## SCS ENGINEERS P.C.

November 14, 2025 File No. 02220315.10

Mr. Jeff Smithberger Solid Waste Director LUESA, Solid Waste Management Mecklenburg County Government 2145 Suttle Avenue Charlotte, NC 28208

Subject: Construction Bid Evaluation

Steele Creek Recycling Center

Bid Opening: October 7, 2025 at 2:00 p.m.

Dear Mr. Smithberger:

Starting at 2:00 p.m. on October 7, 2025, four (4) contractor bids for construction of the Steele Creek Recycling Center were received and opened in the Hoffman Conference Room on the 4th floor of the Mecklenburg County Land Use and Environmental Services Agency. The four contractor bids were from:

- Cambridge Companies, Inc.
   14201 North 87th Street, Suite 135; Scottsdale, AZ 85260
- Edison Foard, LLC
   PO Box 19888; Charlotte, NC 28219
   3900 Rose Lake Drive; Charlotte, NC 28217
- J. Kokolakis Contracting, Inc.
   202 East Center Street; Tarpon Springs, FL 34689
- Randolph and Son Builders, Inc.
   PO Box 210483; Charlotte, NC 28241-0283

SCS Engineers, PC, (SCS) reviewed the four construction bids for accuracy, contained the required financial guarantee, acknowledgement of the five issued addendums, included completed County forms and Bidder's Qualifications and Affidavit, and that the bidder demonstrated experience necessary to perform the scope of work as outlined in the Bidder's Qualifications and Affidavit. A summary and results from our review are presented below.

## **Submitted Bids Evaluation**

The four bid forms reviewed had varied incorrect Bid Item Extended Costs that resulted in differing Bid Subtotal, Contingency, and Base Bid Amounts than what was provided in each Contractor's submitted bid form. This is reflected in the included Bid Comparison Spreadsheet and Certified Bid Tabulation. With the corrections, the Base Bid Amounts from lowest to highest, are listed as follows:

		Submitted Base Bid Amount	Corrected Base Bid Amount
1.	Randolph and Son Builders, Inc.	\$ 37,897,415.94	\$ 37,896,148.61
2.	J. Kokolakis Contracting, Inc.	\$ 43,949,105.72 (See Note)	\$ 43,949,446.00 (See Note)
3.	Cambridge Companies, Inc.	\$ 43,948,077.66	\$ 44,116,817.76
4.	Edison Foard, LLC	\$ 46,422,259.40	\$ 46,533,080.22

Note: Bid Item 10.4 appears to be bid as lump sum rather than by unit price. Thus, inflating the Corrected Base Bid Amount using the Bid Form quantity and unit price. This was confirmed by the bidder on 10/27/2025 as being an error with the Bid Form Bid Item 10.4 Unit Price. Also confirmed that the Bid Form Bid Item 10.4 Extended Cost and Base Bid Amount of \$43,949,105.72 are correct. With Bid Form Bid Item 10.4 correction and other Bid Form math error corrections, the Corrected Base Bid Amount is \$43,949,446.00.

All four bids contained the required financial guarantee, acknowledged the five issued addendums, and included completed County forms and Bidder's Qualifications and Affidavit.

Each Bidder was required to demonstrate that they have the experience and capability to perform the scope of work by providing a completed Bidder's Qualifications and Affidavit with their submitted bid. The Bidder's Qualifications and Affidavit was part of the Bid Documents in the Forms section of the Project Manual. The Bidder qualification requirements in the Bidder's Qualifications and Affidavit are listed below:

- A. To be considered a responsive Bidder for this project, the Prime Bidder and professionally licensed subcontractors defined in Section 1.1 must meet the following minimum qualification requirements:
  - 1. The General Contractor shall have performed similar types of work as this project on at least four (4) projects within the last eight (8) years and must demonstrate this to the County's satisfaction.
  - 2. The General Contractor or their major subcontractors shall demonstrate to the County that they have experience with construction of new solid waste transfer station(s) or the construction of modifications or improvements to existing solid waste transfer station(s). To demonstrate solid transfer station construction experience at least four (4) new, modifications or improvements transfer station construction projects in the last ten (10) years shall be documented on this form.
  - 3. The General Contractor shall have been in continuous business as a licensed Building Contractor for a minimum of five (5) years and hold an Unlimited License from the North Carolina Licensing Board for General Contractors prior to bid submittal.
  - 4. The General Contractor Project Manager and Superintendent assigned to this project shall have eight (8) years' experience respectively in project management and overseeing construction work and perform similar types of work on at least three (3) projects within the last eight (8) years.

- 5. Company and/or principals of firm shall provide documentation of any liquidated damages assessed on a construction project in the past five (5) years, to which the Company and/or principles were responsible.
- 6. Be capable of providing 100 percent performance and payment bonds.
- 7. Be able to provide the insurance required by the General and Supplementary Conditions.
- 8. The General Contractor shall have a current Experience Modification Rate (EMR) of no greater than 1.0.
- 9. Confirm that your organization has never defaulted on, been terminated from, or otherwise failed to complete any work under contract within the last five (5) years.

A summary of our evaluation of each Bidder's submitted Bidder's Qualifications and Affidavit is as follows:

Randolph and Son Builders, Inc. does provide four similar types of projects that meet requirement 1. However, the listed projects to demonstrate conformance with requirement 2 do not meet the requirement to demonstrate to the County that they have experience with construction of new solid waste transfer station(s) or the construction of modifications or improvements to existing solid waste transfer station(s). All other listed requirements were addressed suitably by the Bidder.

Since Randolph and Son Builders, Inc. did not provide adequate demonstration for meeting the bid documents qualification requirements, their bid should not be considered for award.

<u>Cambridge Companies, Inc.</u> provides adequate demonstration of meeting requirements 1 and 2. However, they do not meet portions of requirement 3 for holding an Unlimited License from the North Carolina Licensing Board for General Contractors prior to bid submittal. They state in their submitted Bidder's Qualifications and Affidavit that "All steps of licensing are completed including exam. Currently awaiting Board to issue license number. See tab 9 for a copy of online application and proof of passing of exam." All other listed requirements were addressed suitably by the Bidder.

Since Cambridge Companies, Inc. did not have an Unlimited License from the North Carolina Licensing Board for General Contractors prior to bid submittal, their bid is non-responsive and should not be considered.

Edison Foard, LLC does provide four similar types of projects that meet requirement 1. However, the listed projects to demonstrate conformance with requirement 2 do not meet the requirement to demonstrate to the County that they have experience with construction of new solid waste transfer station(s) or the construction of modifications or improvements to existing solid waste transfer station(s). Also, only 2 projects listed while 4 were required. There provided EMR rating of 1.64 exceeds requirement 8 of being no greater than 1.0. All other listed requirements were addressed suitably by the Bidder.

Since Edison Foard, LLC did not provide adequate demonstration for meeting the bid documents qualification requirements, their bid should not be considered for award.

<u>J. Kokolakis Contracting, Inc.</u> provides adequate demonstrations for meeting requirements 1 and 2. The Bidder addressed all other listed requirements suitably.

## **Construction Contract Award Recommendation**

SCS Engineers, PC recommends Mecklenburg County to award the construction contract for the Steele Creek Recycling Center to J. Kokolakis Contracting, Inc in the amount of \$43,949,446.00. They had the lowest Corrected Base Bid Amount, adequately demonstrated conformance with the Bidder's Qualifications and Affidavit requirements, and their submitted bid contained the required financial guarantee, acknowledgement of the five issued addendums, and included completed County forms.

Please contact me if there are any questions or want to discuss.

Sincerely,

Albert Glenn, P.E. Project Director

SCS Engineers, PC



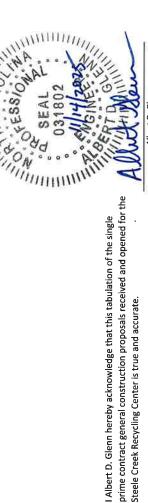
Single Prime Contract General Construction Proposal Tabulation Bid Opening: October 7, 2025 at 2:00 p.m. Steele Creek Recycling Center

Bid Opening Location: Hoffman Conference Room on the 4th floor of the Mecklenburg County Land Use and Environmental Services Agency; located at 2145 Suttle Avenue, Charlotte, NC 28208

			Included	Included with Submitted Proposal	roposal		Ackno	Acknowledges Receipt of Issued Addenda in Submitted Proposal	dges Receipt of Issued in Submitted Proposal	sued Add	enda		
Сотрапу Nате	NC Contractor License #	Bid Bond or Deposit in the Amount of 5% of the Total Bid Amount	Bidders Qualification Affidavit	BDI Program Form A and B	Certification of Compliance with Americans with Disabilities Act	Certification of Non- Discrimination in Employment	No. 1	No. 2	No. 3	No. 4	No. 5	Submitted Base Bid Amount	Corrected Base Bid Amount (see note 1)
Cambridge Companies, Inc. 14201 North 87th Street, Suite 135; Scottsdale, AZ 85260	None Listed (see note 2)	×	×	×	×	×	×	×	×	×	×	\$ 43,948,077.66	\$ 44,116,817.76
Edison Foard, LLC PO Box 19888; Charlotte, NC 28219 3900 Rose Lake Drive; Charlotte, NC 28217	1685	×	×	×	×	×	×	×	×	×	×	\$ 46,422,259.40	\$ 46,533,080.22
J. Kokolakis Contracting, Inc. 202 East Center Street; Tarpon Springs, FL 34689	99611	×	×	×	×	×	×	×	×	×	×	\$ 43,949,105.72 \$	\$ 43,949,446.00 (see note 4)
Randolph and Son Builders, Inc. PO Box 210483; Charlotte, NC 28241-0283	21477	×	×	×	×	×	×	×	×	×	×	\$ 37,897,415.94	\$ 37,896,148.61

## Notes

- 1. Corrected Base Bid Amount = Summation of the bid item's Corrected Extended Cost with a 10 percent contingency allowance added. Each bid item's Corrected Extended Cost = Bid item's Unit Cost multiplied by the bid item Quantity,
- 2. Noted on submitted Bid Form "All steps of licensing are completed including exam. Currently awaiting Board to issue license number. See Tab 9 for a copy of online application and proof of passing of exam." The bidder was required to have a North Carolina contractor license at the time of bid opening per the bid documents. The submitted bid is considered non-responsive.
- 3. Bid Item 10.4 appears to be bid as lump sum rather then by unit price. Thus inflating the Corrected Base Bid Amount using the Bid Form quantity and unit price. The error in the Bid Form unit price was confirmed by the bidder in a letter dated October 27, 2025 with the submitted Base Bid Amount being correct.
- 4. Corrected Base Bid Amount with the bidder confirmed Bid Item 10.4 unit price and extended cost



License No. 031802 Albert D. Glenn

Steele Creek Recycling Center is true and accurate.

Description   Unit   Quantity   Bid Unit Cost   Bid Unit Cos	2,617.6
Internal   Description   Unit   Quantity   Bid Unit Cost   Bid Extended Cost   Bid Unit Cost   Bid Extended Cost   Co	2,617.6
1.1   Mobilization and Demobilization   LS   1   \$ 1,021,470.93   \$ 1,021,470.93   \$ 1,22	
1.2   Sonds and insurance	
1.3   Construction and As-built Surveying	
1.4   Construction Testing	
1.5 Traffic Control 1.6 Water and Utility Fees  1.0 Subtotal 2.1 Site)  1.0 Subtotal 2.2 Remove Concrete Curb & Gutter 1.1 Signature 1.2 Remove Storm Sewer Pipe, RCP 1.4 Signature 1.5 Signature 1.6 Signature 1.7 Signature 1.7 Signature 1.8 Signature 1.9 Signature 1.0 Subtotal 1	
1.6   Allowance for Payment of Permit Fees and Charlotte   -   -	
1.6   Water and Utility Fees	
2.0 Existing Conditions  2.1 Tree & Shrub Removal including Root Ball (haul offsite)  2.2 Remove Concrete Curb & Gutter  1.5 124 \$ 9.29 \$ 1,151.78 \$ 1,151.96 \$ 16.00 \$ 1,984.00 \$ \$ 20,000.08 \$ 82,000.33 \$ \$ 9,723.00 \$ 39,864.30 \$ \$ 2,667.25 \$ 2,866.88 \$ 9,723.00 \$ 39,864.30 \$ \$ 2.20 \$ 1,151.78 \$ 1,151.78 \$ 1,151.78 \$ 1,151.78 \$ 1,151.78 \$ 1,151.78 \$ 1,151.78 \$ 1,151.78 \$ 1,151.79 \$	
2.1 Tree & Shrub Removal including Root Ball (haul off-site)  2.2 Remove Concrete Curb & Gutter  1. F 124 \$ 9.29 \$ 1,151.78 \$ 1,151.78 \$ 1,151.79 \$ 16.00 \$ 1,984.00 \$ \$ 20,000.08 \$ 82,000.33 \$ \$ 9,723.00 \$ 39,864.30 \$ 2.617.02 \$ 2.866.88 \$ 2.111 \$ 2,617.02 \$ 2.866.89 \$ 2.866.89 \$ 2.866.89 \$ 2.111 \$ 2,617.02 \$ 2.866.89	
2.1 Tree & Shrub Removal including Root Ball (haul off-site)  2.2 Remove Concrete Curb & Gutter  1. F 124 \$ 9.29 \$ 1,151.78 \$ 1,151.78 \$ 1,151.79 \$ 16.00 \$ 1,984.00 \$ \$ 20,000.08 \$ 82,000.33 \$ \$ 9,723.00 \$ 39,864.30 \$ 2.617.02 \$ 2.866.88 \$ 2.111 \$ 2,617.02 \$ 2.866.89 \$ 2.866.89 \$ 2.866.89 \$ 2.111 \$ 2,617.02 \$ 2.866.89	
2.2       Remove Concrete Curb & Gutter       LF       124       \$ 9.29       \$ 1,151.78       \$ 1,151.96       \$ 16.00       \$ 1,984.00       \$ 23.12       \$ 2,867.25       \$ 2,866.88       \$ 21.11       \$ 2,617.02       \$ 2,617.02       \$ 2,867.25       \$ 2,866.88       \$ 21.11       \$ 2,617.02       \$ 2,867.25       \$ 2,866.88       \$ 21.11       \$ 2,617.02       \$ 2,867.25       \$ 2,866.88       \$ 21.11       \$ 2,617.02       \$ 2,867.25       \$ 2,866.88       \$ 21.11       \$ 2,617.02       \$ 2,867.25       \$ 2,866.88       \$ 21.11       \$ 2,617.02       \$ 2,867.25       \$ 2,866.88       \$ 21.11       \$ 2,617.02       \$ 2,617.02       \$ 2,867.25       \$ 2,866.88       \$ 21.11       \$ 2,617.02       \$ 2,617.02       \$ 2,617.02       \$ 2,617.02       \$ 2,617.02       \$ 2,617.02       \$ 2,617.02       \$ 2,617.02       \$ 2,617.02       \$ 2,617.02       \$ 2,617.02       \$ 2,617.02       \$ 3,400.21       \$ 3,400.21       \$ 3,400.21       \$ 2,423.4       \$ 15,752.10       \$ 2,757.02       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,398.73       \$ 2,409.72 <t< td=""><td></td></t<>	
2.3       Remove Catch Basin       EA       1       \$ 696.64       \$ 696.64       \$ 528.00       \$ 528.00       \$ 3,400.21       \$ 3,400.21       \$ 5,460.00<	
2.4       Remove Storm Sewer Pipe, RCP       LF       65       \$       1,132.04       \$       1,132.30       \$       27.00       \$       1,755.00       \$       5,105.84       \$       5,105.75       \$       242.34       \$       15,752.10       \$         2.5       Remove Overhead Electric Wiring and Pole       EA       1       \$       9,898.12       \$       9,898.12       \$       528.00       \$       2,398.73       \$       2,398.73       \$       525.00       \$       525.00       \$       525.00       \$       5700.02       \$       5,700.00       \$       7,098.00       \$         2.7       Remove Asphalt Pavement and Pavement Stripping       SF       1,178       \$       1.74       \$       2,051.61       \$       2,049.72       \$       11.00       \$       12,958.00       \$       4.61       \$       5,427.52       \$       5,430.58       \$       10.50       \$       12,369.00	7,100.0
2.5       Remove Overhead Electric Wiring and Pole       EA       1       \$ 9,898.12       \$ 9,898.12       \$ 528.00       \$ 528.00       \$ 2,398.73       \$ 2,398.73       \$ 525.00       \$ 525.00       \$ 525.00       \$ 525.00       \$ 525.00       \$ 526.00       \$	7,100.0
2.6       Remove Concrete Sidewalk       SY       400       \$       9.87       \$       3,947.64       \$       3,948.00       \$       22.00       \$       8,800.00       \$       14.25       \$       5,700.72       \$       5,700.00       \$       17.75       \$       7,098.00       \$         2.7       Remove Asphalt Pavement and Pavement Stripping       SF       1,178       \$       1.74       \$       2,051.61       \$       2,049.72       \$       11.00       \$       12,958.00       \$       4.61       \$       5,427.52       \$       5,430.58       \$       10.50       \$       12,369.00	7,100.0
2.7 Remove Asphalt Pavement and Pavement Stripping SF 1,178 \$ 1.74 \$ 2,051.61 \$ 2,049.72 \$ 11.00 \$ 12,958.00 \$ \$ 4.61 \$ 5,427.52 \$ 5,430.58 \$ 10.50 \$ 12,369.00	7,200.0
2.8 Handling, Hauling, and Disposal of Removed Items	
2.0 Subtotal \$ 183,918.01 \$ 183,917.25 2.0 Subtotal \$ 76,115.00 2.0 Subtotal \$ 125,687.86 \$ 125,690.20 2.0 Subtotal \$ 94,381.14	\$94,383.7
	7,303.7
3.0 Concrete  3.1 Reinforced Concrete Paving  SY 8,250 \$ 234.01 \$ 1,930,592.26 \$ 1,930,582.50 \$ 308.06 \$ 2,541,495.00 \$ \$ 26.85 \$ 221,509.86 \$ 221,512.50 \$ 196.57 \$ 1,621,671.46 \$	1,621,702.5
3.1 Reinforced Concrete Paving SY 8,250 \$ 234.01 \$ 1,930,592.26 \$ 1,930,582.50 \$ 308.06 \$ 2,541,495.00 \$ \$ 26.85 \$ 221,509.86 \$ 221,512.50 \$ 1,621,671.46 \$ 3.2 1'-6" Concrete Curb and Gutter LF 1,478 \$ 50.42 \$ 74,526.71 \$ 74,520.76 \$ 30.00 \$ 44,340.00 \$ \$ 30.07 \$ 44,445.89 \$ 44,443.46 \$ 20.74 \$ 30,650.03 \$	30,653.7
3.2   1-6 Concrete Curb and Gutter   LF   1,476   \$   \$   \$   \$   \$   \$   \$   \$   \$	24,185.0
3.4 Curb Ramp EA 3 \$ 967.56 \$ 2,902.68 \$ 2,586.00 \$ 7,758.00 \$ \$ 23,691.08 \$ 23,691.09 \$ \$ 1,312.50 \$ 3,937.50	24,183.0
3.5 4-foot Wide Concrete Sidewalk LF 284 \$ 51.55 \$ 14,641.08 \$ 26.00 \$ 7,384.00 \$ \$ 26.00 \$ 7,442.30 \$ 7,442.30 \$ 7,443.64 \$ 23.10 \$ 6,560.40	
3.6 6-foot Wide Concrete Sidewalk	
3.7   12-foot Wide Concrete Shared Use Path   SY   1,126   \$   63.55   \$   71,554.38   \$   71,557.30   \$   85.00   \$   95,710.00   \$   85.92   \$   96,744.77   \$   96,745.92   \$   63.00   \$   70,938.00	
3.8 Aggregate Base for Sidewalks TON 570 \$ 110.00 \$ 62,697.74 \$ 62,700.00 \$ 79.00 \$ 45,030.00 \$ \$ 32,616.56 \$ 32,615.40 \$ 64.63 \$ 36,837.68 \$	36,839.1
Cast-In-Place Cantilever Retaining Wall A (Located	<u> </u>
3.9   Coast in vide Carinitative Neutrining Warn (Coasted   LF   585   \$ 915.98   \$ 535,850.87   \$ 535,850.87   \$ 535,848.30   \$ 1,641.00   \$ 959,985.00     \$ 96.66   \$ 56,545.43   \$ 56,546.10   \$ 903.30   \$ 528,432.44   \$	528,430.5
Cast-In-Place Cantilever Retaining Wall B (Wall	
3.10 Adjoining the Retaining Wall for the Transfer Station LF 345 \$ 889.74 \$ 306,961.16 \$ 2,442.00 \$ 842,490.00 \$ \$ 150.36 \$ 51,873.58 \$ 51,874.20 \$ \$ 1,221.46 \$ 421,404.01 \$	421,403.7
Building)	
3.11 Transfer Station Building Sacrificial Floor (Heavy Duty SF 14,011 \$ 67.91 \$ 951,473.02 \$ 951,487.01 \$ 48.00 \$ 672,528.00 \$ \$ 62.82 \$ 880,136.16 \$ 880,171.02 \$ 63.93 \$ 895,663.97 \$	895,723.2
3.11   Cementitious Floor Topping)   3F   14,011   3   07.91   3   951,475.02   3   951,475	333,723.2
3.0 Subtotal \$ 4,012,752.82 \$ 4,012,747.84 3.0 Subtotal \$ 5,274,253.00 \$ 3.0 Subtotal \$ 1,473,039.60 \$ 1,473,075.15 \$ 3.0 Subtotal \$ 3,662,905.07	\$3,663,000.1
4.0 Masonry	
4.1 Precast Concrete Bin Block Walls (2-feet Minimum Width x 6 feet High) FT 179 \$ 97.30 \$ 17,416.04 \$ 17,416.70 \$ 148.00 \$ 26,492.00 \$ \$ 1,610.98 \$ 288,365.57 \$ 288,365.42 \$ 186.18 \$ 33,327.00 \$	33,326.2
	ć22.22C.1
4.0 Subtotal \$ 17,416.04 \$ 17,416.70 4.0 Subtotal \$ 26,492.00 4.0 Subtotal \$ 288,365.57 \$ 288,365.42 4.0 Subtotal \$ 33,327.00	\$33,326.2
5.0 Specialties	
5.1 Weigh Scales EA 3 \$ 112,146.90 \$ 336,441.71 <b>\$ 336,440.70</b> \$ 108,314.00 \$ 324,942.00 \$ \$ 734,607.25 <b>\$ 734,607.24</b> \$ 107,800.00 \$ 323,400.00	
5.2 Concrete Pits for Weigh Scales (including washout slabs)  LS 1 \$ 185,771.08 \$ 185,771.08 \$ 161,716.00 \$ 161,716.00 \$ 161,716.00 \$ 128,878.47 \$ 128,878.47 \$ 128,878.47 \$ 128,878.47 \$ 214,551.57 \$ 214,551.57	
5.3 Allowance for Pneumatic Tube System at Scale Building / Weigh Scales \$ 40,000.00 \$ 40,000.00 \$ 40,000.00	
5.0 Subtotal \$ 562,212.79 \$ 562,211.78 5.0 Subtotal \$ 526,658.00 5.0 Subtotal \$ 903,485.72 \$ 903,485.71 5.0 Subtotal \$ 577,951.57	
6.0 Special Construction	
6.1 Scale Building (excludes interior furnishings) EA 1 \$ 808,510.57 \$ 808,510.57 \$ 808,510.57 \$	
6.2 Maintenance Building (excludes interior furnishings) LS 1 \$ 2,659,241.27 \$ 2,659,241.27 \$ 2,659,241.27 \$ 2,659,241.27 \$ 2,536,477.00 \$ 2,536,477.00 \$ \$ 2,536,477.00 \$ \$ 1,073,987.21 \$ 1,073,987.21 \$ \$ 2,423,644.22 \$ 2,423,644.22	

			<u>C</u> :	ımbridge Companies,	. Inc.		Edison Foard, LLC		<u>J.</u>	Kokolakis Contracting,	Inc.	Rand	lolph and Son Builder	s, Inc.
Bid Description	Unit	Quantity	Bid Unit Cost	Bid Extended Cost	Corrected Extended	Bid Unit Cost	Bid Extended Cost	Corrected Extended	Bid Unit Cost	Bid Extended Cost	Corrected Extended	Bid Unit Cost	Bid Extended Cost	Corrected Extended
Item Sees, pass.	0	Quarterty	5.0 0 5550	Did Externation cost	Cost	3.0 0 0000	Dia Externaca cost	Cost	2.0 0 0000	Dia Externaca cost	Cost	5.6 6 6651	Dia Externaca cost	Cost
6.3 Transfer Station and Materials Processing Building	LS	1	\$ 8,923,858.20	\$ 8,923,858.20		\$ 9,449,974.00	\$ 9,449,974.00		\$ 16,108,433.55	\$ 16,108,433.55		\$ 9,033,740.44	\$ 9,033,740.44	
6.4 Storage Building on North Side of the Transfer Station Building	LS	1	\$ 1,374,107.17	\$ 1,374,107.17		\$ 1,202,870.00	\$ 1,202,870.00		\$ 179,141.07	\$ 179,141.07		\$ 575,321.18	\$ 575,321.18	
6.5 Storage Canopy on South Side of the Materials Processing Building	LS	1	\$ 52,408.71	\$ 52,408.71		\$ 584,339.00	\$ 584,339.00		\$ 5,369.94	\$ 5,369.94		\$ 349,962.38	\$ 349,962.38	
6.6 Recycled Materials Collection Canopy	LS	1	\$ 729,963.07	\$ 729,963.07		\$ 869,120.00	\$ 869,120.00		\$ 5,369.94	\$ 5,369.94		\$ 622,422.77	\$ 622,422.77	
6.7 Attendant Building Under the Recycled Materials Collection Canopy	LS	1	\$ 227,279.16	\$ 227,279.16		\$ 201,854.00	\$ 201,854.00		\$ 10,739.87	\$ 10,739.87		\$ 249,785.86	\$ 249,785.86	
6.8 Attendant Office Under the Recycled Materials Collection Canopy	LS	1	\$ 240,830.88	\$ 240,830.88		\$ 153,594.00	\$ 153,594.00		\$ 10,739.87	\$ 10,739.87		\$ 56,537.70	\$ 56,537.70	
6.9 Administration Building (excludes interior furnishings)	LS	1	\$ 3,487,286.49	\$ 3,487,286.49		\$ 3,807,878.00	\$ 3,807,878.00		\$ 3,547,487.17	\$ 3,547,487.17		\$ 3,203,206.32	\$ 3,203,206.32	
6.10 Prefabricated HHW Enclosure (purchase and installation)	LS	1	\$ 137,659.60	\$ 137,659.60		\$ 100,225.00	\$ 100,225.00		\$ 121,807.33	\$ 121,807.33		\$ 149,787.28	\$ 149,787.28	
			6.0 Subtotal	\$ 18,641,145.12		6.0 Subtotal	\$ 19,454,278.00		6.0 Subtotal	\$ 21,480,212.58		6.0 Subtotal	\$ 17,686,789.11	
7.0 Electrical														
7.1 Site Electrical	LS	1	\$ 255,435.23	\$ 255,435.23		\$ 375,221.00			\$ 1,001,837.83			\$ 172,583.25	\$ 172,583.25	
7.2 Site Lighting	EA	26	\$ 19,005.59		\$ 494,145.34	\$ 9,574.00			\$ 2,684.97		\$ 69,809.22	\$ 5,363.77	· · · · · · · · · · · · · · · · · · ·	\$ 139,458.02
7.3 Roof Mounted Solar Photovoltaic (PV) System	LS	1	\$ 393,705.81			\$ 301,191.00			\$ 306,086.36			\$ 333,658.50		
7.4 Electric Vehicle (EV) Chargers	EA	5	\$ 15,027.49	\$ 75,137.43	\$ 75,137.45	\$ 13,655.00	\$ 68,275.00		\$ 47,255.44	\$ 236,277.19	\$ 236,277.20	\$ 19,418.07	\$ 97,090.35	
			7.0 Subtotal	\$ 1,218,423.73	\$ 1,218,423.83	7.0 Subtotal	\$ 993,611.00		7.0 Subtotal	\$ 1,614,010.55	\$ 1,614,010.61	7.0 Subtotal	\$ 742,790.06	\$742,790.12
8.0 Electronic Safety and Security														
8.1 AudioVisual, Communications, and Site Security	LS	1	\$ 850,292.29	\$ 850,292.29		\$ 735,697.00	\$ 735,697.00		\$ 84,844.99	\$ 84,844.99		\$ 406,350.00	\$ 406,350.00	
8.2 Allowance for Entrance Digital Display (supply and				\$ 38,000.00		,	\$ 38,000.00		1	\$ 38,000.00			\$ 38,000.00	
o.2 installation)				\$ 38,000.00			\$ 38,000.00			\$ 38,000.00			\$ 38,000.00	
8.3 Allowance for Bi-Directional Antenna (BDA) System				\$ 110,000.00			\$ 110,000.00			\$ 110,000.00			\$ 110,000.00	
8.4 Allowance for Bi-Directional Antenna (BDA) System Testing				\$ 15,000.00			\$ 15,000.00			\$ 15,000.00			\$ 15,000.00	
			8.0 Subtotal	\$ 1,013,292.29		8.0 Subtotal	\$ 898,697.00		8.0 Subtotal	\$ 247,844.99		8.0 Subtotal	\$ 569,350.00	
9.0 Earthwork														
9.1 Erosion and Sedimentation Control	LS	1	\$ 372,703.23	\$ 372,703.23		\$ 316,500.00	\$ 316,500.00		\$ 322,751.69	\$ 322,751.69		\$ 162,351.00	\$ 162,351.00	
9.2 Strip Topsoil and Haul Off-Site	CY		\$ 40.71		\$ 281,591.07	\$ 24.00			\$ 45.63	·	\$ 315,622.71	\$ 33.60		
Soil Excavation and Placement & Compaction of				· · · · · · · · · · · · · · · · · · ·										
9.3 Excavated Soils (non-topsoil)	CY	8,329	\$ 9.26	\$ 77,146.08	\$ 77,126.54	\$ 8.00	\$ 66,632.00		\$ 11.13	\$ 92,672.68	\$ 92,701.77	\$ 7.61	\$ 63,404.51	\$ 63,383.69
9.4 Soil Placement and Compaction of Off-Site Suitable Soils	CY	42,304	\$ 43.67	\$ 1,847,232.14	\$ 1,847,415.68	\$ 39.00	\$ 1,649,856.00		\$ 44.96	\$ 1,901,865.36	\$ 1,901,987.84	\$ 36.75	\$ 1,554,672.00	
9.5 Excavation and Disposal of Unsuitable Soil	CY	2,500	\$ 69.66	\$ 174,160.39	\$ 174,150.00	\$ 24.00	\$ 60,000.00		\$ 48.13	\$ 120,313.42	\$ 120,325.00	\$ 33.60	\$ 84,000.00	\$ 84,000.00
9.6 Finish Grading	SY	50,970	\$ 5.02	\$ 256,064.53	\$ 255,869.40	\$ 10.60	\$ 540,282.00		\$ 1.82			\$ 2.89	\$ 147,175.88	\$ 147,303.30
9.7 Rippable Rock Excavation and Haul Rock Off-Site	CY	1,300	\$ 145.13	\$ 188,673.75	\$ 188,669.00	\$ 68.00	\$ 88,400.00		\$ 116.41	\$ 151,332.32	\$ 151,333.00	\$ 36.75	\$ 47,775.00	
9.8 Non-Rippable Rock Excavation and Haul Rock Off-Site	CY	2,500	\$ 261.24	\$ 653,101.45	\$ 653,100.00	\$ 96.00	\$ 240,000.00		\$ 207.52	\$ 518,789.52	\$ 518,800.00	\$ 105.00	\$ 262,500.00	
			9.0 Subtotal	\$ 3,850,640.86	\$ 3,850,624.92	9.0 Subtotal	\$ 3,127,678.00		9.0 Subtotal	\$ 3,515,885.92	\$ 3,516,287.41	9.0 Subtotal	\$ 2,554,289.59	\$2,554,396.19
10.0 Exterior Improvements														
10.1 Asphalt Paving and Pavement Markings	SY	22,731	\$ 95.00	\$ 2,159,351.93	\$ 2,159,445.00	\$ 137.00	\$ 3,114,147.00		\$ 90.21	\$ 2,050,675.48	\$ 2,050,563.51	\$ 93.53	\$ 2,126,121.35	\$ 2,126,030.43
10.2 Parking Lot Vehicle Wheel Stops	EA		\$ 348.32			\$ 317.00	\$ 3,487.00		\$ 322.20		\$ 3,544.20	\$ 173.25		
10.3 8-foot High Precast Concrete Wall	LF	1,850	\$ 318.07	\$ 588,421.76	\$ 588,429.50	\$ 443.10	\$ 819,735.00		\$ 451.07	\$ 834,488.07	\$ 834,479.50	\$ 336.08	\$ 621,755.40	\$ 621,748.00
10.4 8-foot High Perimeter Metal Fence	LF	630	\$ 138.40	\$ 87,189.33	\$ 87,192.00	\$ 68.00	\$ 42,840.00		\$ 68.3482	\$ 43,059.37		\$ 66.82	\$ 42,097.86	\$ 42,096.60
10.5 45-feet Wide x 8-foot High Cantilever Slide Gate with Motor Operator and Controller	EA	1	\$ 54,230.06	\$ 54,230.06		\$ 49,276.00	\$ 49,276.00		\$ 50,161.65	\$ 50,161.65		\$ 51,032.10	\$ 51,032.10	

			Ca	imbridge Companies,	, Inc.		Edison Foard, LLC		<u>J.</u>	Kokolakis Contracting	<u>;, Inc.</u>	Rand	olph and Son Builder	s, Inc.
Bid Description	Unit	Quantity	Bid Unit Cost	Bid Extended Cost	Corrected Extended	Bid Unit Cost	Bid Extended Cost	Corrected Extended	Bid Unit Cost	Bid Extended Cost	Corrected Extended	Bid Unit Cost	Bid Extended Cost	Corrected Extended
Item	Offic	Quantity	Bid Offit Cost	Bid Exterided Cost	Cost	Bid Offit Cost	Bid Exterided Cost	Cost	Bid Offit Cost	Bid Exterided Cost	Cost	Bid Offit Cost	Bid Exterided Cost	Cost
31-feet Wide (62-feet Total) x 8-foot High Cantilever														
10.6 Slide Gate (Bi-Parting) with Motor Operator and	EA	2	\$ 54,229.48	\$ 108,458.96		\$ 49,333.00	\$ 98,666.00		\$ 100,324.37	\$ 200,648.74		\$ 49,928.55	\$ 99,857.10	
Controller														
10.7 Screening Trees	EA	96	\$ 678.26	\$ 65,112.76	\$ 65,112.96	\$ 1,534.00	\$ 147,264.00		\$ 556.33	\$ 53,407.24	\$ 53,407.68	\$ 543.90	\$ 52,214.40	
10.8 Shrubs	EA	78	\$ 145.77	\$ 11,370.35	\$ 11,370.06	\$ 170.00	\$ 13,260.00		\$ 84.84	\$ 6,617.91	\$ 6,617.52	\$ 82.95	\$ 6,470.00	\$ 6,470.10
10.9 Grassing including Soil Amendments	AC	2	\$ 64,329.04	\$ 128,658.08		\$ 52,685.00	\$ 105,370.00		\$ 4,210.03	\$ 8,420.06		\$ 4,116.00	\$ 8,232.00	
10.10 Bike Racks	EA	4	\$ 725.67	\$ 2,902.67	\$ 2,902.68	\$ 1,582.50	\$ 6,330.00		\$ 1,073.99	\$ 4,295.95	\$ 4,295.96	\$ 262.50	\$ 1,050.00	
10.11 Bollard Posts (All Types)	EA	85	\$ 479.45		\$ 40,753.25				\$ 1,610.98	· · · · · · · · · · · · · · · · · · ·		\$ 782.25	\$ 66,491.25	
10.12 Flagpole	EA	1	\$ 8,708.02	\$ 8,708.02		\$ 6,330.00	\$ 6,330.00		\$ 536.99	\$ 536.99		\$ 7,875.00	\$ 7,875.00	
			10.0 Subtotal	\$ 3,258,988.98	\$ 3,259,092.09	10.0 Subtotal	\$ 4,541,260.00		10.0 Subtotal	\$ 3,392,788.99	\$ 3,392,668.48	10.0 Subtotal	\$ 3,085,102.21	\$3,085,002.73
11.0 Utilities														
11.1 Stormwater Trench Drain System	LF	90	\$ 330.90	· · · · · · · · · · · · · · · · · · ·		\$ 633.00	· · · · · · · · · · · · · · · · · · ·		\$ 601.14			\$ 727.53		
11.2 Sidewalk Trench Drain System	LF	170	\$ 371.54			\$ 211.00			\$ 588.23			\$ 280.97		
11.3 6-inch HDPE Stormwater Pipe	FT	235	\$ 73.37			\$ 49.00			\$ 45.26			\$ 43.37		\$ 10,191.95
11.4 8-inch HDPE Stormwater Pipe	FT	215	\$ 50.90		\$ 10,943.50	\$ 64.00			\$ 47.85			\$ 45.78		ć 2.025.40
11.5   12-inch PVC Pipe   11.6   12-inch Stormwater Reinforced Concrete Pipe	FT FT	35 405	\$ - \$ 116.11	\$ - \$ 47,023.30	\$ - \$ 47,024.55	\$ 84.40 \$ 84.40			\$ 66.10 \$ 113.54			\$ 57.86 \$ 69.88		
	FT	575	\$ 71.38			\$ 84.40			\$ 113.54			\$ 69.88		
· · · · · · · · · · · · · · · · · · ·	FT	750	\$ 105.36			\$ 105.50			\$ 101.71			\$ 79.96		
	FT	870	\$ 128.28			\$ 159.00			\$ 128.63			\$ 103.01	-	
	FT	330	\$ 171.84			\$ 264.00			\$ 170.70			\$ 131.57		\$ 43,418.10
11.11 4-inch PVC Sanitary Sewer Pipe	FT	1,081	\$ 55.85	\$ 60,375.60	\$ 60,373.85	\$ 43.00	\$ 46,483.00		\$ 42.01	\$ 45,417.54	\$ 45,412.81	\$ 39.64		\$ 42,850.84
11.12 6-inch PVC Sanitary Sewer Pipe	FT	480	\$ 87.08	\$ 41,798.49	\$ 41,798.40	\$ 47.48	\$ 22,788.00	\$ 22,790.40	\$ 58.08	\$ 27,878.99	\$ 27,878.40	\$ 43.37	\$ 20,815.20	\$ 20,817.60
, '	FT	60	\$ 116.11			\$ 80.00			\$ 108.49	·	· · · · · · · · · · · · · · · · · · ·	\$ 74.18		
· · ·	FT	40	\$ 121.91	\$ 4,876.49	\$ 4,876.40	\$ 100.23	\$ 4,009.00	\$ 4,009.20	\$ 142.48	\$ 5,699.01	\$ 5,699.20	\$ 85.16	\$ 3,406.20	\$ 3,406.40
3-inch x 6-inch SDR 11/17 Dual Containment HDPE	LF	386	\$ 87.08	\$ 33,612.95	\$ 33,612.88	\$ 80.00	\$ 30,880.00		\$ 71.11	\$ 27,447.96	\$ 27,448.46	\$ 61.69	\$ 23,811.38	\$ 23,812.34
Forcemain Pipe									•					
4-inch x 8-inch SDR 11/17 Dual Containment HDPE Forcemain Pipe	LF	422	\$ 98.69	\$ 41,647.55	\$ 41,647.18	\$ 90.00	\$ 37,980.00		\$ 111.22	\$ 46,935.73	\$ 46,934.84	\$ 67.52	\$ 28,491.33	\$ 28,493.44
	LS	1	\$ 69,896.37	\$ 69,896.37	\$ 69,896.37	\$ 68,575.00	\$ 68,575.00		\$ 62,459.61	\$ 62,459.61		\$ 56,259.00	\$ 56,259.00	
3-inch Potable Water Backflow Preventer with					φ σσήσσοιστ									
Enclosure	EA	1	\$ 23,221.38	\$ 23,221.38		\$ 26,375.00	\$ 26,375.00		\$ 21,020.64	\$ 21,020.64		\$ 33,211.50	\$ 33,211.50	
11.19 1.5-inch PVC SDR 13.5 Potable Water Pipe	LF	400	\$ 37.15	\$ 14,861.69	\$ 14,860.00	\$ 15.83	\$ 6,330.00	\$ 6,332.00	\$ 19.78	\$ 7,913.14	\$ 7,912.00	\$ 11.03	\$ 4,410.00	\$ 4,412.00
11.20 2-inch PVC SDR 13.5 Potable Water Pipe	LF	370	\$ 44.12			\$ 21.10			\$ 24.00			\$ 11.97		
	LF		\$ 44.12						\$ 24.54					
11.22 3-inch DIP Potable Water Pipe	LF	110	\$ 174.16		\$ 19,157.60				\$ 112.21				· · · · · · · · · · · · · · · · · · ·	\$ 12,791.90
11.23 Potable Water Fittings & Valves	LS	1	\$ 20,899.25		ć 0.00C.C0	\$ 12,660.00			\$ 37,971.44			\$ 15,183.00	· · · · · · · · · · · · · · · · · · ·	
11.24 Potable Water Utility and Yard Hydrants 11.25 10-inch Fire Line Service Connection	EA LS	9	\$ 998.52 \$ 63,858.81		\$ 8,986.68	\$ 1,688.00 \$ 50,640.00			\$ 3,467.34 \$ 39,672.26		· · · · · · · · · · · · · · · · · · ·	\$ 1,759.38 \$ 41,622.00		
10-inch Private Fire Loop Backflow Preventer with		тт		<u> </u>										
11.26 Enclosure	EA	1	\$ 52,248.12	\$ 52,248.12		\$ 54,860.00	\$ 54,860.00		\$ 54,376.33	\$ 54,376.33		\$ 58,096.50	\$ 58,096.50	
	LF	375	\$ 102.64	\$ 38,489.45	\$ 38,490.00	\$ 42.20	\$ 15,825.00		\$ 62.86	\$ 23,572.68	\$ 23,572.50	\$ 38.96	\$ 14,608.13	\$ 14,610.00
11.28 8-inch PVC SDR 14 Fire Loop Water Pipe	LF	254	\$ 121.91		\$ 30,965.14				\$ 94.20	\$ 23,926.65	\$ 23,926.80	\$ 51.35		
' '	LF	1,100	\$ 110.30			\$ 80.00			\$ 105.96			\$ 65.31		
11.30 10-inch DIP Fire Loop Water Pipe	LF	120	\$ 178.80					\$ 12,027.60	\$ 134.66	·		\$ 89.15		\$ 10,698.00
11.31 Private Fire Hydrant with Valve Assembly	EA	3	\$ 13,700.62						\$ 13,763.57			\$ 9,387.00		
11.32 4-foot Diameter Sanitary Sewer Manhole	EA	9	\$ 7,740.46						\$ 13,682.68			\$ 8,463.00		
11.33 5-foot Diameter Storm Sewer Manhole 11.34 Stormwater Catch Basin/Drop Inlet/Curb Inlet	EA EA	31	\$ 6,966.42 \$ 4,528.17		\$ 27,865.68	\$ 7,596.00 \$ 4,748.00			\$ 13,701.92 \$ 8,750.46			\$ 9,103.50 \$ 6,300.00		
	EA	31	\$ 4,528.17		\$ 66,180.96	\$ 4,748.00			\$ 8,750.46			\$ 6,300.00		
8.000-gallon Double Wall Fiberglass UST with														
11.36 Submersible Pump and Leak Detection System	LS	1	\$ 109,663.28	\$ 109,663.28		\$ 211,000.00	\$ 211,000.00		\$ 250,305.24	\$ 250,305.24		\$ 38,808.00	\$ 38,808.00	
11.37 Process Water Flow Meter and Vault	EA	1	\$ 35,296.50	\$ 35,296.50		\$ 42,200.00	\$ 42,200.00		\$ 24,120.14	\$ 24,120.14		\$ 42,955.00	\$ 42,955.00	
11.38 SCM 1A (includes underground sand filter and detention vault system)	LS	1	\$ 603,756.01	\$ 603,756.01		\$ 422,000.00	\$ 422,000.00		\$ 792,603.53	\$ 792,603.53		\$ 514,055.20	\$ 514,055.20	

			<u>C</u>	ambridge Companies,	, Inc.		Edison Foard, LLC		<u>J. l</u>	Cokolakis Contracting,	<u>, Inc.</u>	<u>Raı</u>	ndolph and Son Builder	s, Inc.
Bid Item	Description	Unit Quantity	Bid Unit Cost	Bid Extended Cost	Corrected Extended Cost	Bid Unit Cost	Bid Extended Cost	Corrected Extended Cost	Bid Unit Cost	Bid Extended Cost	Corrected Extended Cost	Bid Unit Cost	Bid Extended Cost	Corrected Extended Cost
11.39	SCM 1B (includes underground sand filter and detention vault system)	LS 1	\$ 928,855.39	\$ 928,855.39		\$ 791,250.00	\$ 791,250.00		\$ 928,010.60	\$ 928,010.60		\$ 755,546.07	7 \$ 755,546.07	
11 40	SCM 2 (includes exposed sand filter, bypass structure, and underground detention vault system)	LS 1	\$ 429,595.62	\$ 429,595.62		\$ 474,750.00	\$ 474,750.00		\$ 777,362.77	\$ 777,362.77		\$ 387,450.26	5 \$ 387,450.26	
11.41	SCM 3 (includes underground sand filter and detention vault system)	LS 1	\$ 830,164.51	\$ 830,164.51		\$ 791,250.00	\$ 791,250.00		\$ 903,329.60	\$ 903,329.60		\$ 701,069.78	3 \$ 701,069.78	
		11.0 Subtotal	\$ 4,481,551.95	\$ 4,478,545.38	11.0 Subtotal	\$ 4,140,158.00	\$ 4,140,163.20	11.0 Subtotal	\$ 5,384,031.99	\$ 5,384,022.54	11.0 Subtotal	\$ 3,703,427.41	\$ 3,703,453.40	
SUBTOTAL:				\$ 40,106,462.48	\$ 40,106,197.96	-	\$ 42,202,054.00	\$ 42,302,800.20	-	\$ 39,953,732.47	\$ 39,954,041.82	-	\$ 34,452,196.31	\$ 34,451,044.19
	CONTINGENCY (109	% OF SUBTOTAL):		\$ 3,841,615.18	\$ 4,010,619.80		\$ 4,220,205.40	\$ 4,230,280.02		\$ 3,995,373.25	\$ 3,995,404.18		\$ 3,445,219.63	\$ 3,445,104.42
	BASE BID AMOUNT (SUBTOTAL +	+ CONTINGENCY):		\$ 43,948,077.66	\$ 44,116,817.76		\$ 46,422,259.40	\$ 46,533,080.22		\$ 43,949,105.72	\$ 43,949,446.00		\$ 37,897,415.94	\$ 37,896,148.61



Date 10/27/25

SCS Engineers 2520 Whitehall Park Drive, Suite 450 Charlotte, NC 28273

Attn: Albert Glenn

RE: STEELE CREEK RECYCLING CENTER BID

Dear Mr. Glenn,

Pursuant to our phone conversation today, we have reviewed Bid Line Item 10.4 - 630 LF of 8-Foot High Perimeter Metal Fence. The originally listed Unit Cost (B) of \$43,059.37 relative to the Extended Cost (A  $\times$  B) also shown as \$43,059.37 has been verified.

We hereby confirm that the Extended Cost of \$43,059.37 is correct and that the actual unit cost is \$68.3482 per LF.

Should you have any questions, please feel free to reach me on my cell phone at 727-638-1224.

Sincerely,

Roderick C. Voigt

Executive Vice President