

April 29, 2024

Veronica Meyer, PE  
Senior Project Manager  
1025 31<sup>st</sup> St. SE  
Minot, ND 58701

**Subject: University Watermain Replacement Project Bid Review Letter**  
**City Project No. 4816**  
**HEI Project No. 6027-0094**

Dear Veronica:

We have completed our review of the bids received for construction of the University Watermain Replacement project. Please find attached to this letter the bid tabulation for the four sealed bids that were submitted through the Quest vBid system on April 25, 2024.

The three lowest bids were evaluated for conformance with the bidding requirements as listed in the Instructions to Bidders and Bid Form. All of the bids received are summarized in the following table:

Contractor	Bid Total	Amount Greater Than Low Bid
Strata Corporation Grand Forks, ND	\$ 3,996,985.00	\$ --
Post Construction, Inc. Minot, ND	\$ 4,245,240.50	\$ 248,255.50
Kemper Construction Co. Minot, ND	\$ 4,406,227.50	\$ 409,242.50
Wagner Construction, Inc. International Falls, MN	\$ 4,922,542.00	\$ 925,557.00
ENGINEER'S OPCC	\$ 3,275,801.00	(\$ 721,184.00)

Strata Corporation

- 1) A valid 5% Bid Bond, Power of Attorney, Acknowledgement of Principal, and Acknowledgement of Surety were uploaded with the bid.
- 2) A valid ND Contractor's License was uploaded with the bid.
- 3) Acknowledgement of Addendums #1 & #2 by a bidder is a requirement of the Quest vBid system prior to uploading a bid.
- 4) The Bid Form was properly executed and signed by Steve Griffin as Vice President of Strata Corporation.
- 5) A list of subcontractors and suppliers was also uploaded with the bid.
- 6) No bid irregularities were found.

Post Construction, Inc.

- 1) A valid 5% Bid Bond, Power of Attorney, Acknowledgement of Principal, and Acknowledgement of Surety were uploaded with the bid.
- 2) A valid ND Contractor's License was uploaded with the bid.

- 3) Acknowledgement of Addendums #1 & #2 by a bidder is a requirement of the Quest vBid system prior to uploading a bid.
- 4) The Bid Form was properly executed and signed by Conley Post as President of Post Construction Inc.
- 5) A list of subcontractors and suppliers was also uploaded with the bid.
- 6) No bid irregularities were found.

Kemper Construction, Co.

- 1) A valid 5% Bid Bond, Power of Attorney, Acknowledgement of Principal, and Acknowledgement of Surety were uploaded with the bid.
- 2) A valid ND Contractor's License was uploaded with the bid.
- 3) Acknowledgement of Addendums #1 & #2 by a bidder is a requirement of the Quest vBid system prior to uploading a bid.
- 4) A list of subcontractors and suppliers was provided with the bid.
- 5) The Bid Form was properly executed and signed by Steve Farden as President of Kemper Construction Company.
- 6) No bid irregularities were found.

Strata Corporation's bid is approximately 6.2% lower than the bid submitted by Post Construction. However, the Strata bid is approximately 22% higher than HEI's Opinion of Probable Construction Cost for the project. When comparing the Strata bid to the HEI OPCC, the largest bid item difference is for the removal of the existing watermain pipe at roughly \$151,000 more than estimated. However, two of the four bids had a pipe removal cost nearly identical to the estimate and the other two bids were 10x-15x higher. This bid item is for a relatively simple scope of work to remove and dispose of the existing pipe as noted on the plans and the bid price variance may just include a higher profit margin from two of the bidders. In general, there was a wide range of bid items that were \$20,000-\$70,000 more in total cost when compared to the OPCC that resulted in the overall increase above the total project estimate.

During a call with Strata Corporation, it was noted that the Davis-Bacon minimum labor rate requirements and material cost increases were a major factor in the price of the bid. Strata also mentioned that they evenly distributed the cost increases across the bid items rather than focus the increase on singular items as reflected in the other received bids. When compared to the recent City of Minot Westfield Watermain Replacement bid prices, the low bid price had a nearly identical percentage increase above the OPCC estimate. The Westfield bidders indicated the same Davis-Bacon wages and PVC pipe cost increases that resulted in the higher bid prices. As with the Westfield estimate, the OPCC estimate for this project underestimated the impact of the increased labor rates. If this contract amount exceeds the amount available with the current funding sources, another option would be to eliminate a portion of the project area from the contract.

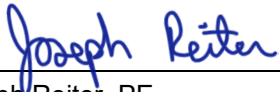
The basis for our award recommendation includes criteria for bidder "responsiveness" and "responsibility". In accordance with Article 18 of the Instructions to Bidders, Strata Corporation of Grand Forks, ND submitted the lowest responsive bid. Therefore, HEI recommends award of the contract to Strata Corporation for the bid price of \$3,996,985.00. After concurrence of the contract award by the Minot City Council and the DWSRF funding agency, Houston Engineering will provide a completed Notice of Award for execution by Mayor Tom Ross followed by delivery to the Contractor with the agreement, bonds, and insurance documents for execution.

The Notice to Proceed will be discussed at the preconstruction conference, and issuance will be contingent upon the satisfactory completion and submission of the contract documents by the Contractor and the City's legal counsel review.

If you have any questions or require additional information, please contact me at (701) 852-7931 or by e-mail at [jreiter@houstoneng.com](mailto:jreiter@houstoneng.com).

Sincerely,

HOUSTON ENGINEERING, INC.



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Joseph Reiter, PE  
Project Engineer

BID TABULATION  
City of Minot University Watermain Replacement Project  
HEI Project 6027-0094  
City of Minot Project No. 4816

Engineer: Houston Engineering, Inc.  
3900 13th Avenue SE  
Minot, ND 58701  
Phone (701) 852-7931

Bid Opening: April 25, 2024  
Time: 10:00 am

Bid Schedule A				Engineer's OPCC		Strata Corporation		Post Construction Inc		Kemper Construction Co.		Wagner Construction	
Item No.	Description	Unit	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Mobilization	LS	1	\$ 185,000.00	\$ 185,000.00	\$ 275,000.00	\$ 275,000.00	\$ 115,000.00	\$ 115,000.00	\$ 59,516.00	\$ 59,516.00	\$ 471,000.00	\$ 471,000.00
2	Temporary Traffic Control	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 32,000.00	\$ 32,000.00	\$ 25,000.00	\$ 25,000.00	\$ 22,576.00	\$ 22,576.00	\$ 19,250.00	\$ 19,250.00
3	Erosion Control	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 20,000.00	\$ 20,000.00	\$ 15,000.00	\$ 15,000.00	\$ 9,688.00	\$ 9,688.00	\$ 14,000.00	\$ 14,000.00
4	Temporary Water Service	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 75,000.00	\$ 75,000.00	\$ 85,000.00	\$ 85,000.00	\$ 90,000.00	\$ 90,000.00	\$ 145,000.00	\$ 145,000.00
5	Remove Gate Valve and Box (All Sizes)	EA	23	\$ 300.00	\$ 6,900.00	\$ 2,200.00	\$ 50,600.00	\$ 300.00	\$ 6,900.00	\$ 1,957.00	\$ 45,011.00	\$ 350.00	\$ 8,050.00
6	Remove Fire Hydrant with Gate Valve	EA	9	\$ 550.00	\$ 4,950.00	\$ 2,800.00	\$ 25,200.00	\$ 550.00	\$ 4,950.00	\$ 1,875.00	\$ 16,875.00	\$ 1,100.00	\$ 9,900.00
7	Partial Removal of Fire Hydrant and Gate Valve	EA	1	\$ 500.00	\$ 500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,900.00	\$ 1,900.00	\$ 2,250.00	\$ 2,250.00	\$ 1,100.00	\$ 1,100.00
8	Remove Curb Stop and Box	EA	90	\$ 450.00	\$ 40,500.00	\$ 1,200.00	\$ 108,000.00	\$ 350.00	\$ 31,500.00	\$ 688.00	\$ 61,920.00	\$ 175.00	\$ 15,750.00
9	Remove Pipe (All Watermain, Excludes Service Lines)	LF	5583	\$ 3.00	\$ 16,749.00	\$ 30.00	\$ 167,490.00	\$ 2.50	\$ 13,957.50	\$ 44.50	\$ 248,443.50	\$ 3.00	\$ 16,749.00
10	4" C900 DR 18 PVC Watermain	LF	14	\$ 115.00	\$ 1,610.00	\$ 250.00	\$ 3,500.00	\$ 272.00	\$ 3,808.00	\$ 186.00	\$ 2,604.00	\$ 400.00	\$ 5,600.00
11	6" C900 DR 18 PVC Watermain	LF	142	\$ 120.00	\$ 17,040.00	\$ 138.00	\$ 19,596.00	\$ 276.00	\$ 39,192.00	\$ 338.00	\$ 47,996.00	\$ 250.00	\$ 35,500.00
12	8" C900 DR 18 PVC Watermain	LF	5464	\$ 150.00	\$ 819,600.00	\$ 140.00	\$ 764,960.00	\$ 295.00	\$ 1,611,880.00	\$ 248.50	\$ 1,357,804.00	\$ 257.00	\$ 1,404,248.00
13	4" Gate Valve w/Box	EA	3	\$ 3,500.00	\$ 10,500.00	\$ 4,500.00	\$ 13,500.00	\$ 7,500.00	\$ 22,500.00	\$ 39,598.00	\$ 118,794.00	\$ 2,800.00	\$ 8,400.00
14	6" Gate Valve w/Box	EA	1	\$ 4,000.00	\$ 4,000.00	\$ 5,000.00	\$ 5,000.00	\$ 7,700.00	\$ 7,700.00	\$ 6,960.00	\$ 6,960.00	\$ 3,500.00	\$ 3,500.00
15	8" Gate Valve w/Box	EA	21	\$ 5,500.00	\$ 115,500.00	\$ 5,900.00	\$ 123,900.00	\$ 9,000.00	\$ 189,000.00	\$ 9,586.00	\$ 201,306.00	\$ 4,300.00	\$ 90,300.00
16	Water Service 3/4" Curb Stop w/Box, Brass, and Reconnection to Existing Water Service Line	EA	84	\$ 2,400.00	\$ 201,600.00	\$ 2,800.00	\$ 235,200.00	\$ 4,250.00	\$ 357,000.00	\$ 2,503.00	\$ 210,252.00	\$ 2,250.00	\$ 189,000.00
17	Water Service 1" Curb Stop w/Box, Brass, and Reconnection to Existing Water Service Line	EA	6	\$ 2,500.00	\$ 15,000.00	\$ 4,300.00	\$ 25,800.00	\$ 3,900.00	\$ 23,400.00	\$ 3,167.00	\$ 19,002.00	\$ 3,000.00	\$ 18,000.00
18	Reconnect Existing Water Service Line to Watermain with Service Saddle and Corporation Stop (All Types and Sizes)	EA	90	\$ 1,000.00	\$ 90,000.00	\$ 1,800.00	\$ 162,000.00	\$ 1,500.00	\$ 135,000.00	\$ 1,874.00	\$ 168,660.00	\$ 700.00	\$ 63,000.00
19	3/4" Water Service Pipe	LF	174	\$ 90.00	\$ 15,660.00	\$ 130.00	\$ 22,620.00	\$ 300.00	\$ 52,200.00	\$ 271.00	\$ 47,154.00	\$ 94.00	\$ 16,356.00
20	1" Water Service Pipe	LF	30	\$ 95.00	\$ 2,850.00	\$ 150.00	\$ 4,500.00	\$ 302.00	\$ 9,060.00	\$ 412.00	\$ 12,360.00	\$ 102.00	\$ 3,060.00
21	Fire Hydrant Assembly with 6" Gate Valve and Tee Connection to Main	EA	10	\$ 14,000.00	\$ 140,000.00	\$ 14,250.00	\$ 142,500.00	\$ 21,000.00	\$ 210,000.00	\$ 18,235.00	\$ 182,350.00	\$ 15,000.00	\$ 150,000.00
22	Connect to Existing Watermain	EA	16	\$ 7,000.00	\$ 112,000.00	\$ 2,400.00	\$ 38,400.00	\$ 12,000.00	\$ 192,000.00	\$ 12,029.00	\$ 192,464.00	\$ 11,000.00	\$ 176,000.00
23	Polystyrene Insulation (4" Thickness)	SF	200	\$ 5.00	\$ 1,000.00	\$ 12.00	\$ 2,400.00	\$ 35.00	\$ 7,000.00	\$ 14.00	\$ 2,800.00	\$ 8.00	\$ 1,600.00
24	Remove Concrete Curb and Gutter (All Types)	LF	2026	\$ 8.00	\$ 16,208.00	\$ 20.00	\$ 40,520.00	\$ 8.00	\$ 16,208.00	\$ 8.50	\$ 17,221.00	\$ 17.00	\$ 34,442.00
25	Remove Concrete Sidewalk	SY	1071	\$ 10.00	\$ 10,710.00	\$ 25.00	\$ 26,775.00	\$ 8.00	\$ 8,568.00	\$ 26.50	\$ 28,381.50	\$ 45.00	\$ 48,195.00
26	Remove Concrete Driveway	SY	117	\$ 12.00	\$ 1,404.00	\$ 28.00	\$ 3,276.00	\$ 8.00	\$ 936.00	\$ 38.50	\$ 4,504.50	\$ 40.00	\$ 4,680.00
27	Remove Concrete Valley Gutter	SY	81	\$ 12.00	\$ 972.00	\$ 28.00	\$ 2,268.00	\$ 8.00	\$ 648.00	\$ 42.00	\$ 3,402.00	\$ 40.00	\$ 3,240.00
28	Remove Bituminous Pavement (All Thicknesses)	SY	10250	\$ 11.00	\$ 112,750.00	\$ 16.00	\$ 164,000.00	\$ 8.00	\$ 82,000.00	\$ 8.50	\$ 87,125.00	\$ 22.00	\$ 225,500.00
29	Concrete Curb and Gutter (Type 1)	LF	2026	\$ 60.00	\$ 121,560.00	\$ 88.00	\$ 178,288.00	\$ 65.00	\$ 131,690.00	\$ 80.00	\$ 162,080.00	\$ 120.00	\$ 243,120.00
30	4" Concrete Sidewalk(+10%)	SY	757	\$ 135.00	\$ 102,195.00	\$ 185.00	\$ 140,045.00	\$ 105.00	\$ 79,485.00	\$ 119.00	\$ 90,083.00	\$ 172.00	\$ 130,204.00
31	6" Concrete Sidewalk (At Driveways and ADA Ramps)	SY	439	\$ 150.00	\$ 65,850.00	\$ 198.00	\$ 86,922.00	\$ 120.00	\$ 52,680.00	\$ 144.00	\$ 63,216.00	\$ 194.00	\$ 85,166.00
32	6" Concrete Pavement (Driveways)	SY	102	\$ 150.00	\$ 15,300.00	\$ 215.00	\$ 21,930.00	\$ 154.00	\$ 15,708.00	\$ 242.00	\$ 24,684.00	\$ 188.00	\$ 19,176.00
33	6" Concrete Valley Gutter	SY	100	\$ 150.00	\$ 15,000.00	\$ 275.00	\$ 27,500.00	\$ 145.00	\$ 14,500.00	\$ 175.00	\$ 17,500.00	\$ 194.00	\$ 19,400.00
34	Hot Bituminous Pavement Superpave FAA 43, PG 58S-28	SY	10228	\$ 65.00	\$ 664,820.00	\$ 62.00	\$ 634,136.00	\$ 31.50	\$ 322,182.00	\$ 46.50	\$ 475,602.00	\$ 86.00	\$ 879,608.00
35	Concrete Curb (Type 1 At ADA Ramps)	LF	10	\$ 55.00	\$ 550.00	\$ 130.00	\$ 1,300.00	\$ 75.00	\$ 750.00	\$ 86.00	\$ 860.00	\$ 158.00	\$ 1,580.00
36	6" Pigmented Imprinted Concrete	SF	229	\$ 60.00	\$ 13,740.00	\$ 60.00	\$ 13,740.00	\$ 33.00	\$ 7,557.00	\$ 51.50	\$ 11,793.50	\$ 206.00	\$ 47,174.00
37	Detectable Warning Panels	SF	630	\$ 75.00	\$ 47,250.00	\$ 80.00	\$ 50,400.00	\$ 75.00	\$ 47,250.00	\$ 62.00	\$ 39,060.00	\$ 90.50	\$ 57,015.00
38	Seeding and Hydro-Mulch	SY	1208	\$ 6.00	\$ 7,248.00	\$ 5.50	\$ 6,644.00	\$ 12.00	\$ 14,496.00	\$ 5.50	\$ 6,644.00	\$ 15.00	\$ 18,120.00
39	Adjust Manhole Casting (All Types)	EA	11	\$ 850.00	\$ 9,350.00	\$ 3,000.00	\$ 33,000.00	\$ 750.00	\$ 8,250.00	\$ 950.00	\$ 10,450.00	\$ 1,200.00	\$ 13,200.00
	BID SCHEDULE A SUBTOTAL				\$ 3,083,366.00		\$ 3,750,410.00		\$ 3,961,855.50		\$ 4,169,392.00		\$ 4,695,183.00

Bid Schedule B				Engineer's OPCC		Strata Corporation		Post Construction Inc		Kemper Construction Co.		Wagner Construction	
Item No.	Description	Unit	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
40	Remove Storm Catch Basin or Manhole (All Sizes, All Types)	EA	15	\$ 1,000.00	\$ 15,000.00	\$ 1,850.00	\$ 27,750.00	\$ 2,500.00	\$ 37,500.00	\$ 1,125.00	\$ 16,875.00	\$ 1,000.00	\$ 15,000.00
41	Remove Storm Sewer Pipe (All Sizes, All Types)	LF	341	\$ 15.00	\$ 5,115.00	\$ 65.00	\$ 22,165.00	\$ 35.00	\$ 11,935.00	\$ 11.50	\$ 3,921.50	\$ 25.00	\$ 8,525.00
42	Storm Sewer Pipe (15" RCP)	LF	314	\$ 130.00	\$ 40,820.00	\$ 190.00	\$ 59,660.00	\$ 225.00	\$ 70,650.00	\$ 188.50	\$ 59,189.00	\$ 161.00	\$ 50,554.00
43	Storm Sewer Manhole (48" Manhole)	EA	3	\$ 8,500.00	\$ 25,500.00	\$ 14,300.00	\$ 42,900.00	\$ 12,000.00	\$ 36,000.00	\$ 11,587.00	\$ 34,761.00	\$ 12,000.00	\$ 36,000.00
44	Storm Catch Basin and Casting (2'x3' Structure and R-3067-L Inlet)	EA	8	\$ 9,000.00	\$ 72,000.00	\$ 7,500.00	\$ 60,000.00	\$ 12,000.00	\$ 96,000.00	\$ 9,489.00	\$ 75,912.00	\$ 7,000.00	\$ 56,000.00
45	Remove and Replace Storm Casting - R-3067-L (2'x6')	EA	3	\$ 5,000.00	\$ 15,000.00	\$ 3,200.00	\$ 9,600.00	\$ 3,500.00	\$ 10,500.00	\$ 1,515.00	\$ 4,545.00	\$ 1,500.00	\$ 4,500.00
46	Double Catch Basin Modification and Casting - R-3295-2L (2'x6')	EA	1	\$ 8,500.00	\$ 8,500.00	\$ 12,500.00	\$ 12,500.00	\$ 4,000.00	\$ 4,000.00	\$ 7,192.00	\$ 7,192.00	\$ 8,600.00	\$ 8,600.00
	BID B SCHEDULE TOTAL				\$ 181,935.00		\$ 234,575.00		\$ 266,585.00		\$ 202,395.50		\$ 179,179.00

	Bid Schedule C			Engineer's OPCC		Strata Corporation		Post Construction Inc		Kemper Construction Co.		Wagner Construction	
Item No.	Description	Unit	Quantity	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
47	Water Service Pipe - Lead Line Replacement (All Sizes)	LF	60	\$ 175.00	\$ 10,500.00	\$ 200.00	\$ 12,000.00	\$ 280.00	\$ 16,800.00	\$ 574.00	\$ 34,440.00	\$ 803.00	\$ 48,180.00
	BID C SCHEDULE TOTAL				\$ 10,500.00		\$ 12,000.00		\$ 16,800.00		\$ 34,440.00		\$ 48,180.00

	TOTAL OF ALL BID SCHEDULES				\$ 3,275,801.00		\$ 3,996,985.00		\$ 4,245,240.50		\$ 4,406,227.50		\$ 4,922,542.00
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