



May 14, 2020

Mr. Justin Collier, PE
 State Airport Engineer – Missouri and Nebraska
 Federal Aviation Administration
 901 Locust St. Room 364
 Kansas City, MO 64106

Re: Engineer’s Recommendation for the RFP# 17/2020 Design and Construction of New Terminal Building Phase 1 at Columbia Regional Airport (COU)

Dear Mr. Collier:

Burns & McDonnell has tabulated and confirmed the documentation evaluated and received for the aforementioned project. For your review, Table A is a tabulation of scoring from the Qualifications Based Selection (QBS) procedures as defined in the FAA Airport Advisory Circular AC 150/5100-14E and subsequent Price Proposal Evaluation.

TABLE A

Tabulation of Scoring from the QBS, Interviews and Price Proposals				
Category	Maximum Possible Score	Bidders		
		Coil Construction	Nabholz Construction Corporation	River City Construction, LLC
QBS: Technical Proposal Evaluation	40.00	24.32	35.10	27.83
QBS: Interview Evaluation	10.00	5.50	9.00	7.50
<i>QBS Subtotal</i>	<i>50.00</i>	<i>29.82</i>	<i>44.10</i>	<i>35.33</i>
Price Proposal Evaluation	50.00	36.37	50.00	48.00
<i>Price Proposal Subtotal</i>	<i>50.00</i>	<i>36.37</i>	<i>50.00</i>	<i>48.00</i>
QBS & Price Proposal Total	100.00	*66.20	94.10	83.33
*66.20 value is the result of computer-generated rounding.				

The QBS and Price Proposal process was defined within the Request for Proposal as published February 12, 2020 to the Bidders that were short listed from the Letters of Interest and Request for Qualification steps of this multi-phased selection process. The overall design-build procurement process was approved by the FAA on August 15, 2019.

The QBS Technical Evaluation and Interview scoring was completed by the Selection Committee on May 11, 2020. Nabholz Construction Corporation earned the highest score. River City Construction, LLC received the second highest score and Coil Construction received the



Mr. Justin Collier, PE
 May 14, 2020
 Page 2

lowest score. These values were 44.10, 35.33 and 29.82, respectively. The signed summary document is provided in Exhibit A.

On May 11, 2020, following the completion of the QBS Technical Evaluation and Interview scoring performed by the Selection Committee, the sealed Pricing Proposal envelopes were opened by the City’s Purchasing Department representative and read aloud to the Selection Committee. Each proposal form was electronically tabulated to confirm the read aloud values.

TABLE B

Summary of Program Budget Versus Price Proposals Received				
Item	Program Budget	Bidders		
		Coil Construction	Nabholz Construction Corporation	River City Construction, LLC
Base Bid	\$23,000,000.	\$15,183,596.	\$15,839,343.	\$16,378,694.
General Contractor Costs		\$7,729,046.	\$4,330,910.	\$4,439,503.
Owner Provided Items		\$150,900.	\$150,900.	\$150,900.
1% Art Program (By Others)		\$188,000.	\$188,000.	\$188,000.
Scenario 1 - Total Cost		\$23,251,542.	\$20,509,153.	\$21,157,097.
Bid Alternate: Install Refurbished Passenger Boarding Bridges (in lieu of new)		\$(1,089,267.)	\$(344,852.42)	\$(329,100.)
Scenario 2 -Total Cost with Bid Alternate	\$23,000,000.	\$22,162,275.	\$20,164,300.58	\$20,827,997.

Based on the tabulation, a single math error was identified on Coil Construction’s Scenario 2 summary. The read value was \$22,162,375. and the tabulated value was \$22,162,275. The difference is \$100. The tabulated value was utilized in this analysis. Table B illustrates the summary of the program budget versus the Price Proposals received. In both bidding scenarios (as shown) Nabholz Construction Corporation was the lowest bidder at \$20,509,153. and \$20,164,300.58, respectively. A detailed tabulation for all the Bidders is provided in Exhibit C.

Using the proposal values from Table B, for the Base Bid, General Contractor Costs, Owner Provided Items and 1% Art Program (Scenario No. 1), the Price Proposal Evaluation was completed. Based on the pricing information received, Nabholz Construction Corporation earned the highest score. River City Construction, LLC received the second highest score and Coil Construction received the lowest score. These values were 50.00, 48.00 and 36.37, respectively.

The signed summary document including supporting documentation for the Review of Public Input Meeting Comments and the Price Proposal Scoring Calculation are provided in Exhibit B.



Mr. Justin Collier, PE
May 14, 2020
Page 3

Ranking the combined QBS and Price Proposal scores adjacent to each Bidder's Scenario 1 Cost yields the following:

1. Nabholz Construction Corporation:	94.10 points	Scenario 1 Cost:	\$20,509,153.00
2. River City Construction, LLC:	83.33 points	Scenario 1 Cost:	\$21,157,097.00
3. Coil Construction:	66.20 points	Scenario 1 Cost:	\$23,251,542.00

Additional factors were included within the overall evaluation process. These factors are discussed as follows:

Building square footage:

RFP# 17/2020 stated the target square footage for Phase 1 of the Terminal Building project was approximately 52,000 square feet. Addendum No. 1 provided further clarification and stated the program target will be 51,750 square feet. All three Bidders acknowledged receipt of Addendum No. 1. The following illustrates the square footage values utilized for each Bidder's respective proposal:

1. Coil Construction: 43,458sf.
This value is 84% of the RFP program target.
2. Nabholz Construction Corporation: 52,150sf.
This equates to nearly 101% of the RFP program target.
3. River City Construction, LLC: 51,300sf.
This value is 99.1% of the RFP program target.

Public Participation and Input Meeting:

During the development of the Terminal Building Program it was recognized and understood that public involvement would be a necessary requirement and component of the QBS efforts.

The original plan for public involvement included an open house for the community to review renderings, key graphics, and a description of each Bidder's vision for the building, landside, and airside components of the program. However, due to the COVID-19 pandemic and the necessary safety restrictions applied across the city and state of Missouri, the open house was modified to an online opportunity for community participation. In addition, the event was changed from a single day duration to an enhanced window of time (April 23-April 27).

The participation for this event was outstanding. The City received 2,287 responses. Responders had the opportunity to review, rank and share their opinions with the Selection Committee. Table C provides a summary of the public rankings. Details of the Public Input Meeting Summary of Rankings are provide in Exhibit B.

TABLE C

Public Input Meeting Summary of Rankings			
Ranking	Bidders		
	Coil Construction Option C	Nabholz Construction Corporation Option B	River City Construction, LLC Option A
Most Favored	393	954	940
Second Most Favored	555	886	846
Least Favored	1,339	447	501

Anticipated Terminal Building Construction Schedule:

RFP# 17/2020 requires the selected Bidder to complete the project within 730 calendar days from receipt of a Notice to Proceed. The schedules as provided from each Bidder appear to satisfy this requirement.

Based on the information provided by the Bidders within their RFP submittal packages (received on April 17, 2020) and their presentations on May 7, 2020, each indicated the possibility to accelerate work efforts contingent on the progress of other airfield projects that will be occurring simultaneously with the terminal building schedule. Nabholz Construction Corporation stated that it may be possible to complete the project up to 60 calendar days sooner than the required 730 calendar days stated in the RFP. The other Bidders indicated there were possibilities for acceleration, but concise details have not been provided at this time.

As an additional part of the review process, Burns & McDonnell has confirmed receipt and compliance with the following items identified in Table D. Based on the information received, no further action is required for these submitted items.

TABLE D

Summary of Required Submittal Items & Verified Receipt			
Submittal Item	Bidders		
	Coil Construction	Nabholz Construction Corporation	River City Construction, LLC
DBE – 4.13%	Yes	Yes	Yes
Bid Bond	Yes	Yes	Yes
All Addendums	Yes	Yes	Yes
Buy American	Yes	Yes	Type 3 Waiver

Based on the scoring of the QBS and Price Proposals, submitted proposals, ranking of the Bidders from the public input meeting, presentation of project schedules and potential



Mr. Justin Collier, PE
May 14, 2020
Page 5

opportunities to have an early finish date and noting the compliance of the items in Table D, Burns & McDonnell recommends award of the Scenario 1 proposal for the Design and Construction of New Terminal Building Phase 1 at the Columbia Regional Airport to Nabholz Construction Corporation in the amount of \$20,509,153.

Nabholz Construction Corporation received the highest ranking of points in the QBS and Price Proposal scoring. Nabholz Construction Corporation is also the lowest Bidder and their bid is below the City's program budget and they satisfy the building square footage requirement as stated in the RFP documents.

I trust this information is sufficient for your purposes. Should you have any questions or comments regarding this recommendation contact me at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David G. Hadel'.

David G. Hadel, P.E.
Program Manager

cc: Stacey Button, Director of Economic Development
Mike Parks, Airport Manager
Dave Nichols, Public Works Director
Cale Turner, Purchasing

Enclosures: Exhibit A - Proposal Ranking Score Sheet: QBS Technical Evaluation and Interview
Exhibit B - Proposal Ranking Score Sheet: QBS Technical Evaluation and Interview & Price Proposal Evaluation.
Exhibit C - Proposal Form & Bidder Tabulation
Exhibit D – Required Bidder Submittal Information