



March 18, 2026

Ms. Alice Derian
Town of North Topsail Beach
2008 Loggerhead Ct.
North Topsail Beach, NC 28460

**RE: Town of North Topsail Beach, North Carolina
NTB Flooding Improvements Project
ARD Project Number 20240793.00.WK
Bid Tabulation and Recommendation**

Dear Ms. Derian:

Formal bids for the referenced project were opened on March 10th, 2026 at 10:00 AM EDT. Five bids were received, with the three lowest bidders listed in ascending order: Atlantic On-Site Development, LLC, East Coast Contracting, Inc., and Jenns, LLC. All three bids contained the required 5% bid bond, acknowledged receipt of all addenda, identified their North Carolina General Contractors License number, and enclosed the properly executed bid forms, and supplemental forms. The Certified Bid Tabulation and Bid Opening Meeting Minutes are attached to this Recommendation Letter.

During our review of the submitted bid, we did not find any math errors in the bid forms.

Based on our bid analysis and background check of the apparent low bidder, Atlantic On-Site Development, LLC is the responsive lowest bidder with a corrected Total Bid of \$1,122,730.01.

Atlantic On-Site Development, LLC has recently completed two similar projects for the Town of Surf City, which included permeable paver installation and an infiltration system. They have also installed multiple sanitary sewer lift stations in North Topsail Beach and Surf City. Additionally, they have worked successfully on projects of equal size and complexity in the North Carolina coastal region.

We recommend the Town of North Topsail Beach award the Bid to **Atlantic On-Site Development, LLC in the amount of \$1,122,730.01.**

As always, we appreciate the opportunity to provide you with our services and look forward to assisting you with the construction of this project.

Sincerely,
Ardurra Group North Carolina

Michael A. Tassitino

Michael Tassitino, PE, PH

Attachment

- Bid Opening Meeting Minutes
- Certified Bid Tabulation

CERTIFIED BID TABULATION

BID TABULATION SHEET

OWNER: Town of North Topsail Beach
PROJECT: NTB Flooding Improvements
LOCATION: 2008 Loggerhead Ct, North Topsail Beach, nC 28460
DATE: March 10, 2026 at 10:00 am

I Certify that this is a true and corrected record of bids received.

Michael A. Tassitino

W.K. Dickson & Co., LLC d/b/a Ardurra Group North Carolina
 Raleigh, N.C.
 NC License No F-0374



Firm:		ATLANTIC ON SITE DEVELOPMENT LLC		EAST COAST CONTRACTING		JENNS,LLC		SUNLAND BUILDERS, INC.		FAULCONER CONSTRUCTION CO., INC				
Address:		408 N Green Street Holly Ridge, NC 28445		3224-C N. College Road - #209 Wilmington, NC 28405		1809 Colwell Avenue Wilmington, NC 28403		4846A Hwy 24E Newport, NC 28570		2496 Old Ivy Rd Charlottesville, VA 22903				
License Number/Bid Bond		License# 79283		License# 69805		License# 74149		License# 24941		License# 40648				
ITEM NO.	PAYMENT SPECIFICATION REFERENCE	DESCRIPTION	EST QTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE		
1	017113	Mobilization (5% of total cost)	1	LS	\$ 52,220.00	\$ 52,220.00	\$ 60,669.10	\$ 60,669.10	\$ 64,000.00	\$ 64,000.00	\$ 60,000.00	\$ 60,000.00		
2	008000	Traffic Control (2.5% of total cost)	1	LS	\$ 26,110.00	\$ 26,110.00	\$ 25,760.25	\$ 25,760.25	\$ 10,745.00	\$ 10,745.00	\$ 25,000.00	\$ 25,000.00		
3	014000	Allowance (Independent Firm, Geotechnical Engineer to perform Testing and Inspection Services)	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		
4	311000	Clearing and Grubbing (including shrub removal)	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 17,670.00	\$ 17,670.00	\$ 6,943.00	\$ 6,943.00	\$ 11,500.00	\$ 11,500.00		
5	321413.2	Remove Asphalt Pavement and Replace with Permeable Paver (Includes removal and proper disposal of asphalt pavement, pavers, stone, geotextile fabric, PVC liner, observation wells, coordination testing, sundrain pipes, etc.)	1750	SY	\$ 232.00	\$ 406,000.00	\$ 205.79	\$ 360,132.50	\$ 174.00	\$ 304,500.00	\$ 218.00	\$ 381,500.00		
6	24119	Remove Asphalt Pavement	534	SY	\$ 40.25	\$ 21,493.50	\$ 41.33	\$ 22,070.22	\$ 8.00	\$ 4,272.00	\$ 18.00	\$ 9,612.00		
7	321123	Remove & Replace Gravel Driveway	42	SY	\$ 70.00	\$ 2,940.00	\$ 50.75	\$ 2,131.50	\$ 58.00	\$ 2,436.00	\$ 50.00	\$ 2,100.00		
8	321313	Remove and Replace Concrete Driveway	14	SY	\$ 195.00	\$ 2,730.00	\$ 310.68	\$ 4,349.52	\$ 183.00	\$ 2,562.00	\$ 300.00	\$ 4,200.00		
9	321216	ABC Stone	189	TON	\$ 52.50	\$ 9,922.50	\$ 73.56	\$ 13,902.84	\$ 64.00	\$ 12,096.00	\$ 60.00	\$ 11,340.00		
10	321216	Asphalt Intermediate Base Course, Type I19.0C	101	TON	\$ 415.31	\$ 41,946.31	\$ 137.39	\$ 13,876.39	\$ 213.00	\$ 21,513.00	\$ 385.00	\$ 38,885.00		
11	321216	Asphalt Base Course, Type B25.0C	40	TON	\$ 623.28	\$ 24,931.20	\$ 400.72	\$ 16,028.80	\$ 213.00	\$ 8,520.00	\$ 480.00	\$ 19,200.00		
12	321216	Asphalt Surface Course, Type S-9.5C	69	TON	\$ 345.00	\$ 23,805.00	\$ 595.35	\$ 41,079.15	\$ 307.00	\$ 21,183.00	\$ 260.00	\$ 17,940.00		
13	SP-1	Furnish and Install Stormwater Management Underground Infiltration System (Storage Units, Stone, Geotextiles, Grading, Testing, Soil Removal, Inflow Manifold and Discharge Piping, Viewports and Concrete Collar, etc.)	2112	SF	\$ 25.00	\$ 52,800.00	\$ 40.14	\$ 84,775.68	\$ 57.00	\$ 120,384.00	\$ 67.00	\$ 141,504.00		
14	334100	15" RCP Class III Storm Drain Pipe	564	LF	\$ 157.00	\$ 88,548.00	\$ 102.68	\$ 57,911.52	\$ 221.00	\$ 124,644.00	\$ 200.00	\$ 112,800.00		
15	334100	12" RCP IV Storm Drain Pipe	235	LF	\$ 157.00	\$ 36,895.00	\$ 109.59	\$ 25,753.65	\$ 277.00	\$ 65,095.00	\$ 168.00	\$ 39,480.00		
16	334100	14" RCP Class V Storm Drain Pipe	50	LF	\$ 157.00	\$ 7,850.00	\$ 200.57	\$ 10,028.50	\$ 868.00	\$ 43,400.00	\$ 275.00	\$ 13,750.00		
17	SP-5	Furnish and Install Level Spreader (Concrete Level Spreader, Blind Swale, Vegetated Filter Strip, Transition RipRap Class B, Geotextiles, Grading, Testing, Soil Removal, etc.)	1	LS	\$ 15,300.00	\$ 15,300.00	\$ 17,981.75	\$ 17,981.75	\$ 10,068.00	\$ 10,068.00	\$ 15,000.00	\$ 15,000.00		
18	334100	4" RJ PVC Force Main	40	LF	\$ 45.00	\$ 1,800.00	\$ 89.01	\$ 3,560.40	\$ 60.00	\$ 2,400.00	\$ 125.00	\$ 5,000.00		
19	334234	Traffic Bearing Grated Drop Inlet (Per NCDOT 840.35)	4	EA	\$ 5,400.00	\$ 21,600.00	\$ 5,038.71	\$ 20,154.84	\$ 4,191.00	\$ 16,764.00	\$ 5,700.00	\$ 22,800.00		
20	334234	Concrete Grated Drop Inlet Type D (Per NCDOT 840.19)	1	EA	\$ 7,780.00	\$ 7,780.00	\$ 9,892.19	\$ 9,892.19	\$ 3,546.00	\$ 3,546.00	\$ 9,460.00	\$ 9,460.00		
21	333213/electric specs	Pre-cast Sand Separator and Stormwater Pump Station, Concrete Fill, Electric Equipment, Ground Rod, Light Fixture, Pumps, Check Valve, Platforms, Grounding Wires, Testing, etc.)	1	LS	\$ 225,503.00	\$ 225,503.00	\$ 312,733.40	\$ 312,733.40	\$ 373,633.00	\$ 373,633.00	\$ 291,800.00	\$ 291,800.00		
22	312513	Permanent Storm Drain Inlet Filter Protection	4	EA	\$ 450.00	\$ 1,800.00	\$ 348.74	\$ 1,394.96	\$ 1,327.00	\$ 5,308.00	\$ 1,080.00	\$ 4,320.00		
23	312200	Grading	1	LS	\$ 9,500.00	\$ 9,500.00	\$ 64,011.22	\$ 64,011.22	\$ 27,975.00	\$ 27,975.00	\$ 182,212.00	\$ 182,212.00		
24	221113	Water Service Lines Replacement	265	LF	\$ 20.00	\$ 5,300.00	\$ 62.33	\$ 16,517.45	\$ 37.00	\$ 9,805.00	\$ 95.00	\$ 25,175.00		
25	312513	Silt Fence	1,887	LF	\$ 4.50	\$ 8,491.50	\$ 3.58	\$ 6,755.46	\$ 3.00	\$ 5,661.00	\$ 9.00	\$ 16,983.00		
26	312513	Standard Tree Protection Fence	300	LF	\$ 4.00	\$ 1,200.00	\$ 4.25	\$ 1,275.00	\$ 4.00	\$ 1,200.00	\$ 5.00	\$ 1,500.00		
27	312513	Site Stabilization (Temporary)	2	EA	\$ 3,500.00	\$ 7,000.00	\$ 2,155.95	\$ 4,311.90	\$ 1,830.00	\$ 3,660.00	\$ 1,500.00	\$ 3,000.00		
28	329219	Permanent Seeding	1,488	SY	\$ 3.00	\$ 4,464.00	\$ 8.28	\$ 12,320.64	\$ 2.00	\$ 2,976.00	\$ 3.00	\$ 4,464.00		
29	312513	Temporary Inlet Protection	4	EA	\$ 350.00	\$ 1,400.00	\$ 585.21	\$ 2,340.84	\$ 463.00	\$ 1,852.00	\$ 550.00	\$ 2,200.00		
30	SP-2	Concrete Washout	2	EA	\$ 450.00	\$ 900.00	\$ 997.74	\$ 1,995.48	\$ 2,218.00	\$ 4,436.00	\$ 1,900.00	\$ 3,800.00		
31	SP-3	Utility Coordination	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,724.50	\$ 5,724.50	\$ 3,588.00	\$ 3,588.00	\$ 7,500.00	\$ 7,500.00		
TOTAL BID PRICE FOR SITE (total of all lump sum and unit price bids):					\$	1,122,730.01	\$	1,242,109.65	\$	1,290,165.00	\$	1,489,025.00	\$	1,841,745.00

BID OPENING MEETING MINUTES

Bid Opening Meeting Minutes for the Town of North Topsail Beach NTB Flooding Improvements Project

Date: Tuesday, March 10th, 2026
Time: 10:00 am
Place: Town of North Topsail Beach Town Hall,
2008 Loggerhead Ct, North Topsail Beach, NC 28460

Bid Opening Attendees:

Michael Tassitino - Ardurra

Alexis Stanfield – Town of North Topsail Beach

Courtney Stephenson – Atlantic On-Site Development, LLC

Billy Mayer – Jenns, LLC

Bernie Mowbry – East Coast Contracting, Inc.

Chris Lewis – Falconer Construction Co., Inc.

Steven Byrum – Sunland Builders, Inc.

Bid Opening Results

- Michael Tassitino’s cell phone was established as the official clock.
- Five bids were received prior to 10:00 am.
- At promptly 10:00 am, Michael Tassitino declared the bid closed. All Contractors indicated that they received all provided addenda and no objections were issued prior to the bid opening.
- Right after the bids were closed, the bid opening commenced.
- The following were the Bid Results for the five submitted bids:
 - Atlantic On-Site Development, LLC - \$1,122,730.01
 - East Coast Contracting, Inc. - \$1,242,109.65
 - Falconer Construction Co., Inc. - \$1,841,745.00
 - Jenns, LLC - \$207,675.00 - \$1,290,165.00
 - Sunland Builders, Inc. - \$1,489,025.00
- After all bids were read, the bid opening was declared officially closed at 10:10 am.
- The Bid Opening Results indicate that Atlantic On-Site Development, LLC is the Apparent Low Bidder. However, the bid package will be reviewed for all submitted bids to determine the Responsive Lowest Bidder. Attached to these meeting minutes are the Certified Bid Tabulations.



ARDURRA

Bid Opening Attendance List

Project: NTB Flooding Improvements Project
Project No.: Ardurra Project No. – 20240793.00.RA
Meeting Date: Tuesday, March 10, 2026 @10:00 am
Location: 2008 Loggerhead Ct, North Topsail Beach, NC 28460

	Name	Company	Telephone #	E-mail Address
1	Michael Tassitino	Ardurra	704-227-3408	mtassitino@ardurra.com
2	Becnic Mowbray	ECC	910 409 1596	bmoawbray@eccwi/m.com
3	Chris Lewis	Faulconer	910-750-8418	clewis@faulconerconstruction.com
4	Billy Mayer	JENNS	336-455-1894	bmayer@jennsllc.com
5	Steven Byrum	Sunland	252 393 2504	sunland.estimating@gmail.com
6	Courtney Walger	Atlantic OnSite	919-612-3488	courtneyaoss@gmail.com
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Town of North Topsail Beach
 NTB Flooding Improvements
 WKD No. 20240793.00.WK

BID TABULATION SUMMARY



ARDURRA

OPENING DATE: 10-Mar-26 10:00 AM
 BID OPENING LOCATION: 2008 Loggerhead Ct, North Topsail Beach, NC 28460

CONTRACTOR	LICENSE # and CLASSIFICATION	ADDENDA 1 & 2	SIGNED BID FORM	BID BOND	TOTAL BID AMOUNT
Atlantic On-site Development LLC	79283	✓	✓	✓	1,122,730.01
Faulconer Construction	40648	✓	✓	✓	1,841,745.00
Jenns Hardscape Construction	74149	✓	✓	✓	1,290,165.00
Sunland Builders Inc.	24941	✓	✓	✓	1,489,025.00
T.A. Loving Company					
East Coast Contracting	53756	✓	✓	✓	1,242,109.65