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December 9, 2024

Mr. Herbert Judon Jr.  
Executive Director  
Augusta Regional Airport  
1501 Aviation Way  
Augusta, GA 30906

Re: Augusta Regional Airport Checkpoint Modernization Bid Recommendation  
Augusta Bid Item 24-264  
M&H Project Number 0119700-231215.02

Dear Mr. Judon:

City of Augusta Procurement has publicly advertised and received bids for the proposed Checkpoint Modernization project (Bid Item 24-264) at the Augusta Regional Airport. Prior to the advertisement and receipt of bids, Mead & Hunt provided a list of potential contractors to City Procurement and emailed and called multiple potential contractors to increase awareness and interest in bidding on the project. For this project, five (5) total bid proposals were received by the City. Mead & Hunt has completed our cost and reasonableness review of the proposals received for the aforementioned project and have the following comments and recommendations:

Five (5) total bids were received by the City and opened on December 6, 2024, at 11:00 a.m. local time. Company's submitting bids were ACC Construction Company, Inc., Boyer Commercial Construction, Inc., Contract Management, Inc., Kuhlke Construction & Associates, Inc., and RW Allen Construction, LLC. All bidders provided the signed and dated bid form, including a base bid amount, 10% bid bond, acknowledged receipt of addenda 01 and 02, and provided required Attachment B, Save Form and E-Verify documentation.

The official tabulation summary of bids received by the City is attached herein. Bid amounts submitted were as follows:

<u>Apparent Low Rank/Bidder</u>	<u>Base Bid Amount</u>	<u>Alternate 01</u>	<u>Total (w/Alternate)</u>
1. Contract Management	\$5,676,278.00	\$30,000.00	\$5,706,278.00
2. Kuhlke Construction	\$5,761,900.00	\$32,900.00	\$5,794,800.00
3. RW Allen Construction	\$5,852,000.00	\$35,000.00	\$5,887,000.00
4. Boyer Construction	\$7,422,403.00	no price	\$7,422,403.00
5. ACC Construction	\$8,170,157.00	\$20,330.00	\$8,190,487.00

The engineer's opinion of construction cost for the project, including Alternate 01, is \$5,296,014.00. All five bids received were above the engineer's opinion of construction cost. The low three bids range between 7.5% (low) and 11% (third) above the engineers estimate. With a total 3.5% difference in the bid amounts received for the lowest three bidders, total is \$180,722.00 between the first low and third low bid amounts. The fourth and fifth highest bid amounts received are significantly above the project estimate. The alternate price received from all bidders is below the engineer's estimate.

This is a relatively tight spread on bids amongst the three lowest bidders. All bids being higher than the estimate can be attributed to the proposed time frame for construction of the project, limitations in time allowed bidders to develop questions during the bid period, proximity of the bid to the holiday time period, and complexity of the project.

Other items noted in our review:

- Neither Contract Management nor RW Allen provided notary or corporate seal on the Bid Form signature page.
- Boyer did not provide a total dollar amount on their listing of work by subcontractors.
- Boyer and RW Allen provided blank listings of work by general contractor.
- Contract Management, ACC Construction and RW Allen indicated 100% compliance with Federal Buy American preference. Kuhlke and Boyer indicated a waiver would be required. This requirement will need to be verified between the FAA and the awarded contractor within 15 days of contract award.
- ACC provided the tax delinquency/felony conviction certification as required; however, it may be incorrectly marked.

Because this project is proposed to be funded via a Federal Grant, it should be noted that the bids received for this project have been provided to the Federal Aviation Administration (FAA) for their review and comment. All federal forms required to be submitted with the bid package have been provided by all bidders.

DBE participation requirements were identified as 13.30% for this project. All bidders offered amounts equal to or exceeding the required DBE goal, except for RW Allen. Amounts offered by each bidder are listed below. Please also note that Contract Management, Inc. is a GDOT Certified DBE company, and this increases their DBE offering significantly. Ms. Risa Bingham is completing AGS DBE compliance review and should confirm all certifications.

<u>Bidder</u>	<u>DBE Participation Amount Offered</u>
1. Contract Management	63.00%
2. Kuhlke Construction	17.29%
3. RW Allen Construction	7.07% and GFE documentation
4. Boyer Construction	14.70%
5. ACC Construction	13.30%

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Checkpoint Modernization Bid Recommendation

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As determined by the bid amounts submitted, Contract Management, Inc. is the apparent low bidder for this project. We find this bid reasonable and responsive. In concurrence with the Procurement Department, Mead & Hunt recommends identification of Contract Management, Inc. as the apparent low bidder for the proposed Checkpoint Modernization project (Bid Item 24-264) at the Augusta Regional Airport and recommends issue of a Notice of Intent to Award the contract for construction, contingent upon final review by airport staff, DBE liaison, legal counsel, Airport Commission and City of Augusta determination and any required confirmation of funding for the project.

Respectfully submitted,

MEAD & HUNT, Inc.

A handwritten signature in black ink, appearing to read "J. Robert Moore II". The signature is stylized with a large initial "J" and a prominent "M".

J. Robert Moore II  
Sr. Project Manager

Attachments

Bid Tabulation

Cc: Darrell White, City of Augusta Procurement  
Elizabeth Giles, AGS  
Lauren Smith, AGS  
Edwin Scott, M&H

