



Rinker Design Associates, P.C.

*Land Development * Surveying * Land Planning
Transportation * Environmental * Right of Way*

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June 13, 2016

Town of Vienna
Department of Public Works
127 Center Street S.
Town of Vienna, 22180, VA

Attention: Michael Gallagher, PE, Director of Public Works (Acting)
Gina Gilpin, CPPB, Town Purchasing Agent

Re: IFB 16-11 Cottage Street Sidewalk - Locust to Moore SW UPC 105283

Mr. Gallagher:

In accordance with VDOT's Locally Administered Projects (LAP) Manual, Section 12.6.9.2 for items required in the Project Award Submittal Package, this letter should serve as the detailed explanation for why the bid is below the engineer's estimate. Also as "**Attachment 1**" to this letter is a list of items of significant (25% +/-) deviations from the engineer's estimate. This letter shall also serve as documentation for the check-list items shown in Appendix 12.6A (Items #2 and #3 of the "Submission of Documents for Projects Requiring Authorization to Award" section.).

In review of the low-bid (by Sagres Construction - see **Attachment 1** and separately provided excel file) there are a number of bid items that are significantly higher/lower than the Engineer's construction estimate provided. The project team utilized a combination of VDOT's Constr. Est. Averages (found on VDOT's website, Construction sub-section), the previous bid's received from when this project was originally advertised, and also from the other locality administered projects within the Town. The unit prices, from not only the prepared bid received, but also the other bids the Town received were completely random in nature (higher/lower across the board for different items) when comparing against VDOT's Constr. Est. Averages and Town historical data assembled. In summary (a line by line is provided in Attachment 1 and excel file), but there is no readily apparent reason for this deviation.

It is concluded, by opinion, by the Engineer (Rinker Design Associates, PC.) that Sagres Construction has very aggressively priced the project to ensure they would be the winning/low bidder. Sagres Construction has been consistently the low bidder for several projects now we feel they are bidding aggressively in attempts to continue to secure opportunities for construction work in the Town of Vienna.

It is for these reasons that the original bid/unit price for a majority of the bid items deviated over/under 10% of the Engineer's construction bid price/unit price. Pursuant to LAP 12.6.9.2 an explanation for the action item #3 is only needed with the lower bidder is greater than 10% of the Engineer's estimate. The low bidder is **LOWER** than the Engineer's estimate.

Should you have any questions, please do not hesitate to contact me at 703-368-7373, or e-mail me at awelschenbach@rdacivil.com.

Sincerely,

Adam D. Welschenbach, P.E., PTOE
Project Manager

Attachment 1

HS 16-11 Cottage Street Sidewalk - Layout to Measure SW													
Bid Opening 6/6/16 11:00 AM													
Opened by Gina Glibin. Witnessed by Yeldecia Greenberg													
UPC 105283													
NO.	ITEM DESCRIPTION	QUANTITY	UNIT										
1	MOBILIZATION/CONSTR. SCHEDULING	1	LS										
2	CONSTRUCTION SURVEYING	1	LS										
3	CLEARING AND GRUBBING (SHALL INCLUDE ANY TREE REMOVAL NOT NOTED ON PLANS)	1604	SY										
4	REGULAR EXCAVATION	162	CY										
5	EXCESS CUT TO BE DISPOSED (HAIL AWAY)	360	CY										
6	FULL DEPTH ASPHALT DRIVEWAY (HORN)	738	SF										
7	SM-9.5A OR SM-9.5SD FOR MILL/OVERLAY (MIN. 2" MIN.)	826	SF										
8	FLEXIBLE PAVEMENT PLANNING (2" MILL)	184	SY										
9	MOD. COMB. CURB AND GUTTER CG-6	189	LF										
10	MOD. RAD. COMB. CURB AND GUTTER CG-6	275	LF										
11	CG-12 DETECTABLE WARNING SURFACE	30	SY										
12	HYDR. CEMENT CONC. SIDEWALK 4" (SHALL INCLUDE SUB-BASE LAYERS)	898	SY										
13	HYDR. CEMENT CONC. (CG-12) (SHALL INCLUDE SUB-BASE LAYERS)	98	SY										
14	HYDR. CEMENT CONC. WALKWAY (PRIVATE CONNECTIONS)	5	SY										
15	PERIUS CONC. SIDEWALK 4"	35	SY										
16	STD. CG-8B (ENTRANCE APRON) (INCLUDES SUB-BASE LAYERS)	22	SY										
17	STD. R-2 AC (ENTRANCE APRON) (INCLUDES SUB-BASE LAYERS)	188	SY										
18	ASPHALT DRIVEWAY (INCLUDES REMOVAL/DISPOSAL OF EXISTING D/W AND SUB-BASE LAYERS)	29	SY										
19	CONCRETE DRIVEWAY (INCLUDES REMOVAL/DISPOSAL OF EXISTING D/W AND SUB-BASE LAYERS)	101	SY										
20	CONCRETE STEPS PER STD S-1 (WITH STD HR-2)	1	LS										
21	MISC. PLANTER BOX	6	SY										
22	REMOVE EX. FENCE	87	LF										
23	FENCE CHAIN LINK	87	LF										
24	SAWCUT CONCRETE ITEMS (SIDEWALK, C&G, ETC.)	100	LF										
25	SAWCUT FULL DEPTH PAVEMENT	788	LF										
26	ADDITIONAL CHAIN LINK FENCE (4'-6" HT) (REMOVE AND REPLACE)	100	LF										
27	WOOD BOARD FENCE (4'-6" HT) (REMOVE AND REPLACE)	100	LF										
28	6"x6" TIMBER WALL IN FRONT OF TREES- VARIOUS LOCATIONS, AS NEEDED (3' HEIGHT MAXIMUM)	100	LF										
29	ADJUST METAL RAMP ENTRANCE	1	LS										
30	ALWAYING DUST	50	HR										
31	MAINTENANCE OF TRAFFIC	1	LS										
32	DEMOLITION (8' HALL AWAY) OF PAVEMENT (EL. DEMOLITION & HALL AWAY) OF CONC. APRON/SIDEWALK/MAILBOX PAD	144	SY										
33	DEMOLITION (8' HALL AWAY) OF BRICK DRIVEWAY (GIVE BRICKS TO PROPERTY OWNER IF REQUESTED)	377	SY										
34	DRIVEWAY (GIVE BRICKS TO PROPERTY OWNER IF REQUESTED)	5	SY										
35	DEMOLITION (8' HALL AWAY) EX. CURB & GUTTER	352	LF										
36	SOID	680	SY										
37	TOP SOIL CL. A 2"	680	SY										
38	NS TREE REMOVAL (ANY SIZE)	24	EA										
39	INLET PROTECTION (TY B)	8	EA										
40	THREE PROTECTION	8	EA										
41	SILT FENCE	307	LF										
42	UNROCKED FEE (TYPE PER DIRECTION OF TOWN)	7	EA										
43	MISC. LANDSCAPING (DISCRETION OF TOWN)	1	LS										
44	MAINTENANCE OF TREES	1	LS										
45	CONC. FOUNDATION STP-1 TYPE A (FOR SIGN POST)	27	EA										
46	STD. STP-1 POST, 2'-1/2"	112	LF										
47	STD. STP-1 POST, 2"	140	LF										
48	REMOVE EXIST. SIGN STRUCTURE/FOUND.	13	EA										
49	RE-SET SIGN STRUCTURE IN PLACE	9	EA										
50	SIGN PANEL	148	SY										
51	INSTALL SIGN	18	EA										
52	24" PAVEMENT MARKING TYPE B CLASS 1 - WHITE	686	LF										
53	PAVEMENT MARKING TYPE B CLASS 1 - YELLOW	164	LF										
54	REPAVING OF EX. PAVEMENT MARKING (PER 6" WIDTH)	142	LF										
55	REPLACE/ADJUST EXISTING WATER METER/VALVE/CLEANOUTS (SIZE VARIES)	15	EA										

