



THE PETTIT GROUP, LLC
Engineering • Architecture • Planning

March 19, 2021

Mayor and Council
Borough of Wenonah
1 Southwest Avenue
Wenonah, NJ 08090

RE: Review of Bid Documents & Recommendation for Award
2021 Borough of Wenonah Infrastructure Improvement Project
Roadway Improvements to S. Marion Ave., from Mantua Ave. to Willow St. (2019 NJDOT)
Drainage & Roadway Improvements to W. Cherry St., from Jefferson Ave. to Garfield Ave. (2020 NJDOT)
Water Main Replacement in S. Marion Ave., from Mantua Ave. to Willow St. (Borough Capital)
Roadway Improvements to S. Princeton Ave., from Cherry St. to Willow St. (Borough Capital)
Borough of Wenonah
Project Number WNOE066

Dear Mayor and Council:

Bids were received and opened at the Borough Municipal Building on March 16, 2021 for the 2021 Borough of Wenonah Infrastructure Improvement Project. A total of eight (8) bids were received for this project out of the eleven (11) Contractors who obtained the bid documents.

The three (3) low bidders for this project are as follows:

BIDDER	BASE BID #1	BASE BID #2	ALT. BID #1	ALT. BID #1 W/ ADD-DEDUCT	ALT. BID #2	ALT. BID #3	ALT. BID #4	TOTAL BID AMOUNT w/o ADD-DEDUCT
Think Pavers Hardscaping, LLC	\$234,413.00	\$137,369.00	\$461,473.00	\$447,002.00	\$151,564.00	\$17,325.00	\$21,360.00	\$1,023,504.00
Richard.E. Pierson Construction Co., Inc.	\$247,442.54	\$131,506.00	\$460,027.64	\$440,878.64	\$147,959.50	\$22,990.00	\$27,000.00	\$1,036,925.68
Landberg Construction, LLC	\$232,378.39	\$181,314.00	\$490,039.37	\$495,903.37	\$142,016.00	\$21,450.00	\$21,600.00	\$1,088,797.76

In reviewing the bid results, please note that the following as it pertains to the scope of each of the bids provided above:

- 1. Base Bid #1** depicts the full scope of the NJDOT approved improvements in South Marion Avenue.
- 2. Base Bid #2** reflects the costs for Water Main Replacement South Marion Avenue, from Mantua Avenue to Willow Street.

3. **Alternate Bid #1** depicts the full scope of the NJDOT approved improvements in West Cherry Street, including the CIPP Lining of the existing Storm Sewer, from Lincoln Avenue to Garfield Avenue.
4. **Alternate Bid #1 w/ Add-Deduct** depicts the full scope of the NJDOT approved improvements in West Cherry Street, with the substitution of Storm Sewer Replacement, from Lincoln Avenue to Garfield Avenue, in lieu of Storm Sewer CIPP Lining.
5. **Alternate Bid #2** reflects the costs for Roadway Improvements to S. Princeton Avenue, from Cherry Street to Willow Street
6. **Alternate Bid #3** reflects the costs for the potential replacement of existing lead containing water services with new copper water services for Cherry Street. *It should be noted that this work is an NJDEP requirement.*
7. **Alternate Bid #4** reflects the costs for Miscellaneous Roadway Repairs throughout the Borough.

Based upon the above, the apparent low bidder for the 2021 Borough of Wenonah Infrastructure Improvement Project, including Alternate Bid #'s 2-4 and Alternate Bid #1 (without the Add-Deduct), is Think Pavers Hardscaping, LLC in the amount of \$1,023,504.00. However, it is our understanding that the bid submitted by Think Pavers Landscaping, LLC has been determined to be deficient and therefore, must be rejected.

In light of the rejection of the bid submitted by Think Pavers Landscaping, LLC, the next apparent low bidder for the 2021 Borough of Wenonah Infrastructure Improvement Project, including Alternate Bid #'s 2-4 and Alternate Bid #1 (without the Add-Deduct) has been identified as Richard E. Pierson Construction Co., Inc.

It should be noted that the bids submitted by Richard E. Pierson Construction Co., Inc. vary from the corresponding Engineer's Estimates in the following percentages:

- **Base Bid #1**: **6.2±% Above** Engineer's Estimate
- **Base Bid #2**: **0.8±% Above** Engineer's Estimate
- **Alternate Bid #1**: **10±% Below** Engineer's Estimate
- **Alternate Bid #1 (w/Add-Deducts)**: **8.4±% Below** Engineer's Estimate
- **Alternate Bid #2**: **15.5±% Above** Engineer's Estimate
- **Alternate Bid #3**: **0.5±% Below** Engineer's Estimate
- **Alternate Bid #4**: **150±% Above** Engineer's Estimate
- **Total Bid Amount, incl Alt's 1-4, no add-deducts**: **0.2±% Above** Engineer's Estimate



Please note that our office has reviewed the Richard E. Pierson Construction Co., Inc.'s unit pricing for consistency, reviewed their project history and qualifications, and checked their references, including subcontractors. Based upon our research and in accordance with the bid submitted, we recommend, that 2021 Borough of Wenonah Infrastructure Improvement Project, including all four (4) Alternate Bids, without add-deducts, be awarded to Richard E. Pierson Construction Co., Inc. in the amount of \$1,036,925.68, contingent upon the certification of funds.

By approving the Award of Contract as described above, it should be noted that Richard E. Pierson Construction Co., Inc.'s bid amount of \$247,442.54, for the NJDOT Funded Roadway Improvements in South Marion Avenue is less than the NJDOT grant amount (\$265,000.00). Therefore, it is anticipated that a portion of the Grant allotment may be used to aid in offsetting the costs for Professional Engineering Services for the Construction Phase of the project.

Alternatively, it should be noted that Richard E. Pierson Construction Co., Inc.'s bid amount of \$460,027.64, for the NJDOT Funded Improvements in West Cherry Street is greater than the NJDOT grant amount of \$270,000. As a result, the Borough shall be financially responsible for all West Cherry Street construction costs in excess of \$270,000, as well as all construction inspection fees generated by our office.

For your reference, enclosed please find the "Bid Tally Sheet" which lists each of the bidders and their respective breakdowns for the proposed work. In addition, we have delivered copies of the three lowest (3) bidders' documents for Borough Record Information.

Furthermore, I have delivered copies of the three (3) low bidders bid documents to the Borough Solicitor, Matthew P. Lyons, Esq., for his review of the form and content of bids, bid security, and consent of surety. Provided that the Borough Solicitor is satisfied with the low bidder's documents and upon Certification of Funds, we are requesting that the necessary Resolution of Award of Contract to Richard E. Pierson Construction Co., Inc., for the 2021 Borough of Wenonah Infrastructure Improvement Project, including Alternate Bid #'s 1-4, without add-deducts, be prepared for adoption at the next available regularly scheduled Council meeting.

Please note that the resolution must specifically state that the award is contingent upon approval by NJDOT.

Subsequent to the Borough's adoption of the Resolution of Award, we will forward certified copies of the Resolution, the bid tabulation sheet, and a completed Initial Payment Voucher requests to NJDOT for review and approval.

A Pre-Construction Meeting will be scheduled and a Notice to Proceed will be issued following NJDOT's approval of the Contract Award and upon Solicitor's approval of Richard E. Pierson Construction Co., Inc.'s Performance Bonds and Insurance Certificates. At that time, we will also transmit the remaining unsuccessful bidder's documents back to the bidders.



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It is anticipated that the proposed work will begin in mid to late May 2021 and will be substantially completed by mid to late August of 2021, unless weather conditions dictate otherwise.

Should you have any questions or comments regarding the information provided, please feel free to contact me at the office (856) 464-9600 or on my cell at (267) 972-6317.

Very truly yours,
THE PETTIT GROUP, LLC



David Kreck, PE, CME
Associate

Enclosures

Cc: Karen Sweeney, Borough Clerk
Matthew P. Lyons, Esq., Borough Solicitor (w/enclosures) via email only

