



Bismarck Airport

DATE: August 16, 2022

FROM: Gregory Haug, Airport Director

ITEM: Consider actions related to Snow Removal Equipment (SRE) Building project.

REQUEST:

Consider actions related to Snow Removal Equipment (SRE) Building project.

Please place this item on the August 23, 2022, City Commission meeting agenda.

BACKGROUND INFORMATION:

On May 8, 2021, the Board approved proceeding with an SRE Building concept study. The Board received the results of the study on January 11, 2022, and approved moving forward with the project. On February 8, 2022, the Board approved an Architectural agreement with Übl Design Group, P.C. for the building. On March 8, 2022, the Board approved an Engineering Agreement with KLJ to design and supervise Civil work related to the project, including grant management. At that time, Airport Staff said we would bring bids to the Board in August 2022.

The design was completed (Enclosure 1), and the project was advertised. The bids were opened on Monday, August 15, 2022. During the design period, staff worked with Federal Aviation Administration Project Managers to coordinate funding. The project was bid with separate base bids and alternates for General Contractor, Mechanical, and Electrical. Two General bids were received, two Mechanical Bids were received, and two Electrical bids were received (Enclosure 2). Staff recommends award of all Base bids and alternates, except for Schedule 1, Division 3, Alternate B.

Northern Improvement Company (NIC) was the apparent low bidder for General Contractor base bids and alternates (minus Schedule 1, Division 3, Alternate B) with a total bid of \$13,406,958,58. NIC's total was 20% higher than the engineer's opinion of probable cost.

Cofell's Plumbing & Heating, Inc. (Cofell's) was the apparent low bidder for Mechanical base bids and alternates with a total bid of \$1,878,760.00. Cofell's total was 6.5% lower than the engineer's opinion of probable cost.

Edling Electric, Inc. (Edling) was the apparent low bidder for Electrical base bids and alternates with a total bid of \$1,346,555.00. Edling's total was 7.5% higher than the engineer's opinion of probable cost.

With engineering and other costs added, the project the total project cost is \$19,045,530.88. To fund the project, Airport Staff has planned and coordinated funding from three different sources (Enclosure 3).

The first source is the Airport's CARES Act funding. Staff has applied for a Development Addendum to cut out approximately \$12.3 million from existing CARES Grant AIP 63 and place it into a new grant number AIP 71. The CARES Act grant funds projects at 100%.

The second source is Bipartisan Infrastructure Law (BIL) entitlement allocations specifically for Bismarck Airport. We know BIL entitlement funds are approximately \$2.6 million for Fiscal Year (FY) 2022 and \$2.6 for FY 2023. FAA has informed us they will need to issue Bismarck two (2) BIL grants, one on or about January 2023 for the FY 22 and FY 23 allocations (approx. \$5.2 million) and a second grant on or after October 1, 2023, for the FY 24 BIL grant amount (approx. \$900,000). Staff has coordinated for the use of Bismarck's allocated BIL grant funding for FY 2022, FY 2023, and a portion of FY 2024, totaling approximately \$6.1 million for this project. BIL grants fund projects at 90%.

The third funding source is Airport State Grant funds from the North Dakota Aeronautics Commission. Staff will apply for a 5% match to the BIL grant funds. The airport share (Sponsor Share) will be 5%. Project funding plans include recovering all of the Sponsor Share in Passenger Facility Charge (PFC) #8.

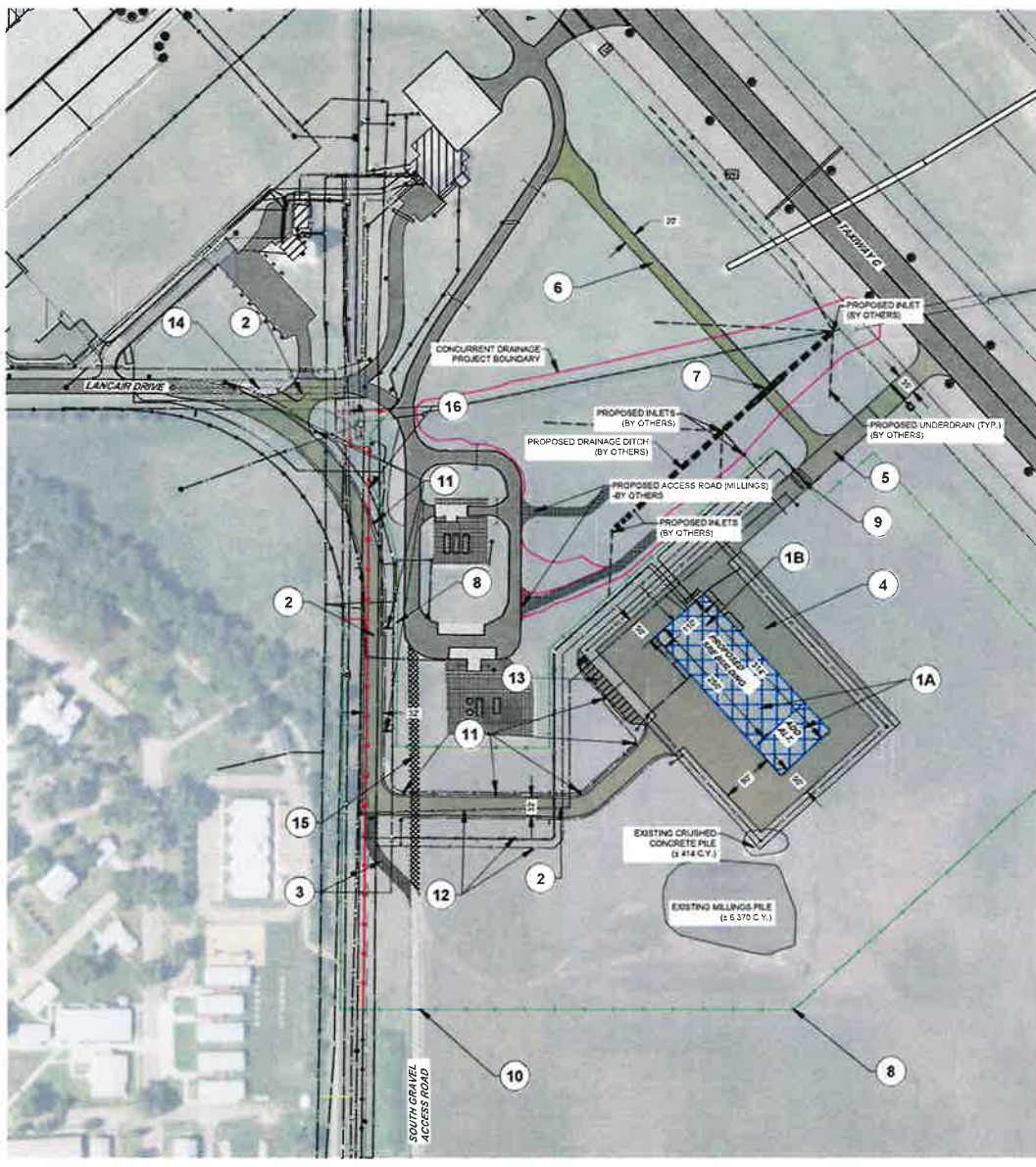
The project budget is at Enclosure 4.

RECOMMENDED CITY COMMISSION ACTION:

1. Receive bids and award General Contractor Base Bids and Alternates (except for Schedule 1, Division 3, Alternate B) to Northern Improvement Company for \$13,406,958,58, Mechanical Contractor Base Bids and Alternates to Cofell's Plumbing & Heating, Inc. for \$1,878,760.00, and Electrical Contractor Base Bids and Alternates to Edling Electric, Inc. for \$1,346,555.00. This award is subject to Staff review and checking, FAA approval and issuance of the CARES Act Development Addendum (\$12.3 million), and the understanding that Bismarck's BIL funds for FY 22, 23, and 24 (\$6.1 million) have been programmed for this project.
2. Approve receiving additional FAA grant funds (CARES Act and BIL).
3. Approve the project budget.

STAFF CONTACT INFORMATION:

Greg Haug | Airport Director | 701.355.1808 | ghaug@bismarcknd.gov



NOTE: THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES THAT MAY BE IMPACTED BY THIS PROJECT AND THE FUTURE PROJECT AS SHOWN ON THE PROJECT WORK DESCRIPTION AS FURTHER DESCRIBED IN THE LOCAL AND STATE PROVISIONS.

BID ITEMS

PROJECT WORK DESCRIPTION

SCHEDULE 1, DIVISION 7, BASE BID & ALTERNATE	1A	CONSTRUCT NEW SNOW REMOVAL EQUIPMENT (SRE) BUILDING (APPROXIMATELY 138' x 110' BASE BID WITH 64' x 110' ADDITION ALTERNATE)
SCHEDULE 2, DIVISION 2, BASE BID & ALTERNATE	1B	CONSTRUCT SRE BUILDING MAINTENANCE SPACE (APPROXIMATELY 112' x 110')
SCHEDULE 3, DIVISION 1, BASE BID & ALTERNATE	2	CONSTRUCT LANCAIR DRIVE EXTENSION, INTERSECTION AND ACCESS ROAD (APPROXIMATELY 1580' x 32')
SCHEDULE 1, DIVISION 1 & 2, BASE BID	3	CONSTRUCT NEW GRAVEL ROAD (APPROXIMATELY 155' x 20')
SCHEDULE 1, DIVISION 3, BASE BID & ALTERNATE A	4	CONSTRUCT NEW CONCRETE SRE APRON WITH STORM SEWER COLLECTION SYSTEM (APPROXIMATELY 10,478' SY BASE BID WITH 1,896' SY ADDITIONAL ALTERNATE)
SCHEDULE 1, DIVISION 4, BASE BID	5	CONSTRUCT NEW APRON ACCESS ROAD (FROM SRE APRON TO TAXIWAY C APPROXIMATELY 457' x 35')
SCHEDULE 1, DIVISION 5, BASE BID	6	CONSTRUCT NEW ARSIDE ACCESS ROAD (FROM ARFF TO SRE APRON APPROXIMATELY 660' x 20')
SCHEDULE 1, DIVISION 5, BASE BID	7	INSTALL DOUBLE 36 INCH RCP CULVERT
SCHEDULE 1, DIVISION 6, BASE BID	8	INSTALL NEW CHAIN LINK SECURITY FENCE (APPROXIMATELY 4,420' LF)
SCHEDULE 1, DIVISION 6, BASE BID	9	INSTALL NEW 18 FEET POWERED DOUBLE SLIDE ACCESS GATE
SCHEDULE 1, DIVISION 6, BASE BID	10	INSTALL NEW 24 FEET DOUBLE SLIDING ACCESS GATE
SCHEDULE 2, DIVISION 1, BASE BID	11	INSTALL STREET LIGHTING - 10 EACH
SCHEDULE 1, DIVISION 6, BASE BID	12	INSTALL UTILITIES - WATER, SANITARY, POWER, COMMUNICATIONS
SCHEDULE 1, DIVISION 3, BASE BID	13	CONSTRUCT SRE BUILDING PARKING LOT (APPROXIMATELY 12 STALLS 10' x 20', 1 ADA VAN ACCESSIBLE STALL 18' x 20')
SCHEDULE 1, DIVISION 1, BASE BID	14	REMOVE EXISTING LANCAIR DRIVE (APPROXIMATELY 312' x 24')
SCHEDULE 1, DIVISION 2, BASE BID	15	REMOVE EXISTING GRAVEL ROAD (APPROXIMATELY 400' x 20')
SCHEDULE 1, DIVISION 6, BASE BID	16	REMOVE EXISTING SECURITY FENCE (APPROXIMATELY 1,170' LF)

BASIS OF ESTIMATE

REMOVE AND DISPOSE OF BITUMINOUS PAVEMENT - FULL DEPTH (P-101) -	S.Y. PAVEMENT REMOVED
TOPSOIL REMOVAL (P-152) -	AVERAGE DEPTH BITUMINOUS PAVEMENT ± 3' LANCAIR DRIVE
EMBANKMENT (P-152) -	STRIP 4" OVER ALL EXCAVATION OR EMBANKMENT AREAS (INCLUDED IN UNCLASSIFIED EXCAVATION QUANTITY FOR PAYMENT)
SEPARATOR GEOTEXTILE FABRIC (PLAN NOTES) -	4% ADDITIONAL VOLUME HAS BEEN ADDED FOR ANTICIPATED MATERIAL SHRINKAGE
BASE COURSE (NDOT 302) -	ACTUAL S.Y. IN PLACE, NO OVERLAP INCLUDED
RECYCLED BASE COURSE (NDOT 302) -	COMPACTED VOLUME IN PLACE
AC SUPERPAVE, (FAA 42) (NDOT 430) -	COMPACTED VOLUME IN PLACE
PORTLAND CEMENT CONCRETE PAVEMENT 8" THICK (NDOT 550) -	TONS OF MATERIAL IN PLACE
BITUMINOUS TACK COAT (P-603) -	ACTUAL S.Y. IN PLACE
TOPSOIL REPLACEMENT (T-305) -	0.08 GAL/S.Y.
	MEASURED IN STOCKPILES BY AVERAGE END AREAS OR PRISMOIDAL METHOD (PAID FOR AS TOPSOILING)



SNOW REMOVAL EQUIPMENT BUILDING
Bismarck Airport - City of Bismarck
BISMARCK, NORTH DAKOTA

PROJECT WORK DESCRIPTION
& BASIS OF ESTIMATE

DRAWN	KNV
REVIEWED	GCH
PROJECT NUMBER	2105-01256
LAST REVISION DATE	07/06/2022

SHEET
5

Scale 1



Bismarck Airport

Construct New SRE Building

AIP #3-38-0003-063-2020 (CARES Act); KLJ #2105-01256

Monday, August 15, 2022; 4:00 P.M. CT

Bidder	Schedule 1, Division 1 Base Bid – Lancair Drive	Schedule 1, Division 2 Base Bid – Landside Access Road	Schedule 1, Division 3 Base Bid - SRE Apron (251' Building with 4 Bays)	Schedule 1, Division 3 Alternate A - SRE Apron (65' Building with 2 Bays)	Schedule 1, Division 3 Alternate B - SRE Apron (No Building Expansion)
Central Mechanical Mandan, ND	No Bid	No Bid	No Bid	No Bid	No Bid
Cofell's Plumbing & Heating, Inc. Bismarck, ND	No Bid	No Bid	No Bid	No Bid	No Bid
Edling Electric, Inc. Bismarck, ND	No Bid	No Bid	No Bid	No Bid	No Bid
Northern Improvement Company Bismarck, ND	\$ 944,571.35	\$ 434,227.43	\$ 2,832,834.10	\$ 410,278.60	\$ 411,539.50
Skeels Electric Company Grand Forks, ND	No Bid	No Bid	No Bid	No Bid	No Bid
Strata Corporation Grand Forks, ND	\$ 1,114,367.50	\$ 390,509.75	\$ 2,868,975.00	\$ 418,176.00	\$ 414,346.00
Engineer's Opinion of Construction Cost	\$ 617,065.00	\$ 293,478.00	\$ 2,206,196.00	\$ 346,052.00	\$ 340,662.00

Costs shown are AS READ from the bid opening.

Encl 2



Bismarck Airport

Construct New SRE Building

AIP #3-38-0003-063-2020 (CARES Act); KLJ #2105-01256

Monday, August 15, 2022; 4:00 P.M. CT

Bidder	Schedule 1, Division 4 Base Bid – SRE Apron Access Road to Taxiway C	Schedule 1, Division 5 Base Bid – Airside Access Road from ARFF to SRE Apron	Schedule 1, Division 6 Base Bid – Utilities and Fencing	Schedule 1, Division 7 Base Bid - SRE Building General	Schedule 1, Division 7 Alternate Bid - SRE Building General
Central Mechanical Mandan, ND	No Bid	No Bid	No Bid	No Bid	No Bid
Cofell's Plumbing & Heating, Inc. Bismarck, ND	No Bid	No Bid	No Bid	No Bid	No Bid
Edling Electric, Inc. Bismarck, ND	No Bid	No Bid	No Bid	No Bid	No Bid
Northern Improvement Company Bismarck, ND	\$ 424,311.90	\$ 411,941.25	\$ 1,128,750.95	\$ 6,056,763.00	\$ 762,280.00
Skeels Electric Company Grand Forks, ND	No Bid	No Bid	No Bid	No Bid	No Bid
Strata Corporation Grand Forks, ND	\$ 502,274.50	\$ 475,035.50	\$ 1,231,110.50	\$ 5,876,500.00	\$ 704,000.00
Engineer's Opinion of Construction Cost	\$ 402,862.00	\$ 294,080.00	\$ 785,890.00	\$ 5,536,134.00	\$ 644,760.00

Costs shown are AS READ from the bid opening.

Encl 2



Bismarck Airport

Construct New SRE Building

AIP #3-38-0003-063-2020 (CARES Act); KLJ #2105-01256

Monday, August 15, 2022; 4:00 P.M. CT

Bidder	Schedule 2, Division 1 Base Bid – Lighting for Lancair Drive and Access Road, Airport Security Cable	Schedule 2, Division 2 Base Bid - SRE Building Electrical	Schedule 2, Division 2 Alternate Bid - SRE Building Electrical	Schedule 3, Division 1 Base Bid - SRE Building Mechanical	Schedule 3, Division 1 Alternate - SRE Building Mechanical
Central Mechanical Mandan, ND	No Bid	No Bid	No Bid	\$ 1,893,900.00	\$ 105,200.00
Cofell's Plumbing & Heating, Inc. Bismarck, ND	No Bid	No Bid	No Bid	\$ 1,730,000.00	\$ 148,760.00
Edling Electric, Inc. Bismarck, ND	\$ 287,055.00	\$ 1,000,000.00	\$ 59,500.00	No Bid	No Bid
Northern Improvement Company Bismarck, ND	No Bid	No Bid	No Bid	No Bid	No Bid
Skeels Electric Company Grand Forks, ND	\$ 220,538.13	\$ 1,371,455.00	\$ 41,915.00	No Bid	No Bid
Strata Corporation Grand Forks, ND	No Bid	No Bid	No Bid	No Bid	No Bid
Engineer's Opinion of Construction Cost	\$ 325,622.50	\$ 819,928.00	\$ 107,460.00	\$ 1,865,268.00	\$ 143,280.00

Costs shown are AS READ from the bid opening.

End 2

Opinion of Probable Costs - Based on Northern Improvement Company (General),
Edling Electric, Inc. (Electrical), and Cofell's Plumbing & Heating, Inc. (Mechanical) Bids
Bismarck, North Dakota
KLJ 2105-01256.2, AIP NO. 3-38-0003-065-2020 (CARES Act)
SRE Building Construction



Total Estimated Construction Costs - General	Total	CARES Act	BIL Grant
Schedule 1, Division 1, Base Bid - Lancair Drive	\$ 945,571.35	\$ -	\$ 945,571.35
Schedule 1, Division 2, Base Bid - Landside Access Road	\$ 434,227.43	\$ -	\$ 434,227.43
Schedule 1, Division 3, Base Bid - SRE Apron (250' Building with 4 Bays)	\$ 2,832,834.10	\$ 679,329.99	\$ 2,153,504.11
Schedule 1, Division 3, Alternate A - SRE Apron (Additional 64' Building 2 Bay Expansion)	\$ 410,278.60	\$ 98,387.18	\$ 311,891.42
Schedule 1, Division 3, Alternate B - SRE Apron (No Building Expansion)	\$ 411,539.50	\$ 98,689.55	\$ 312,849.95
Schedule 1, Division 4, Base Bid - SRE Apron Access Road to Taxiway C	\$ 424,311.90	\$ -	\$ 424,311.90
Schedule 1, Division 5, Base Bid - Airside Access Road from ARFF to SRE Apron	\$ 411,941.25	\$ -	\$ 411,941.25
Schedule 1, Division 6, Base Bid - Utilities & Fencing	\$ 1,128,750.95	\$ 1,128,750.95	\$ -
Schedule 1, Division 7, Base Bid - SRE Building General	\$ 6,056,763.00	\$ 6,056,763.00	\$ -
Schedule 1, Division 7, Alternate - SRE Building General	\$ 762,280.00	\$ 762,280.00	\$ -
Subtotal - General Construction Base Bid	\$ 12,234,399.98	\$ 7,864,843.94	\$ 4,369,556.04
Subtotal - General Construction Base Bid with SRE Building Alternate and Alternate A	\$ 13,406,958.58	\$ 8,725,511.12	\$ 4,681,447.46
Subtotal - General Construction Base Bid without SRE Alternate and Alternate B	\$ 12,645,939.48	\$ 7,963,533.49	\$ 4,682,405.99

Total Estimated Construction Costs - Electrical	Total	CARES Act	BIL Grant
Schedule 2, Division 1, Base Bid - Lighting for Lancair Drive and Access Road, Airport Security Cable	\$ 287,055.00	\$ -	\$ 287,055.00
Schedule 2, Division 2, Base Bid - SRE Building Electrical	\$ 1,000,000.00	\$ 1,000,000.00	\$ -
Schedule 2, Division 2, Alternate - SRE Building Electrical	\$ 59,500.00	\$ 59,500.00	\$ -
Subtotal - Electrical Construction	\$ 1,346,555.00	\$ 1,059,500.00	\$ 287,055.00

Total Estimated Construction Costs - Mechanical	Total	CARES Act	BIL Grant
Schedule 3, Division 1, Base Bid - SRE Building Mechanical	\$ 1,730,000.00	\$ 1,730,000.00	\$ -
Schedule 3, Division 1, Alternate - SRE Building Mechanical	\$ 148,760.00	\$ 148,760.00	\$ -
Subtotal - Mechanical Construction	\$ 1,878,760.00	\$ 1,878,760.00	\$ -

Summary of Total Estimated Construction Costs	Total	CARES Act	BIL Grant
Base Bid - General, Electrical, Mechanical	\$ 15,251,454.98	\$ 10,594,843.94	\$ 4,656,611.04
Base Bid + Alternate A - General, Electrical, Mechanical	\$ 16,632,273.58	\$ 11,663,771.12	\$ 4,968,502.46
Base Bid + Alternate B - General, Electrical, Mechanical	\$ 15,662,994.48	\$ 10,693,533.49	\$ 4,969,460.99

Supplemental Costs - Civil	Total	CARES Act	BIL Grant
Administration (Added - not part of Engineering Contract)	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00
Design, Bidding, and Preliminary Testing	414,051.13		414,051.13
Construction Observation and Administration	1,256,657.63		1,256,657.63
Project Closeout Report	66,234.54	20,000.00	46,234.54
Utility Relocation (estimated)	20,000.00		20,000.00
Total Estimated Supplemental Costs - Civil	\$ 1,776,943.30	\$ 30,000.00	\$ 1,746,943.30

Supplemental Costs - Architectural	Total	CARES Act	BIL Grant
Architectural Fees	\$ 636,314.00	\$ 636,314.00	\$ -
Total Estimated Supplemental Costs - Architectural	\$ 636,314.00	\$ 636,314.00	\$ -

Opinion of Probable Costs	Total	CARES Act	BIL Grant
Total Estimated Cost - Base Bid + Alternate A - General, Electrical, Mechanical (2 Bay Building Expansion)	\$ 19,045,530.88	\$ 12,330,085.12	\$ 6,715,445.76

2022-2024 BIL Grant - Breakdown of Costs	
Federal Share (90%) (FY2022 BIL)	\$ 2,602,478.00
Federal Share (90%) (FY2023 BIL)	\$ 2,602,478.00
Federal Share (90%) (FY2024 BIL)	\$ 838,945.00
State Share (5%)	\$ 335,772.38
Local Share (5%)	\$ 335,772.38
Total	\$ 6,715,445.76

Updated 8-16-2022 TJN

AIRPORT PROJECT BUDGET

Date: August 16, 2022

Number	AIP 71	Description	SRE Building Construction
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Scheduled Start	NTP
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Scheduled End	May 6, 2024
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Project Construction Contracts

<u>Project Construction Contracts</u>	<u>Amount</u>
1. Northern Improvement Company (General Construction)	\$ 13,406,958.58
3. Cofell's Plumbing & Heating, Inc. (Mechanical Construction)	\$ 1,878,760.00
3. Edling Electric, Inc. (Electrical Construction)	\$ 1,346,555.00
Total Construction Contracts	\$ 16,632,273.58

<u>Engineer, Testing and Misc. Contracts</u>	<u>Amount</u>
1. KLJ - Construction Observance, Administration, Close Out, and Testing (Phase 7)	\$ 1,716,943.30
2. Ubl Design Group	\$ 636,314.00
Total Engineer, Testing and Misc. Contracts	\$ 2,353,257.30

Administration	\$ 60,000.00
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Sub Total	\$ 19,045,530.88
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<u>Project Funding</u>		<u>Amount</u>
FAA Grant:	Cares Act Funds	\$12,330,085.12
	BIL Funds FY 2022	\$2,602,478.00
	BIL Funds FY 2023	\$2,602,478.00
	BIL Funds FY 2024	\$838,945.00
State Grant:	\$ 335,772.38	
Airport Funds (5%):	\$ 335,772.38	
Total Funding (without contingencies)		\$ 19,045,530.88

CONTINGENCIES	10%	\$1,904,553.09
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OTHER COSTS	
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TOTAL PROJECT COST	\$20,950,083.97
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Enclosure 5

Encl 4