment	_____

Comments: Crew was timely and experienced.

**Rate the Contractor's financial management and strength:**

Financial resources adequate for project	_____	Liens by subcontractors or suppliers	_____
Personnel wage disputes	_____	Complaints of late or non-payment	_____

Comments: No difficulty financing project. Paid their subs on time.

**Rate the Contractor's ability to complete and follow-up on warranty work:**

Punchlist completed in reasonable time	_____	Project staffed for timely completion	_____
Response on warranty work acceptable	_____	Did Owner perform any warranty work?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Comments: Project was completed on time and with good quality.

**Would you recommend award of another contract to this Contractor?** ☒ Yes ☐ No

Comments or recommendations you would make to another owner:

Spoke with Richard L. Postma with TRA. Dake Construction did meter replacements on a \$1.6 million project for the Tarrant County Water Supply Project, which provides drinking water to Bedford, Euless, Colleyville, and parts of North Richland Hills. Dake Construction was a pleasure to work with and TRA would have no qualms if they were low bid on a future project. Currently, TRA is working with Dake on an odor control project for Mountain Creek Station. According to Mr. Postma, out of all the contractors TRA has worked with, Dake has been one of the better ones and extremely easy to work with.

<b>Owner:</b>	<u>City of Mansfield</u>	<b>Person Contacted:</b>	<u>Kyran Hayes</u>
<b>Project Name:</b>	<u>S.H. 360 Lift Station Rehabilitation</u>	<b>Telephone No.:</b>	<u>(972) 564-7300 ext. 1144</u>
<b>Project No.:</b>	<u>MAN18479</u>	<b>Date   Time:</b>	<u>Nov 22, 2019   2:20 PM</u>
<b>Contacted By:</b>	<u>Gustavo Sa</u>	<b>Representing:</b>	<u>City of Forney</u>
<b>Reference Project:</b>	<u>Lift Station and Metering Improvements Vintage Meadows Addition</u>		
<b>Project Description:</b>	<u>Lift station and gravity main rehab</u>		
<b>Project Complete:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>On Schedule:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Project Manager:</b>	<u>Scott Lewis</u>		
<b>Superintendent(s):</b>	<u></u>		
<b>Completion Date:</b> <u>2015</u>			

*E = Excellent*
*G = Good*
*F = Fair*
*P = Poor*
**Rate the Manager in the following categories:**

Qualifications by experience or skills _____	Professional conduct and integrity _____
Ability to manage subcontractors _____	Ability to work with changes _____

Comments: Contact said the project manager was very easy to work with. When asked about his ability to manage subs and address changes, the contact said that he can't recall any complications.

**Rate the Superintendent in the following categories:**

Qualifications by experience or skills _____	Professional conduct and integrity _____
Ability to manage subcontractors _____	Ability to work with changes _____

Comments: Contractor did not discuss the superintendent on the call.

**Rate the Contractor's work habits and quality of the work performed:**

Rate overall quality of finished project _____	Significant rework required _____
Defective work corrected promptly _____	Quality control procedures adequate _____

Comments: Project was of adequate quality. Significant rework was not required.

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**Rate the Contractor's project resources in the following categories:**

Adequate and skilled foreman	_____	Equipment quantity and condition	_____
Adequate and skilled labor force	_____	Appropriate use of equipment	_____

Comments: Contact said the staff seemed capable for the job. No issues mentioned.

**Rate the Contractor's financial management and strength:**

Financial resources adequate for project	_____	Liens by subcontractors or suppliers	_____
Personnel wage disputes	_____	Complaints of late or non-payment	_____

Comments: No issues concerning contractor finances were mentioned.

**Rate the Contractor's ability to complete and follow-up on warranty work:**

Punchlist completed in reasonable time	_____	Project staffed for timely completion	_____
Response on warranty work acceptable	_____	Did Owner perform any warranty work?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Comments: Project was adequately staffed. There were some complications with punch list, but nothing significant per the contact. He does not recall what the specific issue was. No warranty repairs needed since issues were addressed prior to final payment.

**Would you recommend award of another contract to this Contractor?** ☒ Yes ☐ No

Comments or recommendations you would make to another owner:

Contacted Kyran Hayes, a city inspector at the City of Forney. Kyran says that the City has worked with Dake Construction on two lift station projects recently, one in 2015 and another in 2016. The first project was a \$337,500 lift station improvement with a metering manhole and gravity main for the Kaufman County Fresh Water Supply District No. 6. The other project was the \$936,050 Irish Ridge Lift Station. Kyran Hayes says both projects were managed well with little to no issues, however he was only the main inspector for the 2015 project. In general, Kyran says Dake was excellent to work with, and he would not hesitate to have them on another project. The only issue encountered were a few items on the punch list, but Kyran says they were minor and addressed quickly.

<b>Owner:</b>	<u>City of Mansfield</u>	<b>Person Contacted:</b>	<u>Misty Christian, P.E.</u>
<b>Project Name:</b>	<u>S.H. 360 Lift Station Rehabilitation</u>	<b>Telephone No.:</b>	<u>(817) 900-8525</u>
<b>Project No.:</b>	<u>MAN18479</u>	<b>Date   Time:</b>	<u>Nov 22, 2019   10:45 am</u>
<b>Contacted By:</b>	<u>Gustavo Sa</u>	<b>Representing:</b>	<u>Kimley-Horn</u>

<b>Reference Project:</b>	<u>Charbonneau Lift Station Rehabilitation</u>
<b>Project Description:</b>	<u>Lift station rehab for the City of Lake Worth</u>
<b>Project Complete:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>On Schedule:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Completion Date:</b> <u>2017</u>
<b>Project Manager:</b>	<u>Scott Lewis</u>
<b>Superintendent(s):</b>	<u> </u>

E = <i>Excellent</i>	G = <i>Good</i>	F = <i>Fair</i>	P = <i>Poor</i>
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**Rate the Manager in the following categories:**

Qualifications by experience or skills	<u>      </u>	Professional conduct and integrity	<u>      </u>
Ability to manage subcontractors	<u>      </u>	Ability to work with changes	<u>      </u>
Comments:    Contact reported no issues working with the project manager			

**Rate the Superintendent in the following categories:**

Qualifications by experience or skills	<u>      </u>	Professional conduct and integrity	<u>      </u>
Ability to manage subcontractors	<u>      </u>	Ability to work with changes	<u>      </u>
Comments:    No comment made on the superintendent.			

**Rate the Contractor's work habits and quality of the work performed:**

Rate overall quality of finished project	<u>      </u>	Significant rework required	<u>      </u>
Defective work corrected promptly	<u>      </u>	Quality control procedures adequate	<u>      </u>
Comments:    No rework was required, and contractor seemed to have excellent quality control procedures.			



**Rate the Contractor's project resources in the following categories:**

Adequate and skilled foreman \_\_\_\_\_ Equipment quantity and condition \_\_\_\_\_  
Adequate and skilled labor force \_\_\_\_\_ Appropriate use of equipment \_\_\_\_\_

Comments: Contractor had a well-staffed and experienced labor force.

**Rate the Contractor's financial management and strength:**

Financial resources adequate for project \_\_\_\_\_ Liens by subcontractors or suppliers \_\_\_\_\_  
Personnel wage disputes \_\_\_\_\_ Complaints of late or non-payment \_\_\_\_\_

Comments: No issues reported concerning the contractor's financial practices.

**Rate the Contractor's ability to complete and follow-up on warranty work:**

Punchlist completed in reasonable time \_\_\_\_\_ Project staffed for timely completion \_\_\_\_\_  
Response on warranty work acceptable \_\_\_\_\_ Did Owner perform any warranty work? ☐ Yes ☒ No

Comments: Project was staffed for timely completion and of excellent quality. There was no issue with final product and no warranty work was performed.

**Would you recommend award of another contract to this Contractor?** ☒ Yes ☐ No

Comments or recommendations you would make to another owner:

Misty Christian, an Engineer from Kimley Horn and Associates, was the lead engineer on a \$422,000 lift station rehabilitation for the City of Lake Worth. The project included the addition of a fourth pump and replacement of internal and external piping. The entire project was under construction for about a year. Misty says they did an excellent job. The work was completed on time and under budget. Personnel was skilled, punctual, and professional. Dake did a good job shutting down the project cleanly and working with residents in the area. Staff had adequate equipment and knowledge. No change orders were needed for this project.