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Oct. 9, 2025

Richard Gladney
 City of Albany Finance Dept., Procurement Division
 222 Pine St.,
 Albany, Georgia 31701

Ref: Henderson Park Bid Analysis

Dear Mr. Gladney,

It is our understanding that the City of Albany received one bid in response to the invitation to bid for Henderson Park construction per the plans and specifications prepared by WSP. WSP has reviewed documents provided by that bidder, LRA Constructors, Inc. of Albany, on Oct. 1, 2025.

The following presents summary details of the bid based on our review and is provided for the purpose of facilitating City of Albany decision making concerning the base bid and additive alternates indicated in the LRA Constructors, Inc. bid.

BASE BID AND ALTERNATES

The invitation to bid and bid package was structured in the format of a base bid with six additive alternates. The project graphic attached to this letter provides a summary description of the base bid and alternates. The base bid essentially includes the new gymnasium structure, the parking lot, modifications to park entrances, supporting infrastructure and landscaping. The project design plans also include the following elements which were identified as additive alternates in the bid package (numbered as in the bid package):

1. Outdoor basketball court adjacent to the gymnasium, with and without a roof-only structure.
2. Fenced soft-surface playground area with an allowance for playground equipment.
3. Separate restroom and concessions building across the parking lot from the gymnasium.
4. Multi-purpose field adjacent to the concessions building location (currently forested area).
5. Fenced community garden space near the park main entrance.
6. Natural gas-powered back-up generator (equipment only, connections provided by the base bid).

For alternates 1, 2, 3 and 5, the bidder was requested to provide quotes for covering the areas either with sod or grass seed if each alternate is not selected for construction. For example, if the outdoor basketball court adjacent to the gym is not built, the level area would be sodded at a specified cost.

The following table describes the base bid including associated Construction Administration services cost and appropriate contingency factor (3% of construction cost, rounded):

Base Bid Summary (no alternates included)					
Indicated Base Bid	Additional Sod and Seeding (in place of alts 1, 2, 3, and 5)	Total Base Bid without Alternates Added	Suggested Contingency	Construction Administration (CA)	Total Base Bid Project Budget with Contingency + CA
\$8,344,688	\$23,525	\$8,368,213	\$251,046	\$211,250	\$8,830,509

OPTIONAL BID CONFIGURATIONS AND ASSOCIATED BUDGETS

The following summary tables present multiple logical combinations of base bid plus alternates. Because bidding for Alternate 1 includes options for an outdoor basketball court to be uncovered or covered (with a metal roof), options below that include the outdoor basketball court specify whether covered or uncovered. Only Option 10 includes the community garden alternative (Alt 5) and generator equipment alternative (Alt 6). Addition of the community garden to any other option below would add \$86,632 (assuming 6 planter beds included). Addition of the generator to any other option below would add \$214,500 (equipment only).

It is assumed that the restroom and concessions building (Alt 3) would not be constructed without also constructing the adjacent multi-purpose field (Alt 4), therefore no option is shown to include one without the other. The suggested contingency (3%) and Construction Administration costs are added to all options.

Option 1: Base Bid + Alt 1A Outdoor Basketball Court (uncovered)					
Indicated Base Bid + Alt 1A	Additional Sod and Seeding (in place of alts 2, 3, and 5)	Total Base Bid + Alts	Suggested Contingency	Construction Administration	Total Option 1 Project Budget with Contingency
\$8,569,941	\$10,290	\$8,580,231	\$257,407	\$211,250	\$9,048,888

Option 2: Base Bid + Alt 1A & 1B Outdoor Basketball Court (covered)					
Indicated Base Bid + Alt 1A & 1B	Additional Sod and Seeding (in place of alts 2, 3, and 5)	Total Base Bid + Alts	Suggested Contingency	Construction Administration	Total Option 2 Project Budget with Contingency
\$8,787,555	\$10,290	\$8,797,845	\$263,935	\$211,250	\$9,273,030

Option 3: Base Bid + Alt 2 Playground (surface + equipment allowance)					
Indicated Base Bid + Alt 2	Additional Sod and Seeding (in place of alts 1, 3, and 5)	Total Base Bid + Alts	Suggested Contingency	Construction Administration	Total Option 3 Project Budget with Contingency
\$8,962,817	\$21,545	\$8,984,362	\$269,531	\$211,250	\$9,465,143

Option 4: Base Bid + Alt 1A & Alt 2 (uncovered basketball court and playground)					
Indicated Base Bid + Alt 2	Additional Sod and Seeding (in place of alts 3,5)	Total Base Bid + Alts	Suggested Contingency	Construction Administration	Total Option 4 Project Budget with Contingency
\$9,188,070	\$8,310	\$9,196,380	\$276,891	\$211,250	\$9,683,521

Option 5: Base Bid + Alt 1 & Alt 2 (covered basketball court and playground)					
Indicated Base Bid + Alt 2	Additional Sod and Seeding (in place of alts 1, 3, and 5)	Total Base Bid + Alts	Suggested Contingency	Construction Administration	Total Option 5 Project Budget with Contingency
\$9,405,684	\$8,310	\$9,413,994	\$282,420	\$211,250	\$9,907,664

Option 6: Base Bid + Alt 3 & Alt 4 (multi-purpose field & restroom concessions bldg)					
Indicated Base Bid + Alt 3 & Alt 4	Additional Sod (in place of alts 1, 2 and 5)	Total Base Bid + Alts	Suggested Contingency	Construction Administration	Total Option 6 Project Budget with Contingency
\$9,753,257	\$21,215	\$9,774,472	\$293,234	\$211,250	\$10,278,956

Option 7: Base Bid + Alt 2, Alt 3 & Alt 4 (playground, multi-purpose field & restroom concessions bldg)					
Indicated Base Bid + Alt 2, Alt 3 & Alt 4	Additional Sod in place of alt 1, 5)	Total Base Bid + Alts	Suggested Contingency	Construction Administration	Total Option 7 Project Budget with Contingency
\$10,371,386	\$19,235	\$10,390,621	\$311,719	\$211,250	\$10,913,590

Option 8: Base Bid + Alt 1A, Alt 2, Alt 3 & Alt 4 (uncovered basketball court, playground, multi-purpose field & restroom concessions bldg)					
Indicated Base Bid + Alt 1, Alt 2, Alt 3 & Alt 4	Additional Sod in place of alt 5)	Total Base Bid + Alts	Suggested Contingency	Construction Administration	Total Option 8 Project Budget with Contingency
\$10,596,639	\$6,000	\$10,602,639	\$318,079	\$211,250	\$11,131,968

Option 9: Base Bid + Alt 1A, Alt 1B, Alt 2, Alt 3 & Alt 4 (covered basketball court, playground, multi-purpose field & restroom concessions bldg)					
Indicated Base Bid + Alt 1, Alt 2, Alt 3 & Alt 4	Additional Sod in place of alt 5)	Total Base Bid + Alts	Suggested Contingency	Construction Administration	Total Option 9 Project Budget with Contingency
\$10,814,253	\$6,000	\$10,820,253	\$324,608	\$211,250	\$11,356,111

Option 10: Base Bid + All Alts. (including community garden with 6 beds and backup generator)					
Indicated Base Bid + All Alts	Additional Sod/Seed	Total Base Bid + Alts	Suggested Contingency	Construction Administration	Total Option 10 Project Budget with Contingency
\$11,115,385	\$0	\$11,115,385	\$333,462	\$211,250	\$11,660,097

BID FORM AND SCHEDULE OF VALUES

WSP reviewed the bid form and schedule of values form provided by LRA Constructors, Inc. The bid form has been completed in full and includes appropriate attachments including business license and bid bond documentation. The schedule of values has been completed and is consistent with the bid form.

WSP is prepared to provide additional clarifications or information to support the City of Albany in this selection process.