



Airport

DATE: January 23, 2024

FROM: Tim Thorsen, Assistant Airport Director

ITEM: Actions for the Hangar 5 Demolition and GA Apron Phase 5 Project.

REQUEST:

Consider Actions for the 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) is completed except for warranty items.

On May 23, 2023, the Board approved an engineering agreement with KLJ for Hangar 5 Demolition and design and construction of GA Apron Phase 5 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 May meeting, Bismarck Airport staff said we would bring bids to the Board in the Fall of 2023.

The design was completed, and the project was 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 Engineer's Opinion of Probable Construction Cost of \$4,594,680.00.

With engineering and other costs added, the total project cost is \$5,759,717.40. To fund the project, Airport staff will initially pay for the project from 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) facilities (approximately \$130,992.90) (see Division Z or Enclosure 1). 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) (see Division 8 or Enclosure 1). 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. Staff will plan to recover the "Eligible Sponsor Share" in the Passenger Facility Charge (PFC) collection. 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 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:

Greg Haug, Airport Director, 701-355-1805, ghaug@bismarcknd.gov

ATTACHMENTS:

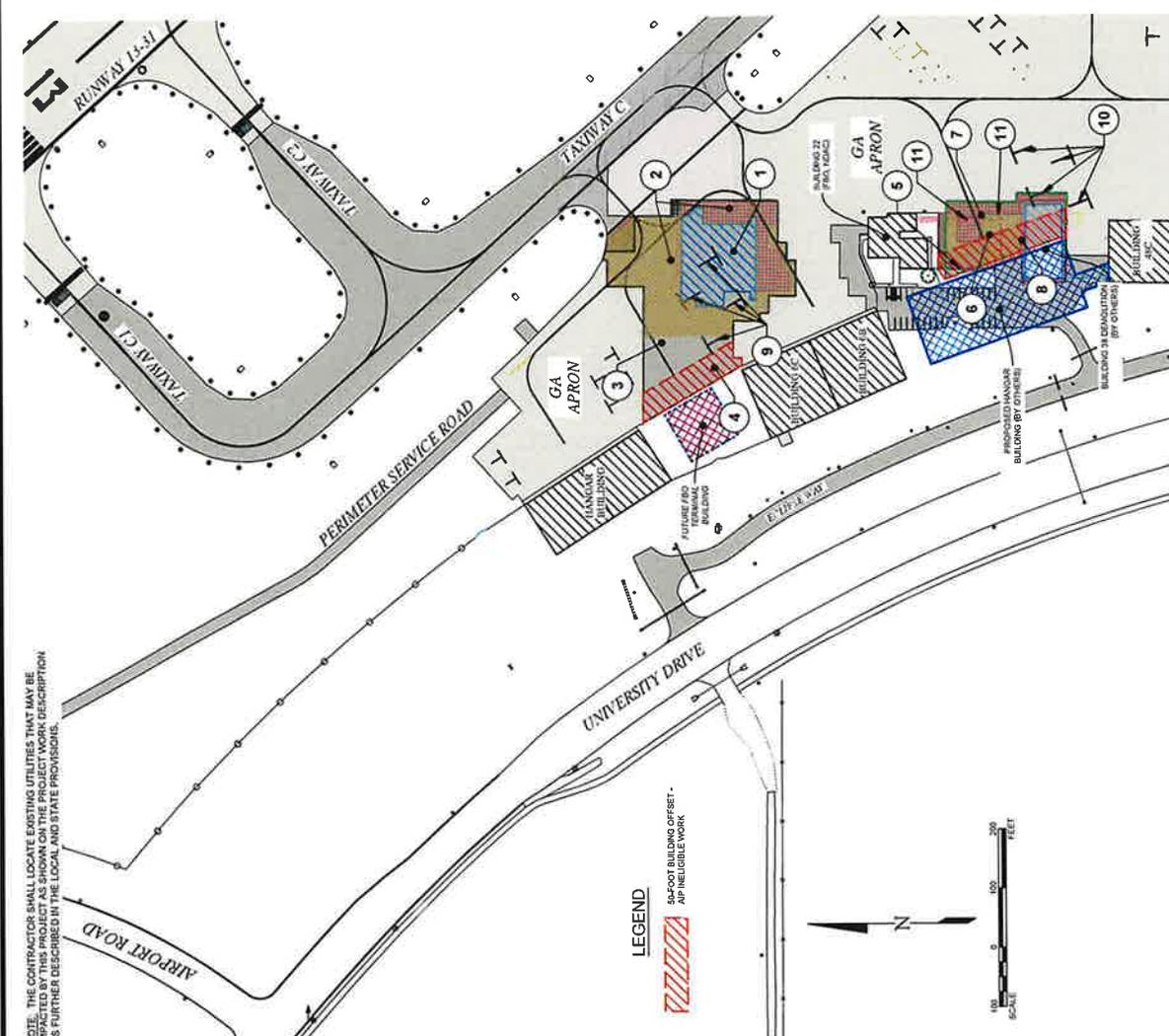
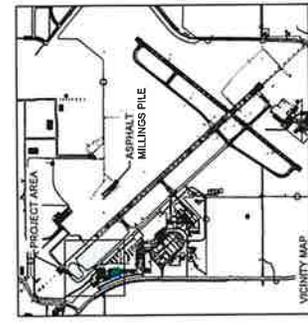
1. Supporting Documents

NO	DATE	REVISION

BID ITEMS	PROJECT WORK DESCRIPTION
DIVISION 3	HANGAR 5 BUILDING DEMOLITION (APPROXIMATELY 1,049 S.Y.)
DIVISION 1	REMOVE EXISTING ASPHALT (APPROXIMATELY 3,176 S.Y. OF ASPHALT AND 1,228 S.Y. OF CONCRETE)
DIVISION 1	CONSTRUCT GENERAL AVIATION (GA) APRON - AP ELIGIBLE (APPROXIMATELY 7,274 S.Y.)
DIVISION 2	CONSTRUCT GENERAL AVIATION (GA) APRON - AP INELIGIBLE (APPROXIMATELY 861 S.Y.)
DIVISION 4	REMOVE AND DISPOSE OF CHAINLINK SECURITY FENCE (APPROXIMATELY 228 L.F.)
DIVISION 4	REMOVE EXISTING APRON (APPROXIMATELY 483 S.Y. OF ASPHALT AND 873 S.Y. OF CONCRETE)
DIVISION 4	CONSTRUCT GENERAL AVIATION (GA) APRON - AP ELIGIBLE (APPROXIMATELY 1,198 S.Y.)
DIVISION 5	REMOVE EXISTING APRON (APPROXIMATELY 818 S.Y. OF ASPHALT AND 27 S.Y. OF CONCRETE)
DIVISION 1	CONSTRUCT GENERAL AVIATION (GA) APRON (APPROXIMATELY 1,088 S.Y.) - AP INELIGIBLE
DIVISION 4	INSTALL AIRCRAFT PARKING FORTHWITH MARKINGS WITH THE COORNS
DIVISION 4	INSTALL AIRCRAFT PARKING FORTHWITH MARKINGS
DIVISION 4	REMOVE AND DISPOSE OF EXISTING CHAINLINK SECURITY FENCE, GATE 2N WITH OPERATION GATE 2S, AND MISCELLANEOUS STRUCTURES

BASIS OF ESTIMATE

- PAVEMENT REMOVAL (P-101) -
- TOPSOIL REMOVAL (P-101) -
- EMBANKMENT (P-101) -
- GEORGE (P-101) -
- RECYCLED ASPHALT PAVEMENT (P-101) -
- SEPARATION GEOTEXTILE (P-201) -
- GRAVEL AGGREGATE BASE COURSE (P-201) -
- ASPHALT PAVEMENT (P-401) -
- SPRINK CONCRETE PAVEMENT (P-501) -
- EMALIFIED ASPHALT TACK COAT (P-601) -
- TOPSOIL REPLACEMENT (P-601) -
- BY PAVEMENT REMOVAL - AVERAGE DEPTH OF CONCRETE IS 4" AND ASPHALT PAVEMENT IS 4" - STOP 4 CUBES ALL EXCAVATION FOR EMBANKMENT AREAS (INCLUDED IN UNCLASSIFIED EXCAVATION QUANTITY FOR PAYMENT)
- 40% ADDITIONAL VOLUME HAS BEEN ALLOWED FOR ANTICIPATED MATERIAL SHRINKAGE
- ACTUAL S.Y. IN PLACE, NO OVERLAP INCLUDED
- COMPACTED VOLUME IN PLACE
- ACTUAL S.Y. IN PLACE, NO OVERLAP INCLUDED
- COMPACTED VOLUME IN PLACE
- TONS OF MATERIAL IN PLACE (2 TONS / CY)
- ACTUAL S.Y. IN PLACE
- 0.05 GAL/S.Y.
- MEASURED IN STOCKPILES BY AVERAGE END AREAS OR PRISMICAL METHOD (PAID FOR AS TOPSOILING)



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



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

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

Costs shown are AS READ from the bid opening.

AIRPORT PROJECT BUDGET

Date: December 22, 2023

Number	AIP TBD	Description	GA Apron (Phase 5) / Hangar 5 Demolition
---------------	---------	--------------------	------------------------------------------

Scheduled Start	NTP	Scheduled End	December 6, 2024
------------------------	-----	----------------------	------------------

Project Construction Contracts

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

<u>Engineer, Testing and Misc. Contracts</u>	<u>Amount</u>
1. KLJ - Construction Observation, Administration, Close Out, and Testing (Phase 5)	\$ 887,271.78
2. Utility Relocation (Estimated - If Needed)	\$ 20,000.00
Total Engineer, Testing and Misc. Contracts	\$ 907,271.78

Administration	\$ 15,036.62
-----------------------	---------------------

Sub Total	\$ 5,759,717.40
------------------	------------------------

<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 Eligible	\$ 258,100.00
BAC 50% Apron Share	\$ 130,992.90
EATC 50% Apron Share	\$ 167,865.80
Airport Funds	
5% BIL Eligible	\$ 258,100.00
BAC 50% Apron Share	\$ 130,992.90
EATC 50% Apron Share	\$ 167,865.80
Costs Eligible for Federal Funding but not Identified	\$ 627,351.00
Total Funding (without contingencies)	\$ 5,759,717.40

CONTINGENCIES	10%	\$575,971.74
---------------	-----	--------------

OTHER COSTS	0
-------------	---

TOTAL PROJECT COST	\$6,335,689.14
---------------------------	-----------------------

Enclosure 3