

October 24, 2025

Ms. Delta Farrington  
Senior Procurement Specialist  
Durham County Finance  
201 East Main Street  
Durham, North Carolina 27701

**RE:     Southern Redwood Convenience Center Site  
         Certified Bid Tabulation & Recommendation for Contractor Selection  
         Durham County, North Carolina**

Dear Ms. Farrington:

Smith Gardner, Inc. (S+G) is pleased to present the bid results for the Durham County, Southern Redwood Convenience Center Site project. Bids were received, publicly opened and read aloud on October 21, 2025 at 2:00 p.m. in the Durham County Finance Office conference room. The results of the bid opening are summarized below.

BIDDER	TOTAL BASE BID
Progressive Contracting Company, Inc.	\$4,647,000.00
CT Wilson Construction Company, Inc.	\$4,781,705.00
Bar Construction Company, Inc.	\$5,036,000.00
The Whiting Turner Contracting Company	\$5,531,820.00

Based on the total base bid, Progressive Contracting Company, Inc. (Progressive) is the apparent low bidder. However; their bid submittal included an incomplete Exhibit A – Attachment 1 – Bid Proposal Form. Specifically, the Bid Proposal Form omitted most unit prices and total bid item amounts, and provided subtotals that did not reconcile with the Base Bid Lump-Sum Price presented on page 74 of the IFB package.

These omissions are material, and the inclusion of the incomplete Exhibit A introduces confusion and inconsistencies that cannot be reconciled with the stated lump-sum price. Given these deficiencies – and with Durham County’s concurrence that they represent an incomplete bid package – the bid from Progressive is considered non-responsive.

As a result, S+G reviewed the Bid Proposal submitted by the second lowest bidder, CT Wilson Construction Company, Inc. (CT Wilson). S+G’s review of CT Wilson’s bid identified discrepancies resulting in a \$249 difference between S+G’s tabulated total (\$4,781,954.00) and the Base Bid Lump-Sum Price (\$4,781,705.00) provided on page 74 of the IFB package. This discrepancy appears to result from a miscalculation in totaling the bid item amounts using the estimated quantities and unit prices. In S+G’s opinion, this error is minor and does

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not affect the substance of the bid. S+G considers CT Wilson's bid to be complete, responsive, and in substantial conformance with the bid requirements. With Durham County's concurrence that Progressive's bid proposal is incomplete and non-responsive, Smith Gardner, Inc. recommends that this project be awarded to CT Wilson Construction Company, Inc.

S+G further recommends that an additional 239,000 (5%) be budgeted as contingency to account for any additional work which might be needed or any unexpected conditions which might arise during the project. Thus, our recommended construction budget is as follows:

Base Bid:	\$4,781,705.00
Contingency:	\$239,000.00
<b>Total:</b>	<b>\$5,020,705.00</b>

Please find **attached** a certified tabulation of each bid received.

Should you have any questions or need any additional information, please contact us at your earliest convenience.

Sincerely,  
**SMITH GARDNER, INC.**

DocuSigned by:  
*Pieter Scheer*  
5B6B31996A674D7...

Pieter K. Scheer, P.E.  
Senior Engineer  
[pieter@smithgardnerinc.com](mailto:pieter@smithgardnerinc.com)

DocuSigned by:  
*W. Michael Brinchek*  
358C21E64007440...

W. Michael Brinchek, P.E.  
Senior Project Manager  
[mike@smithgardnerinc.com](mailto:mike@smithgardnerinc.com)



Attachment: Certified Bid Tabulation

cc: C. Koroivui, Durham County  
D. Allen, Durham County

BIDDER: The Whiting-Turner Contracting Company				Bar Construction Co., Inc				Progressive Contracting Company, Inc.		C.T. Wilson Construction Co., Inc.	
ADDRESS: 8529 Six Forks Rd Forum IV, Suite 150				611 Industrial Ave						150 Golden Drive, Suite 200	
Raleigh, NC 27615				Greensboro, NC 27406						Durham, NC 27705	
NC CONTRACTOR LICENSE NO: 3099				7973				36100		2443	
PAY ITEM NUMBER	ITEM DESCRIPTION	EST. QUANTITY	LF	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
GENERAL CONDITIONS											
1	Bonds and Insurance	1	LS	\$89,344.00	\$89,344.00				\$65,470.68	\$59,127.00	\$59,127.00
2	Mobilization/Demoition	1	LS	\$37,687.00	\$37,687.00				\$9,225.00	\$15,466.00	\$15,466.00
3	Administration	1	LS	\$439,245.00	\$439,245.00				\$33,803.84	\$296,088.00	\$296,088.00
4	Survey Layout and Control	1	LS	\$12,290.00	\$12,290.00				\$20,300.00	\$24,517.00	\$24,517.00
5	Erosion Control Permitting	1	LS	\$10,500.00	\$10,500.00				\$775.00	\$2,618.00	\$2,618.00
6	Building Permit	1	LS	\$0.00	\$0.00				\$6,281.00	\$8,172.00	\$8,172.00
7	Driveway Permitting	1	LS	\$100.00	\$100.00				\$300.00	\$1,274.00	\$1,274.00
				Subtotal	\$589,166.00	Subtotal	\$0.00	Subtotal	\$136,155.52	Subtotal	\$407,262.00
SITE WORK											
8	Site Demolition	1	LS	\$31,500.00	\$31,500.00					\$33,447.00	\$33,447.00
9	Tree Protection Fencing	1,200	FT	\$3.75	\$4,500.00					\$3.98	\$4,778.00
10	Temporary Construction Entrance/Exit	4	EA	\$2,800.00	\$11,200.00					\$2,973.00	\$11,892.00
11	Silt Fence	600	FT	\$6.50	\$3,900.00					\$6.90	\$4,778.00
12	Stone Filter Fence	6	EA	\$550.00	\$3,300.00					\$584.00	\$3,504.00
13	Clean Water Diversion Berm	250	FT	\$17.50	\$4,375.00					\$18.58	\$4,645.00
14	Clearing and Grubbing	1	LS	\$22,150.00	\$22,150.00					\$23,519.00	\$23,519.00
15	Topsoil Recovery	1	LS	\$7,000.00	\$7,000.00					\$7,433.00	\$7,433.00
16	Skimmer Basin Construction: Complete Including Porous Baffles and Outlet Structure	1	LS	\$21,007.00	\$21,007.00					\$22,305.00	\$22,305.00
17	Sediment Basin Construction: Complete Including Porous Baffles and Riser and Outlet Structure	1	LS	\$21,007.00	\$21,007.00	\$58,000.00	\$58,000.00			\$22,305.00	\$22,305.00
18	Filter Bag for Dewatering	1	LS	\$2,130.00	\$2,130.00	\$1,000.00	\$1,000.00			\$3,586.00	\$3,586.00
19	Earthwork, Building and Pavement Foundation	1	LS	\$903,688.00	\$903,688.00	\$140,000.00	\$140,000.00			\$111,421.00	\$111,421.00
20	Allowance for Off-Site Structural Fill	2,500	CY	\$25.00	\$62,500.00	\$25.00	\$62,500.00			\$26.55	\$66,363.00
21	Segmental Retaining Wall (Design and Installation)	1	LS	\$35,840.00	\$35,840.00	\$55,000.00	\$55,000.00			\$49,845.00	\$49,845.00
				Subtotal	\$1,134,097.00	Subtotal	\$316,500.00	Subtotal	\$363,110.18	Subtotal	\$369,821.00
SITE STORMATER											
22	Grass Lined Drainage Channels with Check Dams and ECM	1	LS	\$13,853.00	\$13,853.00	\$10,000.00	\$10,000.00			\$14,709.00	\$14,709.00
23	Concrete Drop Inlets with Inlet Protection	---	---	---	---	---	---	---	---	---	---
23A	Concrete Drop Inlets with Inlet Protection (DI-1)	1	LS	\$6,070.00	\$6,070.00	\$5,000.00	\$5,000.00			\$6,445.00	\$6,445.00
23B	Concrete Drop Inlets with Inlet Protection (DI-2)	1	LS	\$8,870.00	\$8,870.00	\$5,000.00	\$5,000.00			\$9,418.00	\$9,418.00
23C	Concrete Drop Inlets with Inlet Protection (DI-3)	1	LS	\$9,570.00	\$9,570.00	\$5,000.00	\$5,000.00			\$10,161.00	\$10,161.00
23D	Concrete Drop Inlets with Inlet Protection (DI-4)	1	LS	\$5,170.00	\$5,170.00	\$5,000.00	\$5,000.00			\$5,490.00	\$5,490.00
23E	Concrete Drop Inlets with Inlet Protection (DI-5)	1	LS	\$5,170.00	\$5,170.00	\$5,000.00	\$5,000.00			\$5,490.00	\$5,490.00
23F	Concrete Drop Inlets with Inlet Protection (DI-6)	1	LS	\$5,170.00	\$5,170.00	\$5,000.00	\$5,000.00			\$5,490.00	\$5,490.00
24	RCP Inlet Protection	4	EA	\$550.00	\$2,200.00		\$2,000.00			\$584.00	\$2,336.00
25	12-Inch-Diameter Pipe	90	FT	\$86.00	\$7,740.00		\$5,000.00			\$91.32	\$8,218.00
26	18-Inch-Diameter Pipe	360	FT	\$95.00	\$34,200.00		\$36,000.00			\$100.87	\$36,314.00
27	Rip Rap Outlet Protection	5	EA	\$748.00	\$37,040.00		\$2,500.00			\$795.41	\$3,980.00
28	Convert Bioretention Basins	---	---	---	---	---	---	---	---	---	---
28A	Convert Bioretention Basins BRB-1	1	LS	\$16,840.00	\$16,840.00		\$20,000.00			\$17,880.00	\$17,880.00
28B	Convert Bioretention Basins BRB-2	1	LS	\$28,066.00	\$28,066.00		\$20,000.00			\$29,801.00	\$29,801.00
28C	Convert Bioretention Basins BRB-3	1	LS	\$11,227.00	\$11,227.00		\$20,000.00			\$11,920.00	\$11,920.00
				Subtotal	\$191,186.00	Subtotal	\$145,500.00	Subtotal	\$141,819.11	Subtotal	\$167,652.00
SITE UTILITIES											
29	Potable Water Well and Pump	1	LS	\$50,000.00	\$50,000.00	\$20,000.00	\$20,000.00			\$5,097.00	\$5,097.00
30	Potable Water Service Line	1	LS	\$11,000.00	\$11,000.00	\$5,000.00	\$5,000.00			\$12,742.00	\$12,742.00
31	Yard Hydrant	1	LS	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00			\$1,062.00	\$1,062.00
32	Sanitary Service Including Septic Tank, Pump Station, Sewer Force Main and Drain Field	1	LS	\$60,000.00	\$60,000.00	\$30,000.00	\$30,000.00			\$35,637.00	\$35,637.00
33	Covered Canopy Drain, Piping and Concrete Vault	1	LS	\$5,000.00	\$5,000.00	\$60,000.00	\$60,000.00			\$1,593.00	\$1,593.00
34	Electrical Service and Site Lighting	1	LS		\$729,080.00	\$715,000.00	\$715,000.00			\$672,149.00	\$672,149.00
35	Security and Communication Service	1	LS		\$87,000.00	\$100,000.00	\$100,000.00			\$133,033.00	\$133,003.00
				Subtotal	\$945,080.00	Subtotal	\$931,000.00	Subtotal	\$150,006.00	Subtotal	\$861,283.00
SITE ROADWAYS AND PAVEMENT											
36	Driveway Connection to Redwood Road	1	LS	\$15,000.00	\$15,000.00		\$115,000.00			\$11,496.00	\$11,496.00
37	Asphalt Paved Entrance Road	1	LS	\$96,855.00	\$96,855.00		\$80,000.00			\$68,977.00	\$68,977.00
38	Asphalt Paved Site Drive	1	LS	\$96,855.00	\$96,855.00		\$55,000.00			\$149,450.00	\$149,450.00
39	Concrete Paved Container Access	1	LS	\$158,000.00	\$158,000.00		\$75,000.00			\$50,143.00	\$50,143.00
40	Concrete Paved Container Storage	1	LS	\$15,600.00	\$15,600.00		\$75,000.00			\$100,826.00	\$100,826.00
				Subtotal	\$382,310.00	Subtotal	\$400,000.00	Subtotal	\$439,500.87	Subtotal	\$380,892.00
SITE STRUCTURES											
41	Concrete Retaining Wall - Complete Including Foundations	1	LS	\$93,100.00	\$93,100.00		\$129,000.00			\$135,844.00	\$135,844.00
42	Container Area Concrete Stairs and Access Pads	1	LS	\$16,600.00	\$16,600.00		\$10,000.00			\$17,626.00	\$17,626.00
43	Container Area Concrete Pads, Including Rails and Stops	1	LS	\$12,700.00	\$12,700.00		\$170,000.00			\$12,636.00	\$12,636.00
44	Convenience Center Canopy, Including Electrical and Lighting	1	LS		\$350,000.00		\$148,000.00			\$265,812.00	\$265,812.00
45	30'x30' Pre-Engineered Aluminum Canopy, Including Concrete Pad and Structure	1	LS	\$66,700.00	\$66,700.00		\$28,000.00			\$117,277.00	\$117,277.00
46	Swap Shop, Including Foundation and Structure	1	LS		\$150,000.00		\$100,000.00			\$137,487.00	\$137,487.00
47	Office Building, Including Foundation, Structure, Electrical, Mechanical, Plumbing, and Security	1	LS		\$500,000.00		\$560,000.00			\$913,875.00	\$913,875.00
				Subtotal	\$1,189,100.00	Subtotal	\$1,145,000.00	Subtotal	\$2,118,517.73	Subtotal	\$1,600,557.00
SITE IMPROVEMENTS											
48	Canopy and Way Finding Signage	1	LS		\$150,000.00	\$20,000.00	\$20,000.00			\$66,337.00	\$66,337.00
49	Entrance Sign	1	LS	\$163,767.00	\$163,767.00	\$75,000.00	\$75,000.00			\$141,479.00	\$141,475.00
50	Chain Link Fence with Barber Wire Strands, Including Cantilever Grates, Swing Gates, and Gate Controls	1	LS		\$164,492.00	\$120,000.00	\$120,000.00			\$71,099.00	\$71,099.00
51	Concrete Sidewalk and Bicycle Rack	1	LS	\$2,800.00	\$2,800.00	\$35,000.00	\$35,000.00			\$3,639.00	\$3,639.00
52	Wheel Stops	1	LS	\$2,730.00	\$2,730.00	\$2,600.00	\$2,600.00			\$206.00	\$2,681.00
53	Bollards	30	EA	\$1,000.00	\$30,000.00	\$30,000.00	\$30,000.00			\$1,274.00	\$38,225.00
54	Topsoil Installation, Fine Grading and Seeding and Mulching	1	LS		\$65,000.00	\$10,000.00	\$10,000.00			\$18,242.00	\$18,242.00
55	Landscape Plantings	1	LS		\$55,701.00	\$60,000.00	\$60,000.00			\$45,551.00	\$45,551.00
				Subtotal	\$634,490.00	Subtotal	\$352,600.00	Subtotal	\$94,852.75	Subtotal	\$387,249.00
EQUIPMENT											
56	Electrical Generator	1	LS	\$165,000.00	\$165,000.00		\$165,000.00			\$155,546.00	\$155,546.00
57	MSW Pre-Crushers	2	EA	\$117,334.00	\$234,668.00		\$125,000.00			\$372,917.00	\$372,917.00
58	Recycling Compactors	1	EA	\$66,723.00	\$66,723.00		\$50,000.00			\$78,775.00	\$78,775.00
				Subtotal	\$466,391.00	Subtotal	\$340,000.00	Subtotal	\$36,901.00	Subtotal	\$607,238.00
TOTAL BASE BID PRICE:				\$5,531,820.00		\$3,630,600.00		\$3,480,863.16		\$4,781,954.00	
IRREGULARITIES:				No Irregularities		1) Incomplete Exhibit A - Attachment 1. 2) Sum of Provided Line Item Costs are \$1,405,400 less than the Base Bid Lump-Sum Price.		1) Incomplete Exhibit A - Attachment 1. Only Subtotals Provided.  2) Subtotals provided are \$1,166,136.84 less than the Base Bid Lump-Sum Price		1) The Base Bid Lump-Sum Price is \$249 less than what was tabulated, and is considered insignificant to the bid.	



CERTIFICATION: This is certified to be an accurate tabulation of bids received for the project.  
**SMITH GARDNER, INC.**

DocuSigned by:  
*W. Michael Brinchek*  
358C21E64007440...  
W. Michael Brinchek, P.E.  
Senior Project Manager