

April 30, 2021

Ms. Mary Lou Affleck
NeighborWorks Montana
509 1st Avenue South
Great Falls, Montana 59401

Reference: C&C Manufactured Home Park Infrastructure Improvements Project
Project No. 18106.01

Dear Ms. Affleck,

On April 9, 2021 competitive bids for the above-referenced project were received and opened in accordance with the Advertisement for Bids. The project received only one bid for both schedules with FirstMark Construction, Inc. as the prime contractor and Earth Movers Excavation subcontracted to complete the Schedule I – Utilities work.

After bid examination no errors or omissions were found. The following is a list of the submitted bids and the Engineer's Opinion of Probable Cost:

<u>Bidder</u>	<u>Total Base Bid</u>
FirstMark Construction, Inc.	\$421,747.00
Engineer's Opinion of Probable Cost	\$282,947.39

A copy of the Bid Tabulations has been attached.

As you will note, the bid is over the Engineer's Opinion of Probable Cost by \$138,799.61. In our review of the markets, pricing, and discussions with other contractors in the industry, we have found that this bid, like many others occurring right now, has been negatively impacted by pandemic influenced events. Some of these include supply chain issues, oil price surges, labor shortages, and general uncertainty in many markets. These are obviously circumstances that could not have been anticipated in the months and years that this project has been in the analysis, funding, and design process.

Sanderson Stewart has evaluated several methods to try and reduce the scope and bring the project in under budget. Although these reduced project scopes could be considered, all of these options significantly impact the longevity of the project, cost to operate and maintain, and overall safety to the residents of the C&C Manufactured Home Park.

Sanderson Stewart has also been made aware that there may be additional funds that could be allocated to this project. With that in mind and based on the bid submitted, Sanderson Stewart would recommend FirstMark Construction, Inc. be awarded the C&C Manufactured Home Park Infrastructure Improvements project for a total contract amount of \$421,747.00 with the understanding that sufficient additional funds are made available to cover the overall bid.

Please feel free to call if you have any questions or need any additional information.

Sincerely,



Erica Gilren, PE
Project Manager

c: Wendy Herman, C&C Board President
EJG/rl



PROJECT: **C&C Manufactured Homes Infrastructure Improvements**
S.S. PROJECT NO.: **18106.01**

BID DATE: **April 9, 2021**
BID TIME: **3:00 PM, MDT**

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BY: Sanderson Stewart
FOR: NeighborWorks Montana

Engineer's Opinion of Probable Cost

FirstMark Construction, Inc.

ITEM NO.	EST. QTY.	UNIT	DESCRIPTION	UNIT PRICE \$	TOTAL PRICE \$	UNIT PRICE \$	TOTAL PRICE \$
SCHEDULE I - Utility Improvements							
101	1	LS	Mobilization and Insurance	\$4,034.00 / LS =	4,034.00	\$2,375.00 / LS =	2,375.00
102	1	LS	Payment and Performance Bonds	\$3,529.75 / LS =	3,529.75	\$2,550.00 / LS =	2,550.00
103	1	LS	Traffic Control During Construction	\$2,500.00 / LS =	2,500.00	\$4,155.00 / LS =	4,155.00
104	3	EA	Remove and Dispose Existing Catch Basins	\$1,200.00 / EA =	3,600.00	\$925.00 / EA =	2,775.00
105	2	EA	Drywells with Neenah R-1879-B7G Catch Basin Top Casting	\$2,500.00 / EA =	5,000.00	\$3,130.00 / EA =	6,260.00
106	7	VF	Extra Depth Manhole	\$125.00 / VF =	812.50	\$347.00 / VF =	2,255.50
107	650	CY	Gravel Storage for Drywell	\$35.00 / CY =	22,750.00	\$41.00 / CY =	26,650.00
108	245	SY	Drywell Filter Fabric	\$1.50 / SY =	367.50	\$12.00 / SY =	2,940.00
109	2	EA	Flexstorm Filters for Catch Basin	\$400.00 / EA =	800.00	\$640.00 / EA =	1,280.00
110	1	EA	Connect to Existing Water Main (Includes Tap, Asphalt/ Concrete Surface Repair)	\$2,200.00 / EA =	2,200.00	\$7,060.00 / EA =	7,060.00
111	1	EA	Fire Hydrant Assembly (Includes Valves)	\$4,500.00 / EA =	4,500.00	\$5,525.00 / EA =	5,525.00
112	1	EA	6-Inch Gate Valve	\$550.00 / EA =	550.00	\$1,955.00 / EA =	1,955.00
113	285	LF	6-Inch PVC Water Main	\$28.00 / LF =	7,980.00	\$49.00 / LF =	13,965.00
114	20	LF	Water Main Insulation	\$10.00 / LF =	200.00	\$66.50 / LF =	1,330.00
115	1	LS	Abandon Ex. Drain Pipe in Place (If Required)	\$1,500.00 / LS =	1,500.00	\$4,260.00 / LS =	4,260.00
116	1	LS	Water Line Lowering (Includes Bends, Etc.) - If Required	\$6,000.00 / LS =	6,000.00	\$6,905.00 / LS =	6,905.00
TOTAL FOR SCHEDULE I - Utility Improvements					\$66,323.75		\$92,240.50
SCHEDULE II - Surface Improvements							
201	1	LS	Mobilization and Insurance	\$13,887.14 / LS =	13,887.14	\$16,520.00 / LS =	16,520.00
202	1	LS	Payment and Performance Bonds	\$12,151.25 / LS =	12,151.25	\$3,485.00 / LS =	3,485.00
203	1	LS	Traffic Control During Construction	\$3,500.00 / LS =	3,500.00	\$3,360.00 / LS =	3,360.00
204	1	LS	Stormwater Management and Erosion Control	\$1,500.00 / LS =	1,500.00	\$3,035.00 / LS =	3,035.00
205	345	CY	Remove and Dispose Ex. Asphalt Surface (3-Inch Thick)	\$10.00 / CY =	3,450.00	\$37.00 / CY =	12,765.00
206	1	LS	Saw Cut at Ex. Asphalt Surface	\$5,750.00 / LS =	5,750.00	\$3,925.00 / LS =	3,925.00
207	483	SY	Remove and Dispose Ex. Gravel Surface	\$2.00 / SY =	966.00	\$5.25 / SY =	2,535.75
208	1,755	CY	Unclassified Excavation	\$11.00 / CY =	19,305.00	\$13.75 / CY =	24,131.25
209	1,275	CY	Remove & Dispose Excess Fill Material	\$8.00 / CY =	10,200.00	\$17.25 / CY =	21,993.75
210	4,330	SY	Asphalt Surface Course (3-Inch Thick) with Type 2 Slurry Seal	\$13.50 / SY =	58,455.00	\$16.70 / SY =	72,311.00
211	965	CY	1 1/2-Inch Crushed Base Course (8-Inch Thick)	\$19.00 / CY =	18,335.00	\$46.00 / CY =	44,390.00
212	4,330	SY	Mirafi RS380i Separation Fabric	\$2.50 / SY =	10,825.00	\$5.00 / SY =	21,650.00
213	1	LS	Speed Humps (Includes Striping)	\$2,500.00 / LS =	2,500.00	\$12,840.00 / LS =	12,840.00
214	3,425	SY	Crack Sealing and Type 2 Slurry Seal	\$3.25 / SY =	11,131.25	\$2.25 / SY =	7,706.25
215	92	LF	Standard Curb and Gutter (Includes Base Course)	\$22.00 / LF =	2,024.00	\$36.50 / LF =	3,358.00
216	2,815	SF	3' Wide Concrete Valley Gutter (6-Inch Thick - Includes 6-Inch Thick Base Course)	\$8.00 / SF =	22,520.00	\$9.00 / SF =	25,335.00
217	316	SF	Concrete Apron (Includes Base Course)	\$8.00 / SF =	2,528.00	\$11.00 / SF =	3,476.00
218	3	EA	Bollards	\$200.00 / EA =	600.00	\$985.00 / EA =	2,955.00
219	1	LS	Reseed Disturbed Areas (If Required)	\$200.00 / LS =	200.00	\$400.00 / LS =	400.00
220	800	SY	Subgrade Stabilization with Mirafi RS580i (Only used at discretion of Engineer)	\$4.50 / SY =	3,600.00	\$8.25 / SY =	6,600.00
221	800	SY	Subgrade Stabilization with 12-inch additional dig out, Tensar TX-140 Geogrid and 12-inches of additional 1.5" crushed gravel (Only used at discretion of Engineer)	\$10.00 / SY =	8,000.00	\$20.75 / SY =	16,600.00
222	453	SY	Additional Asphalt Repair in Damaged Areas	\$12.00 / SY =	5,196.00	\$46.50 / SY =	20,134.50
TOTAL FOR SCHEDULE II - Surface Improvements					\$216,623.64		\$329,506.50
TOTAL FOR SCHEDULES I AND II					\$282,947.39		\$421,747.00

c: Engineer, Owner, Bid Tabs Book