



## Airport

**DATE:** February 13, 2024

**FROM:** Greg Haug, Airport Director

**ITEM:** Hangar 5 Demolition and GA Apron Phase 5 Project

**REQUEST:**

Receive bids and award bid to Northern Improvement Company, approve additional future FAA BIL grant funds, and approve project budget for Hangar 5 Demolition and GA Apron Phase 5 Project.

**BACKGROUND INFORMATION:**

Bismarck Airport has been working on incremental actions over the last 20 years to set the conditions for future development in the north General Aviation (GA) area. Previous related implementation actions approved by the Board were on June 28, 2022, the Board approved a Development Agreement with Simson Investment Corp on October 11, 2022, the Board approved a Development Agreement with Executive Air Taxi Corporation (EATC) and on March 23, 2023, the Board approved actions for GA Apron Phase 4. Simson's two 115 foot x 100 foot hangars are nearly completed and GA Apron Phase 4 (apron and associated work) are completed except for warranty items.

On May 23, 2023, the Board approved an agreement with KLJ for Hangar 5 Demolition and GA Apron Phase 5 for demolition of Hangar 5 and design and construction of an apron and other ancillary items to further prepare the North GA area for development and to meet City/Airport obligations in the development agreements. At that July meeting, Bismarck Airport staff said we would bring bids to the Board in the Fall of 2023.

The design was completed, and the project advertised (Enclosure 1). During the design, staff worked with Federal Aviation Administration (FAA) Project Managers to approve the apron use plan and coordinate funding. The bids were opened on Monday, December 11, 2023 (Enclosure 2). Northern Improvement Company (NIC) and Strata Corporation bid on the project. NIC is the apparent low bidder with a total bid of \$4,837,409.00. NIC's total bid was 5% higher than the Engineers Opinion of Probable Construction Cost of \$4,594,680.00.

With engineering and other costs added, the total project cost is \$5,777,717.40. To fund the project, Airport staff will initially pay for the project from the Airport cash reserves, then later reimburse the project at 90% for eligible items through BIL entitlement funding earmarked for Bismarck Airport (approximately \$1.4 Million from FY 2025 BIL and approximately \$2.6 Million from FY 2026 BIL). Bismarck Aero Center is obligated to participate in 50% of the 43 feet of

ineligible apron in front of the planned Fixed Base Operator (FBO)s (approximately \$130,992.90). Executive Air Taxi Corporation is obligated to participate in 50% of the 43 feet of ineligible apron in front of their planned new hangar buildings (approximately \$167,865.80). Additionally, Bismarck Airport staff will apply for reimbursement of 5% of the BIL eligible portions of the project and 90% of the FAA ineligible project work from the ND State Aeronautics Commission. The budget is at Enclosure 3. With Board approval to proceed, this project will be completed by Fall 2024.

**RECOMMENDED CITY COMMISSION ACTION:**

1. Receive bids and award Bid to Northern Improvement Company for \$4,837,409.00, subject to review and checking.
2. Approve receiving additional future FAA BIL grant funds for this project.
3. Approve the project budget.

**STAFF CONTACT INFORMATION:**

Tim Thorsen, Assistant Airport Director, 701-355-1806, [tthorsen@bismarcknd.gov](mailto:tthorsen@bismarcknd.gov)  
Greg Haug, Airport Director, 701-355-1805, [ghaug@bismarcknd.gov](mailto:ghaug@bismarcknd.gov)

**ATTACHMENTS:**

1. Project Information



REVISION	
NO.	DATE
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ISSUED: GCH  
 REVISION: GCH

PROJECT NUMBER: 2205-01910  
 BULK DATE: 11/9/2023

**HANGAR 5 DEMOLITION AND GA APRON PHASE 5**  
 BISMARCK AIRPORT - CITY OF BISMARCK  
 BISMARCK, NORTH DAKOTA

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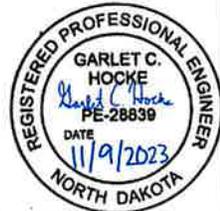
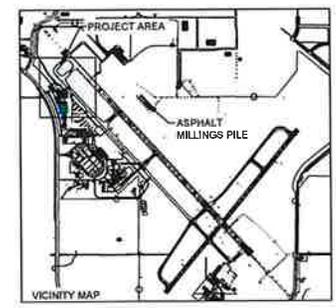
NOTE: THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES THAT MAY BE IMPACTED BY THIS PROJECT AS SHOWN ON THE PROJECT WORK DESCRIPTION AS FURTHER DESCRIBED IN THE LOCAL AND STATE PROVISIONS.



BID ITEMS	PROJECT WORK DESCRIPTION
DIVISION 3	1 HANGAR 5 BUILDING DEMOLITION (APPROXIMATELY 17,000 S.F.)
DIVISION 1	2 REMOVE EXISTING APRON (APPROXIMATELY 3,175 S.Y. OF ASPHALT AND 1,228 S.Y. OF CONCRETE)
DIVISION 1	3 CONSTRUCT GENERAL AVIATION PCC APRON - AIP ELIGIBLE (APPROXIMATELY 7,274 S.Y.)
DIVISION 2	4 CONSTRUCT GENERAL AVIATION PCC APRON - AIP INELIGIBLE (APPROXIMATELY 861 S.Y.)
DIVISION 4	5 REMOVE AND DISPOSE OF CHAIN-LINK SECURITY FENCE (APPROXIMATELY 328 L.F.)
DIVISION 4	6 REMOVE EXISTING APRON (APPROXIMATELY 493 S.Y. OF ASPHALT AND 673 S.Y. OF CONCRETE)
DIVISION 4	7 CONSTRUCT GENERAL AVIATION PCC APRON - AIP ELIGIBLE (APPROXIMATELY 1,193 S.Y.)
DIVISION 5	8 REMOVE EXISTING APRON (APPROXIMATELY 684 S.Y. OF ASPHALT AND 77 S.Y. OF CONCRETE)
DIVISION 5	9 CONSTRUCT GENERAL AVIATION PCC APRON (APPROXIMATELY 1,038 S.Y.) - AIP INELIGIBLE
DIVISION 1	9 INSTALL AIRCRAFT PARKING POSITION MARKINGS WITH TIE-DOORS
DIVISION 4	10 INSTALL AIRCRAFT PARKING POSITION MARKINGS
DIVISION 4	11 REMOVE AND DISPOSE OF EXISTING CHAIN-LINK SECURITY FENCE, GATE 26 WITH OPERATOR GATE 34, AND MISCELLANEOUS ITEMS

**BASIS OF ESTIMATE**

PAVEMENT REMOVAL (P-101) -	5 Y. PAVEMENT REMOVED AVERAGE DEPTH OF CONCRETE IS 4" AND ASPHALT PAVEMENT IS 4"
TOPSOIL REMOVAL (P-152) -	STRIP 4" OVER ALL EXCAVATION OR EMBANKMENT AREAS (INCLUDED IN UNCLASSIFIED EXCAVATION QUANTITY FOR PAYMENT)
EMBANKMENT (P-152) -	4% ADDITIONAL VOLUME HAS BEEN ADDED FOR ANTICIPATED MATERIAL SHRINKAGE
GEOTRID (PLAN NOTES) -	ACTUAL S.Y. IN PLACE, NO OVERLAP INCLUDED
RECYCLED ASPHALT PAVEMENT (P-152) -	COMPACTED VOLUME IN PLACE
SEPARATION GEOTEXTILE (P-209) -	ACTUAL S.Y. IN PLACE, NO OVERLAP INCLUDED
CRUSHED AGGREGATE BASE COURSE (P-209) -	COMPACTED VOLUME IN PLACE
ASPHALT PAVEMENT (P-401) -	TONS OF MATERIAL IN PLACE (2 TONS / CY)
RICH CONCRETE PAVEMENT (P-601) -	ACTUAL S.Y. IN PLACE
EMULSIFIED ASPHALT TACK COAT (P-603) -	0.05 GAL/S.Y.
TOPSOIL REPLACEMENT (T-605) -	MEASURED IN STOCKPILES BY AVERAGE END AREAS OR PRISMOIDAL METHOD (PAID FOR AS TOPSOILING)



ENCL 1



## Bismarck Airport

Hangar 5 Demolition and General Aviation Apron Construction Phase 5

AIP: TBD; KLJ #2205-01910

Monday, December 11, 2023; 4:00 P.M. CT

<b>Bidder</b>	<b>Total Cost Divisions 1, 3, and 4 (AIP Eligible)</b>	<b>Total Cost Divisions 2 and 5 (AIP Ineligible)</b>
Northern Improvement Company Bismarck, ND	\$ 4,239,691.60	\$ 597,717.40
Strata Corporation Grand Forks, ND	\$ 5,105,405.90	\$ 693,048.10
<b>Engineer's Opinion of Construction Cost</b>	<b>\$ 4,041,923.00</b>	<b>\$ 552,757.00</b>

Costs shown are AS READ from the bid opening.

**AIRPORT PROJECT BUDGET**

Date: February 13, 2024

<b>Number</b>	<b>AIP TBD</b>	<b>Description</b>	<b>GA Apron (Phase 5) / Hangar 5 Demolition</b>
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<b>Scheduled Start</b>	<b>NTP</b>	<b>Scheduled End</b>	<b>December 6, 2024</b>
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**Project Construction Contracts**

<u>Project Construction Contracts</u>	<u>Amount</u>
1. Northern Improvement Company (General)	\$ 4,837,409.00
<b>Total Construction Contracts</b>	<b>\$ 4,837,409.00</b>

<u>Engineer, Testing and Misc. Contracts</u>	<u>Amount</u>
1. KLJ - Hangar 5 HABS / HAER Documentation (Phase 5)	\$ 22,494.36
2. KLJ - Construction Observation, Administration, Close Out, and Testing (Phase 5)	\$ 887,271.78
3. Utility Relocation (Estimated - If Needed)	\$ 20,000.00
<b>Total Engineer, Testing and Misc. Contracts</b>	<b>\$ 929,766.14</b>

<b>Administration</b>	<b>\$ 10,542.26</b>
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<b>Sub Total</b>	<b>\$ 5,777,717.40</b>
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<u>Project Funding</u>	<u>Amount</u>
FAA Grant: BIL FY 2025	\$1,418,389.00
BIL FY 2026	\$2,600,060.00
State Grant 5% BIL Match	\$ 259,000.00
BAC Apron 50% Share	\$ 130,992.90
EATC Apron 50% Share	\$ 167,865.80
Airport Funds:	
5% BIL Match *	\$ 259,000.00
Airport Share (50%) of BAC Apron	\$ 130,992.90
Airport Share (50%) of EATC Apron	\$ 167,865.80
Costs Eligible for Federal Funding but not Identified *	\$ 643,551.00
<b>Total Funding (without contingencies)</b>	<b>\$ 5,777,717.40</b>

\* Federally Eligible Costs to be Reimbursed in PFC Application 8

CONTINGENCIES	10%	<b>\$ 577,771.74</b>
OTHER COSTS		<b>\$ -</b>
<b>TOTAL PROJECT COST</b>		<b>\$ 6,355,489.14</b>

Enclosure 3