

June 18, 2025

Daniel Edwards, CCM, PEM
Senior Capital Projects Manager
Town of Apex, NC
Via: Daniel.Edwards@apexnc.org

RE: HISTORIC TUNSTALL HOUSE RENOVATION RE-BID RECOMMENDATION

Daniel,

Clearscapes has carefully reviewed all the bids for the Historic Tunstall House Renovation with each respective bidder including Bid Package 1 - Site and Bid Package 2 - Building. For Package 1 - Site, the lowest bidder, Bar Construction, withdrew their bid as they missed key scopes of work in their bid. The next lowest bid from C. T. Wilson Construction Company has been reviewed and validated. For Package 2 - Building, Down East Preservation is the low bidder, and their bid has also been reviewed and validated. Please find attached Certified Bid Tabulations for both Bid Package 1 and Bid Package 2. In our professional opinion, these bids are fair and reasonable for the scope of work defined.

We recommend you accept the following base bid amounts along with the listed Add Alternates:

Bid Package 1 – Site

Base Bid:	\$ 995,364
Alternate C-01:	\$ 36,800
Alternate G-05:	\$ 0
Total Contract Amount with Alternates:	\$1,032,164

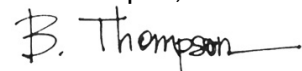
Bid Package 2 – Building

Base Bid:	\$ 857,370
Alternate G-01:	\$ 599,805
Alternate G-02:	\$ 68,340
Alternate G-03:	\$ 65,251
Alternate G-05:	\$ 0
Alternate G-06:	\$ 0
Alternate G-10:	\$ 700
Alternate G-11:	\$ 520
Total Contract Amount with Alternates:	\$1,591,986

Thank you for your consideration. Please do not hesitate to contact us if we can provide further information or assistance.

Sincerely,

Clearscapes, PA



Brandy Thompson, Principal

Enclosures: Certified Bid Tabs and Bid Proposals for Bid Packages 1 and 2