

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: March 10, 2025

FROM: Dale Perryman, P.E., Town Engineer

SUBJECT: Review of Bids and Award of Contract for Steeplechase Detention Spillway Improvements

INTRODUCTION:

The purpose of this agenda item is to review the bids and award a contract for Steeplechase Detention Spillway Improvements.

BACKGROUND:

Steeple Chase Park is located at the easternmost end of town, just north of Poplar Avenue. Dedicated to the Town in 1995, the park spans approximately 27 acres. Within the park, Steeple Chase Lake covers roughly 8 acres, serving both as a recreational amenity and a detention facility. In 2024, Town staff began noticing leakage beneath the concrete spillway. Over time, the issue worsened, causing the lake's water level to drop by two to three feet. Staff evaluated whether the repairs could be completed in-house or if a contractor would be required. After further discussion, it was determined the scope of work exceeded the Town's in-house capabilities, and the decision was made to bid the project out. A memo regarding the spillway's status was sent to the Board of Mayor and Aldermen (BMA) on February 27, 2025.

DISCUSSION:

The scope of work for this project includes the demolition of the existing spillway, construction of a cofferdam, installation of fifty (50) feet of new concrete pipe for emergency overflow, construction of a new spillway wide enough to accommodate equipment access, sodding, and other miscellaneous tasks necessary for project completion.

On February 24, 2025, the Procurement Division received bids from eight (8) qualified vendors, with one bid deemed non-responsive. A total of ten (10) vendors requested copies of the bid packet. The bid included a base bid with no alternates. Following a thorough review, Alexander Construction, LLC submitted the lowest and most responsive bid at \$153,287.08, which is \$15,666.92 lower than the second-lowest bid. The three lowest bids are listed below.

This is a 60-day contract, with liquidated damages set at \$800.00 per day. Any remaining balance upon project completion will be refunded to the respective funding sources.

Contractor	Base Bid
Alexander Construction, LLC	\$153,287.08
D & E Construction	\$168,954.00
White Construction	\$173,807.45

STAFF RECOMMENDATION: Staff recommends approval of the contract with Alexander Construction, LLC for Steeplechase Detention Spillway Improvements in the amount of \$153,287.08.

BUDGET IMPACT:

Fund	Dept.	Obj. Code	Description	Approved Line Item Budget⁽¹⁾	Previous Expenses	Proposed Expense⁽¹⁾	Balance	Budget Impact
321	43120	934- 202505	Steeplechase Spillway Improvement	\$168,000.00	\$0.00	\$153,287.08	\$14,712.92	\$68,000.00 increase

(1) Assumes the approval of Resolution 2025-16.

ATTACHMENTS:

[Vicinity Map.pdf](#)

[TC2025-30 Evaluation Memo.pdf](#)

PROPOSED MOTION:

To approve the contract with Alexander Construction, LLC for Steeplechase Detention Spillway Improvements in the amount of \$153,287.08.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						