

TALBERT & BRIGHT

August 4, 2021

Mr. Jesse Vinson
Airport Manager
Michael J Smith Field
180 Airport Road
Beaufort, NC 28516

RE: Michael J. Smith Field
T-Hangars and Taxilanes
EDA Award No. 04-79-07440
TBI No. 2112-1903

Dear Mr. Vinson,

Bids were received on Tuesday, August 3, 2021 for the T-Hangars and Taxilanes project at Michael J. Smith Field. Two bids were received for this project: Trader Construction Company and A.R. Chesson Construction Company. Bids were received for a base bid schedule, add alternate schedule, and nine (9) bid alternates. We have reviewed the bids and prepared the enclosed bid tabulation.

As discussed with the Airport, it is desired to execute the Base Bid schedule as well as Bid Alternates #1 (Cost for Additional Insured Party Coverage), #2 (Add for Roof Insulation), and #9 (Continuous Ridge Vent Credit). Analyzing this combination of Base Bid schedule and bid alternates, the low bidder for the project was Trader Construction Company with a bid price of \$4,005,051.00 versus A.R. Chesson Construction Company's bid price of \$4,316,618.00. All bid prices for both bidders can be found in the bid tabulation. In reviewing Trader Construction's bid proposal, no errors were found in the bid form.

Talbert & Bright also compared the low bidder's bid prices to the prepared engineer's opinion of probable cost, which estimated a cost of \$3,589,015.00 for the selected bid schedules. Overall, the percent difference between the engineer's opinion of probable cost and Trader Construction's bid is 11.0%. After analyzing the individual bid items the discrepancy between Trader's bid and the opinion of probable cost can be contributed primarily to PCC pavement removal, stormwater drainage pipe, the T-hangar buildings, and T-hangar slabs and foundations. Differences in these pay items can likely be attributed to high material costs due to the current supply chain deficit that is being seen across the construction industry. Taking this into account, Trader Construction's bid prices appear to be acceptable.

Trader Construction Company is licensed by the State of North Carolina Licensing Board for General Contractors with a classification of "Unclassified" and a financial limitation of "Unlimited". Trader Construction Company is pre-qualified as a Bidder with the NCDOT which satisfies the requirement to provide evidence of competency and financial responsibility.

Trader Construction Company did provide a bid bond in accordance with the specifications and other bid documents have been properly completed and signed. There were no DBE requirements for this project.

Based on this information, Talbert & Bright recommends award of the T-Hangars and Taxilanes project to Trader Construction Company for \$4,005,051.00.

If you have any questions about the enclosed information, please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randy R. Fender", is written in a cursive style.

Randy R. Fender, P.E.
Project Manager

Michael J. Smith Field
T-Hangars and Taxilanes
TBI No. 2112-1903
Bid Date: Tuesday, August 3, 2021

This Tabulation was prepared by Talbert & Bright, Inc. and is correct to the best of our knowledge, information, and belief.

By:



Date

8/4/21

	Trader Construction Company PO Drawer 1578 New Bern, NC 28563 NC General License No. 2943	A.R. Chesson Construction Company, Inc. 315 W. Main Street Williamston, NC 27892 NC General License No. 13540
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Base Bid

Item	Spec.	Description	Unit	Quantity	Unit Price	Ext. Total	Unit Price	Ext. Total
1	PSP-32	Replace 6-Inch Water Line and All Appurtenances	LF	250	\$ 250.00	\$ 62,500.00	\$ 47.79	\$ 11,947.50
2	C-102	Temporary Seeding and Mulching	ACRE	1	\$ 1,800.00	\$ 1,800.00	\$ 4,340.00	\$ 4,340.00
3	C-102	Installation and Removal of Silt Fence	L.F.	830	\$ 4.00	\$ 3,320.00	\$ 4.65	\$ 3,859.50
4	C-102	Temporary Rock Pipe Inlet Protection	EACH	2	\$ 1,500.00	\$ 3,000.00	\$ 1,364.00	\$ 2,728.00
5	C-102	Temporary Sod Inlet Protection	EACH	8	\$ 475.00	\$ 3,800.00	\$ 1,488.00	\$ 11,904.00
6	C-102	Rip Rap Outlet Protection, Including Filter Fabric	TON	25	\$ 92.00	\$ 2,300.00	\$ 155.00	\$ 3,875.00
7	C-102	Rip Rap for Slope Stabilization	TON	70	\$ 92.00	\$ 6,440.00	\$ 155.00	\$ 10,850.00
8	C-102	Temporary Construction Entrance	EACH	1	\$ 2,165.00	\$ 2,165.00	\$ 5,084.00	\$ 5,084.00
9	C-102	Excelsior Matting	S.Y.	1,600	\$ 2.00	\$ 3,200.00	\$ 2.46	\$ 3,936.00
10	C-105	Mobilization	L.S.	1	\$ 315,000.00	\$ 315,000.00	\$ 410,000.00	\$ 410,000.00
11	C-105	Engineer's/RPR Field Office	MONTH	7	\$ 1,500.00	\$ 10,500.00	\$ 1,200.00	\$ 8,400.00
12	P-101	Asphaltic Pavement Removal, Full-Depth	S.Y.	2,200	\$ 12.00	\$ 26,400.00	\$ 9.61	\$ 21,142.00
13	P-101	PCC Pavement Removal, Full-Depth	S.Y.	5,000	\$ 40.00	\$ 200,000.00	\$ 5.65	\$ 28,250.00
14	P-101	PCC Hangar Slab and Foundation Removal, Full-Depth	S.Y.	3,300	\$ 50.00	\$ 165,000.00	\$ 6.89	\$ 22,737.00
15	P-101	Transition Tie-In Milling, 1.5-Inch Depth	S.Y.	75	\$ 194.00	\$ 14,550.00	\$ 372.00	\$ 27,900.00
16	P-101	Drainage Pipe Removal, 8-Inch PVC	L.F.	720	\$ 5.00	\$ 3,600.00	\$ 27.28	\$ 19,641.60

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Base Bid

Item	Spec.	Description	Unit	Quantity	Unit Price	Ext. Total	Unit Price	Ext. Total
17	P-101	Drainage Pipe Removal, 15-Inch RCP	L.F.	150	\$ 22.00	\$ 3,300.00	\$ 70.94	\$ 10,641.00
18	P-101	Marking Removal	S.F.	440	\$ 10.00	\$ 4,400.00	\$ 7.40	\$ 3,256.00
19	P-152	Unclassified Excavation	C.Y.	1,750	\$ 17.00	\$ 29,750.00	\$ 7.70	\$ 13,475.00
20	P-152	Borrow Embankment	C.Y.	2,600	\$ 35.00	\$ 91,000.00	\$ 20.14	\$ 52,364.00
21	P-152	Undercut Excavation	C.Y.	500	\$ 32.00	\$ 16,000.00	\$ 33.13	\$ 16,565.00
22	P-209	Crushed Aggregate Base Course	C.Y.	1,600	\$ 85.00	\$ 136,000.00	\$ 140.70	\$ 225,120.00
23	P-603	Emulsified Asphalt Tack Coat	Gal	950	\$ 5.00	\$ 4,750.00	\$ 10.42	\$ 9,899.00
24	P-620	Permanent Pavement Marking, First Application	S.F.	900	\$ 2.00	\$ 1,800.00	\$ 5.46	\$ 4,914.00
25	P-620	Permanent Pavement Marking, Second Application	S.F.	900	\$ 2.00	\$ 1,800.00	\$ 5.46	\$ 4,914.00
26	D-701	8-Inch Corrugated PVC Pipe	L.F.	70	\$ 64.00	\$ 4,480.00	\$ 84.07	\$ 5,884.90
27	D-701	12-Inch Corrugated PVC Pipe	L.F.	200	\$ 49.00	\$ 9,800.00	\$ 115.61	\$ 23,122.00
28	D-701	15-Inch Corrugated PVC Pipe	L.F.	180	\$ 26.00	\$ 4,680.00	\$ 136.50	\$ 24,570.00
29	D-701	18-Inch Corrugated PVC Pipe	L.F.	260	\$ 64.00	\$ 16,640.00	\$ 154.65	\$ 40,209.00
30	D-701	21-Inch Corrugated PVC Pipe	L.F.	250	\$ 70.00	\$ 17,500.00	\$ 198.66	\$ 49,665.00
31	D-701	24-Inch Corrugated PVC Pipe	L.F.	170	\$ 100.00	\$ 17,000.00	\$ 223.01	\$ 37,911.70
32	D-701	Post Installation Pipe Inspection Video and Report	L.S.	1	\$ 17,000.00	\$ 17,000.00	\$ 9,920.00	\$ 9,920.00

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Base Bid

Item	Spec.	Description	Unit	Quantity	Unit Price	Ext. Total	Unit Price	Ext. Total
33	D-701	Concrete Reinforced Pipe Inlet/Outlet	EACH	10	\$ 610.00	\$ 6,100.00	\$ 2,420.48	\$ 24,204.80
34	D-701	12-Inch Corrugated PVC Pipe Cap	EACH	3	\$ 1,285.00	\$ 3,855.00	\$ 624.96	\$ 1,874.88
35	D-751	24-Inch PVC Drain Basin	EACH	8	\$ 3,795.00	\$ 30,360.00	\$ 10,792.96	\$ 86,343.68
36	T-901	Seeding	ACRE	1	\$ 1,600.00	\$ 1,600.00	\$ 2,701.34	\$ 2,701.34
37	T-901	Watering	1,000 GAL	44	\$ 105.00	\$ 4,620.00	\$ 250.59	\$ 11,025.96
38	T-904	Sodding, Bermuda	S.Y.	960	\$ 6.00	\$ 5,760.00	\$ 19.90	\$ 19,104.00
39	T-908	Mulching	ACRE	1	\$ 900.00	\$ 900.00	\$ 1,061.75	\$ 1,061.75
40	PMBP	Bituminous Surface Course, NCDOT Type S-9.5B	TON	1,320	\$ 157.00	\$ 207,240.00	\$ 168.89	\$ 222,934.80
41	PMBP	Bituminous Intermediate Course, NCDOT Type I-19.0B	TON	520	\$ 157.00	\$ 81,640.00	\$ 168.89	\$ 87,822.80
42	PEB	2 - 14-Unit T-Hangars with Steel-Framed Bi-Fold Doors	L.S.	1	\$ 1,750,000.00	\$ 1,750,000.00	\$ 1,754,778.20	\$ 1,754,778.20
43	PEB	Slab and Foundation for 2 - 14-Unit T-Hangars	L.S.	1	\$ 280,000.00	\$ 280,000.00	\$ 570,377.59	\$ 570,377.59
44	PEB	Electrical Service Installation for 2 - 14-Unit T-Hangars	L.S.	1	\$ 50,000.00	\$ 50,000.00	\$ 23,435.00	\$ 23,435.00
45	PEB	T-Hangar Electrical Installation for 2 - 14-Unit T-Hangars	L.S.	1	\$ 270,000.00	\$ 270,000.00	\$ 279,367.00	\$ 279,367.00
46	PEB	Emergency Responder Radio System Allowance	ALLOW	1	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00	\$ 80,000.00
Total - Base Bid:						\$ 3,971,550.00		\$ 4,294,057.00

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Add Alternate No. 1 Schedule

Item	Spec.	Description	Unit	Quantity	Unit Price	Ext. Total	Unit Price	Ext. Total
1	P-209	Crushed Aggregate Base Course	C.Y.	80	\$ 95.00	\$ 7,600.00	\$ 150.37	\$ 12,029.60
2	P-603	Bituminous Tack Coat	GAL	50.00	\$ 5.00	\$ 250.00	\$ 21.45	\$ 1,072.50
3	P-620	Waterborne Pavement Marking, First Application	S.F.	25	\$ 2.00	\$ 50.00	\$ 4.90	\$ 122.50
4	P-620	Waterborne Pavement Marking, Final Application	S.F.	25	\$ 2.00	\$ 50.00	\$ 4.90	\$ 122.50
5	PMBP	Bituminous Surface Course, NCDOT Type S-9.5B	TON	70	\$ 160.00	\$ 11,200.00	\$ 240.56	\$ 16,839.20
6	PMBP	Bituminous Surface Course, NCDOT Type I-19.0B	TON	25	\$ 160.00	\$ 4,000.00	\$ 425.32	\$ 10,633.00
7	PEB	Additional T-Hangar Unit (1) per Building with Steel-Framed Bi-Fold Doors	L.S.	1	\$ 80,225.00	\$ 80,225.00	\$ 63,250.00	\$ 63,250.00
8	PEB	Slab and Foundation for Additional T-Hangar Units	L.S.	1	\$ 20,000.00	\$ 20,000.00	\$ 32,151.00	\$ 32,151.00
9	PEB	T-Hangar Electrical Installation for Additional T-Hangar Units	L.S.	1	\$ 50,000.00	\$ 50,000.00	\$ 10,748.00	\$ 10,748.00
Total - Add Alternate No. 1 Schedule:								
						\$ 173,375.00		\$ 146,968.30

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Bid Alternate Items

Item	Spec.	Description	Unit	Quantity	Unit Price	Ext. Total	Unit Price	Ext. Total
1	PSP-21	Cost for Additional Insured Party Coverage	L.S.	1	\$ 1.00	\$ 1.00	\$ -	\$ -
2	PEB	Add for Roof Insulation for 2 - 14 Unit T-Hangars	L.S.	1.00	\$ 53,500.00	\$ 53,500.00	\$ 43,773.00	\$ 43,773.00
3	PEB	Add for Roof Insulation for Add Alternate Additional T-Hangar Units	L.S.	1	\$ 3,750.00	\$ 3,750.00	\$ 3,026.00	\$ 3,026.00
4	PEB	Add for Roof, Wall, & Door Insulation for 2 - 14 Unit T-Hangars	L.S.	1	\$ 117,000.00	\$ 117,000.00	\$ 72,629.00	\$ 72,629.00
5	PEB	Add for Roof, Wall, & Door Insulation for Add Alternate 1 Additional T-Hangar Units	L.S.	1	\$ 9,000.00	\$ 9,000.00	\$ 6,968.00	\$ 6,968.00
6	PEB	Add for Urethane/Epoxy Floor Coating for 2 - 14-Unit T-Hangars	L.S.	1	\$ 170,000.00	\$ 170,000.00	\$ 111,507.00	\$ 111,507.00
7	PEB	Add for Urethane/Epoxy Floor Coating for Add Alternate 1 Additional T-Hangar Units	L.S.	1	\$ 15,000.00	\$ 15,000.00	\$ 7,654.00	\$ 7,654.00
8	PEB	Add/Deduct for Concrete for Foundations and Slab	C.Y.	1	\$ 500.00	\$ 500.00	\$ 479.00	\$ 479.00
9	PEB	Continuous Ridge Vent Credit	L.S.	1	\$ 20,000.00	\$ 20,000.00	\$ 21,212.00	\$ 21,212.00
Total - Bid Alternate Items:						\$ 388,751.00		\$ 267,248.00