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Federal Construction Contract Award

By Mean Bid

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Departmental Report

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Chapter 1

Statement of Intent and Findings

The intent of this research is to document the feasibility of awarding federal construction contracts based on mean bid as an alternative to low bid. In this case, mean bid award is derived by summing the values of all bids received for an advertised federal construction contract and determining the average value. This value is the benchmark by which all bids are compared--the contractor who bids closest to this benchmark is awarded the contract.

Using data from 55 Navy construction contracts collected from two Navy Engineering Field Divisions and one Navy Resident Officer in Charge of Construction office, a comparison of final contract price to the average of all bids received will be made. The premise for comparison is that mean bid award would ensure that a "sincere" bidder receives the contract, thus reducing the number of costly changes and improving project quality.

Three methods were used in this study to determine the mean bid for each of the 55 contracts: (1) straight average of all bids received, (2) average of all bids received excluding the high and low bids, and (3) average of all bids received that fall within a range of 70% to 130% of the Government estimate.

Each contract was reviewed independently to determine

the actual award amount. Modifications other than customer requested changes were added to the award amount to determine the final price of the project. This final price was then compared to the mean bid.

Using this comparison as the criteria of feasibility, federal construction contract award by mean bid is not supported within the specific context of this research because the majority of the contracts had final prices lower than the value of the average bid. However, as the Navy and the construction industry embrace the Total Quality Management philosophy, an alternate means of contract award such as mean bid should not be ruled out. Reasons for this conclusion will be developed in later chapters of this report.

Chapter 2

Introduction

Although not the norm, it is not uncommon in federal construction contracting to encounter a bid for a project that may be considered to be "insincere." An insincere bid may be defined as a very low bid offered for the purpose of obtaining the contract and seeking profit through excessive changes. If such a bidder is responsive and responsible, the Government is obligated to award the contract and then face the consequences of such an award.

Consider the following scenario: a contractor offers a bid on a Navy contract to rehab a Marine Corps Reserve Center that is remotely located from the Navy officer charged with administering the contract. The bid is lower than anticipated, but because the contractor has been found to be responsive and responsible and does not acknowledge any mistakes in the bid, the contract is awarded. Because the construction site is so remotely located, routine daily inspections by the Navy are not feasible and communications with the contractor are routinely only by telephone or letter. As the project progresses, the contractor initiates an excessive number of changes to the contract. The changes are priced extremely high in comparison to the initial bid for the project. Negotiations stall out and the Navy is forced to seek other means of accomplishing the work or to

accept changes that are priced dramatically higher than anticipated. The end result is a project that is completed late, at a price that is much higher than predicted, and lacks the desired quality.

Such a scenario might justify an alternative type of contract award. If the contract were awarded to a contractor who bid closest to the mean or average of the bids received for that contract, this type of inflammatory situation might be avoided. The rationale is that the contractor who bid closest to the mean of all bids received, bid the contract "sincerely" or accurately rather than as low as possible simply to obtain the contract. Such a contract may avoid the excessive changes that an insincere bidder would invoke as a means of obtaining some profit or costs that were not initially bid, and may further avoid the resulting degradation of the relationship between the owner and the contractor.

Other countries around the world have used this alternative form of contract award. A Presidential decree in the Philippines created a system where all bids are added to the client's estimate and then averaged. Any bidder whose price is less than 70% of the figure derived from this calculation is rejected. The client's estimate forms an upper limit. The successful bidder is the one closest to the benchmark derived from the averaging calculation. (Barrell 1988).

A similar system was established in 1974 in Italy for

public sector construction. This system was developed due to the extremely high level of competition and concern that it was fueling claims and disputes. According to the Italian contractors' association, Associazione Nazionale Costruttori Edili (ANCE), the average bid system was effective in bringing prices up to a realistic level and in addressing pressures to make claims which had resulted from unrealistically low bidder prices. (Barrell 1988).

As described by ANCE, bids are accepted within a range of -5% to -30% (variable by contract) of the estimate; outside that range the bids are rejected. Acceptable bids are averaged and the bidder nearest to the average is accepted. If there are two bids equally close to the estimate, one above and the other below, the higher bid is accepted. (This is apparently to further reduce the potential for claims that the unrealistically low bidder prices generated). (Barrell 1988).

Involvement in the European Economic Community spelled the end of the system in 1978. However, according to ANCE, the Italian Government is currently attempting to have the system reinstated in a case before the EEC Court in Brussels. Also according to ANCE, there are other European countries interested in implementing the system. (Barrell 1988).

An averaging system was also apparently in operation in Iran, prior to the fall of the Shah, by which the highest and lowest prices were rejected and the successful bidder chosen

on the basis of closest proximity to the average of the remaining prices. A mean bid system has been tried in the private sector in the United States, but has not received widespread use. (Data regarding this award system were not available at the time of this study). Although unconfirmed, there have also apparently been instances where a mean system has been tried in Australia. (Barrell 1988).

In other countries in which research was carried out, organizations and individuals expressed almost universal skepticism or opposition to mean bidding systems. The point was made repeatedly that there is no justification for selection other than the lowest bidder, if pre-qualification of bidders is used. The point was also made that public accountability makes it difficult, if not impossible, to move to such a system. It was questioned whether a mean system would result in a significant increase in prices, as bidders adjusted their prices to try to find the mean point. It was also questioned whether the system would result in the development of efficient methods of construction and design alternatives, as the incentive to do so would be lost. (Barrell 1988).

Chapter 3

Background

The data gathered for this research are from the United States Navy, one of the largest owners of facilities in the world. The Naval Facilities Engineering Command (NAVFAC) is responsible for the engineering, construction, operation and maintenance of these facilities.

3.1 Naval Facilities Engineering Command (NAVFAC)

The mission of NAVFAC is to acquire and maintain all the Navy's shore facilities. Their \$300 billion world-wide physical plant includes operational facilities for submarines, surface ships, and aircraft, as well as all the base support for personnel, industrial activities, logistics, and communications. It logically follows that NAVFAC is engaged in virtually every type of construction, including industrial, commercial, heavy, and residential. Few owners can claim that they have this diversity among all their project work. (Broaddus 1991).

Although headquartered in Washington, DC, NAVFAC performs project conception, planning, procurement, construction and startup through seven regionally located Engineering Field Divisions (EFD's). Collectively, these EFD's are responsible for the Navy's facility construction and maintenance functions all over the world. Each EFD is assigned a geographic region of responsibility. All major

facility engineering and construction functions carried out at any of the Naval shore activities within a region fall under the jurisdiction of the assigned EFD.

The planning and design functions of a construction project are performed either in-house at the EFD or contracted out according to the workload and capabilities of the EFD. The construction functions are contracted out to private contractors through a formalized procurement process. The construction contract is administered by the EFD's field offices or Resident Officer in Charge of Construction (ROICC) which are located at most Navy shore activities. The ROICC is responsible for all aspects of contract administration including site inspection, submittal review, modifications, contractor payment verification, startup and turnover.

3.2 The Military Construction (MILCON) Program

Virtually all major capital improvements for the Navy are done through the MILCON Program, though all major construction is not exclusively restricted to that program. For example, normal operation and maintenance funds may be used for major repairs where facilities are being essentially replaced in kind or where major damages require immediate attention. Notwithstanding this exception, the bulk of the work, as well as the most complex and demanding projects, are in the MILCON Program.

The MILCON Program is funded annually by Congress as a

separate and distinct appropriation. Every Navy project over \$200,000 must be authorized and appropriated as a specific line item in an annual congressional budget. In brief, the process starts with requirements being identified at the local base level, or perhaps through addition of a new mission or weapons system requiring facilities at one or more selected locations. A project for construction is submitted up through the operational chain-of-command, with EFD assistance, to the Chief of Naval Operations. If it is validated and prioritized sufficiently, it will earn a spot within a five-year defense program.

When a project is within three years of its projected budget year, the planning process starts to further define the scope in preparation for design authorization. In some cases, "front end" planning studies are either conducted in-house or by architect-engineer (A-E) firms to further define the project. At approximately two years prior to the project funding year, the design of the project is officially authorized. At this time, an A-E firm is selected on the basis of qualifications, and a contract is negotiated to complete all plans and specifications for the project.

Once a project has reached the 35 percent design completion stage, it is ready to go into the Department of Defense and Presidential budgets for submission to Congress for hearings and eventual authorization and appropriation. Of course, many projects do not survive the entire budget

process. A project may be deferred to a later year by Defense Department budget analysts or eliminated completely by lack of support in one of four Congressional committees. Also, once the House and Senate Armed Services and Appropriations Committees joint recommendation becomes law, the authorization and appropriations bills come with a variety of "strings attached." These normally relate to the cost growth allowable and the maximum time in which the project must be started; however, there are no significant congressional constraints on project completion.

Even though the design completion reaches 35 percent and a project may be included in the President's budget, design activity normally continues while the budget considerations are under way. Frequently, by the time the Congressional budget is approved and funds apportioned, the design is complete and ready for advertising, bidding and award. As with any political process, projects are dropped and the authorization and appropriation bills are often late. Ideally, the Military Construction legislation is scheduled for passage prior to October 1st each year since that date serves as the start of the federal fiscal year. Once a bill becomes law, it is legal for the construction contract to be awarded for all or parts of the project. (Broaddus 1991).

3.3 The Minor Construction Process

Commanding Officers of Navy shore activities are

authorized to spend up to \$200,000 for individual minor construction and repair contracts without Congressional approval. The process through which these projects are executed is much simpler than that of the MILCON Program. Specifically, the Commanding Officer decides which projects have priority, and those projects are funded up to the limit the activity's annual minor construction budget. The activity's local Public Works Center or department (depending on the size and location of the Navy shore activity) develops the conceptual planning for the project. Detailed engineering and design is performed either in-house or contracted out. After plans and specifications are completed, the project is ready for advertising, bidding and award. The EFD does not generally get involved in these station contracts; however it is available for guidance, if necessary.

3.4 Advertising, Bidding and Contract Award

Whether funded through the MILCON Program or funded as a station contract, once the plans and specifications for a project are completed and approved, the project is ready for advertising, bidding and award. These functions are generally carried out by the local contracts office at the Navy shore activity where the project is to be constructed.

In brief, the project is advertised for thirty days in the Commerce Business Daily, a monthly publication that lists

federal construction projects open for bidding. Private contractors submit sealed bids to the local contracts office through which the contract will be awarded. At the specified date and time, all sealed bids are opened and reviewed. The lowest bidder that is found to be responsive and responsible is awarded the construction contract. The ROICC is notified of the contract award and establishes a date and time to conduct a pre-construction briefing with the contractor and user of the facility.

The ROICC administers the construction contract through completion of the facility, ensures contract compliance and conducts turnover to the user.

Chapter 4

Methodology

In 1988 the Department of Defense and the Navy began its drive to embrace a new strategy of leadership called Total Quality Management (TQM) or Total Quality Leadership (TQL). The key elements to this management philosophy, are:

-- There must be continuous improvement in all aspects of an organization.

-- This improvement is the responsibility of all members of the organization.

-- Data, statistical methods, and careful analysis are essential to gain the improvement.

-- Ultimately, the customer determines the quality of both products and services.

The focus of TQM is on work processes--those repetitive steps that start with an input from a supplier and end with a product or service delivered to a customer. From this macro perspective, the suppliers and the customers are outside the organization. But within the macroprocesses are dozens and sometimes thousands of microprocesses that exist solely inside the organization. Both the supplier and the customer reside in other parts of the same organization. (Mumford 1991).

Dr. W. Edwards Deming, internationally renowned for his expertise in TQM, developed his Fourteen Points to guide

organizations as they implement total quality programs for the continuous improvement of operations, service quality and productivity. Dr. Deming's fourth point is "end the practice of awarding business on the basis of price tag alone" which usually leads to low service quality and predictable cost overruns. His recommendation is to shift the emphasis away from seeking the lowest bidder and to seek and initiate alternative means of procurement. Mean bid contract award potentially represents a vehicle for adopting this change.

4.1 What to Measure

To conduct this study, it is necessary to compare the final price of a construction contract awarded by low bid to the average of all bids received for that project. This comparison will provide a means to evaluate the feasibility of awarding construction contracts by mean bid versus low bid. For the purposes of this research, the final price of a contract is the award price plus all additive and deductive changes, excluding customer requested changes. Customer requested changes are not considered because it is assumed that they are completely beyond the control of the contractor and represent changes in scope from the project as originally advertised and bid.

The rationale behind the comparison is that contracts awarded by low bid are fertile ground for the contractor who submitted an "insincere" bid to seek changes and drive up

costs. Conversely, a mean bid system should award contracts only to "sincere" bidders, lessening the chances for excessive changes. By comparing the final price to the average of all bids received, it is possible to see if it is economically feasible to award by mean bid.

4.2 How to Measure

To conduct the comparison of final price to the average of all bids received, contract data were gathered from 55 Navy construction contracts. To ensure diversity, the data were gathered from a variety of sources: 30 contracts from the ROICC office at Naval Air Station Memphis, TN; 17 contracts from the EFD located in Charleston, SC (Southern Division, Naval Facilities Engineering Command); and 8 contracts from the EFD located in Philadelphia, PA (Northern Division, Naval Facilities Engineering Command). The value of the contracts varied in price from \$25,000 to \$15 million. Both the Military Construction (MILCON) Process and the Minor Construction Process are represented.

For each contract, the scale of offers indicating all bids received was collected, the Government estimate was determined, the award price (low bid) was identified, all change order data were carefully reviewed, and the final price was calculated. One shortcoming of the data collection is that the final prices of the contracts don't include costs incurred due to claims because such data were not available.

4.3 How to Analyze

Three methods of determining the mean bid were used in the analysis of the data. The first method was to simply determine the arithmetic average of all bids received for each contract. This method reflects the average of all bids regardless of the magnitudes of the bids.

The second method was to determine the arithmetic average of all bids excluding the high and low bids. This method refines the mean or benchmark value by excluding any stray bids that may contain errors thus pulling the average away from a realistic value.

The third method was to determine the arithmetic average of all bids falling within a range of 70% to 130% of the Government estimate. This method ensures that all bids are in line with the predicted cost of the contract. The shortcoming of this approach is that it assumes the Government estimate is accurate which is not always the case.

4.4 How to Prove Worth

Proving the worth of the analysis of the research is based on the following premise:

- (1) If the final price of the contract is HIGHER than the average of the bids received, an award based on mean bid IS supported.

(The assumption is that the mean bid award amount will be closer in value to the final price due to less changes, fewer

claims, and higher quality. i.e. BID = FINAL PRICE).

(2) If the final price of the contract is LOWER than the average of the bids received, an award based on mean bid is NOT supported.

(The assumption is that even with changes, claims, etc., awarding the contract by low bid results in a final price that is lower than the average bid).

A strict interpretation of this method of analysis would mean that if the final prices of the contracts are higher than the average bids, it would be wise to award by mean bid. Conversely, if the final prices of the contracts are lower than the average bid, it would not be wise to award by such a method. However, as will be discussed in the conclusion of this report, such strict interpretation of these results may preclude the use of a potentially useful means of contract award.

4.5 Possible Disadvantages

It can be argued that certain inherent disadvantages exist in the mean bid system. Full consideration must be given to these disadvantages prior to the implementation of such a system.

Disadvantage #1: Mean bid award may remove contractor incentive to develop more efficient construction methods. If a contractor is trying to develop a bid which will be awarded based on the average of all bids received, that contractor

would not be inclined to submit a bid based on an alternate, more efficient means of constructing the project. Rather than look for means to lower the bid which could potentially save the owner money, the contractor may only bid the project strictly as designed. Also, the contractor's incentive to make more profit by using a more efficient technique may be jeopardized.

Disadvantage #2: Mean bid award may simply start the project from a higher plateau from which to add costs. The phrase: "There's no such thing as a perfect set of plans and specs," is commonly heard in the construction industry. Consequently, even if the contractor bids sincerely on the project, it is likely that there will be some modifications to the contract. If the contract is awarded on mean bid, then the final price of the project may simply grow to higher proportions than if the contract were awarded by low bid. This fact alone could make the use of the mean bid award system in the public sector very difficult to justify.

Disadvantage #3: The mean bid award system may induce bidder collusion. It is possible that a group of contractors may collude with each other to determine where the average bid will lie. This type of collusion would probably be very rare.

Chapter 5

Presentation and Analysis of Data

The comparison of the final price of a construction contract to the average of all the bids received represents the heart of this research. The 55 Navy construction contracts studied represent a wide variety of contracts and should therefore be an adequate cross-section of federal construction contracting. As described in Chapter 4, the comparison was made using three approaches: (1) the Straight Average Method, (2) the High/Low Bids Excluded Method, and (3) the Government Estimate Range Method. The results of these approaches will be presented and analyzed below. Appendix A contains 55 data tables showing the pertinent data for each of the contracts and the tabular results of each of the three methods of analysis.

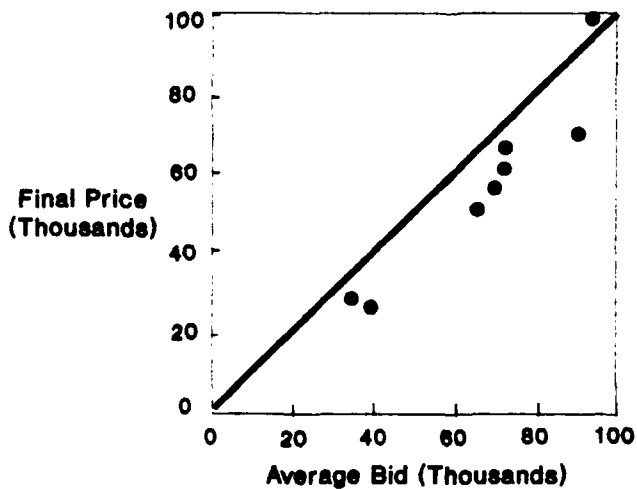
5.1 The Straight Average Method

This approach involved determining the average bid value based on all bids received regardless of magnitude of the bids. Of the 55 contracts studied, only eight contracts support the mean bid technique. This is graphically portrayed in the following three graphs. Figure 5.1 shows those contracts whose bids ranged in value up to \$100,000; Figure 5.2 shows those contracts whose bids ranged in value from \$100,000 to \$1,000,000; and Figure 5.3 shows those

contracts whose bids ranged in value from \$1,000,000 to \$15,000,000.

The X-axis of the graphs represents the average bid and the Y-axis represents contract final price. The solid diagonal line through the graph represents the function, $Y=X$, or Final Price is equal to Average Bid. All data points above the line represent contracts whose final price is higher than the average bid (mean bid system IS supported). All data points below the line represent contracts whose final price is lower than the average bid (mean bid system NOT supported). This graphing technique is consistent through all three methods of analysis.

Average Bid vs. Final Price (Bids: Up to \$100,000)

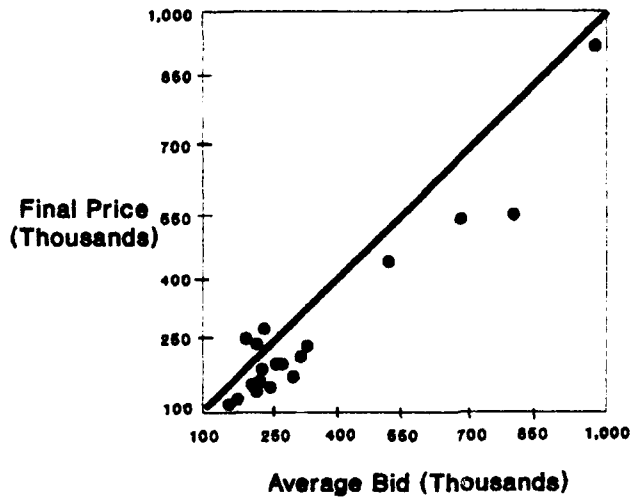


Straight Average Method

Figure 5.1

Average Bid vs. Final Price

(Bids: \$100,000 to \$1,000,000)

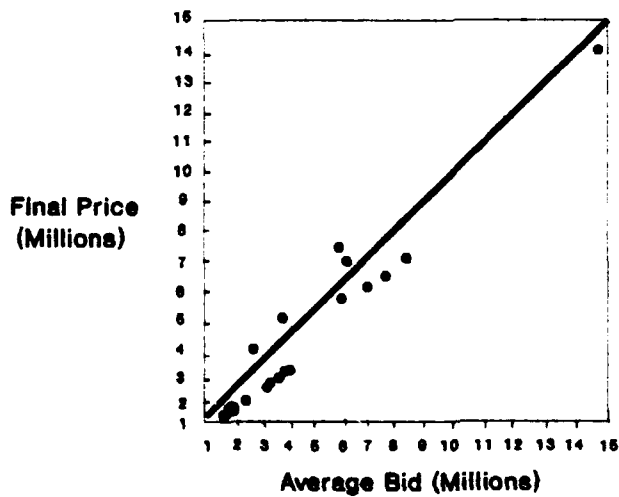


Straight Average Method

Figure 5.2

Average Bid vs. Final Price

(Bids: \$1,000,000 to \$15,000,000)



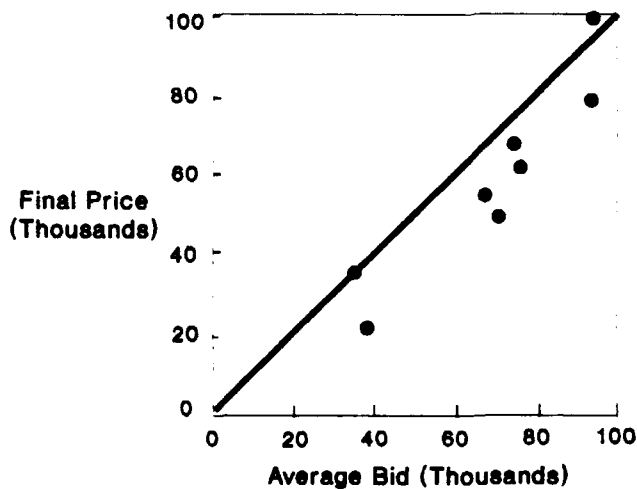
Straight Average Method

Figure 5.3

5.2 The High/Low Bids Excluded Method

This approach involved determining the average bid value excluding the highest and lowest bids. This refines the average in case there is a stray bid which is uncharacteristically high or low. Of the 55 contracts studied, only eight contracts support the mean bid technique. This is graphically portrayed in the following three graphs. Figure 5.4 shows those contracts whose bids ranged in value up to \$100,000; Figure 5.5 shows those contracts whose bids ranged in value from \$100,000 to \$1,000,000; and Figure 5.6 shows those contracts whose bids ranged in value from \$1,000,000 to \$15,000,000.

Average Bid vs. Final Price (Bids: Up to \$100,000)

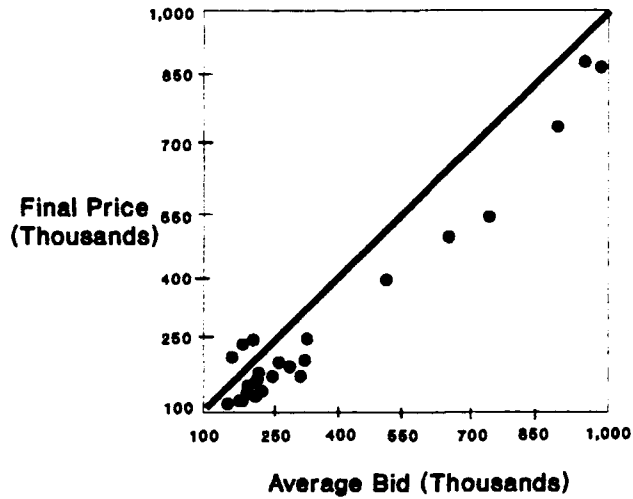


High/Low Bids Excluded Method

Figure 5.4

Average Bid vs. Final Price

(Bids: \$100,000 to \$1,000,000)

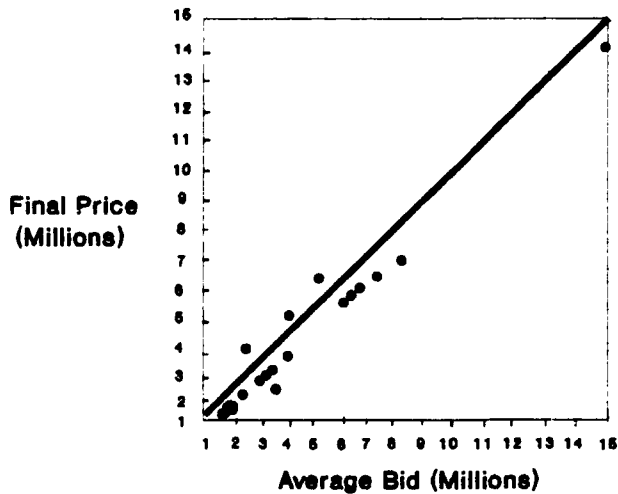


High/Low Bids Excluded Method

Figure 5.5

Average Bid vs. Final Price

(Bids: \$1,000,000 to \$15,000,000)



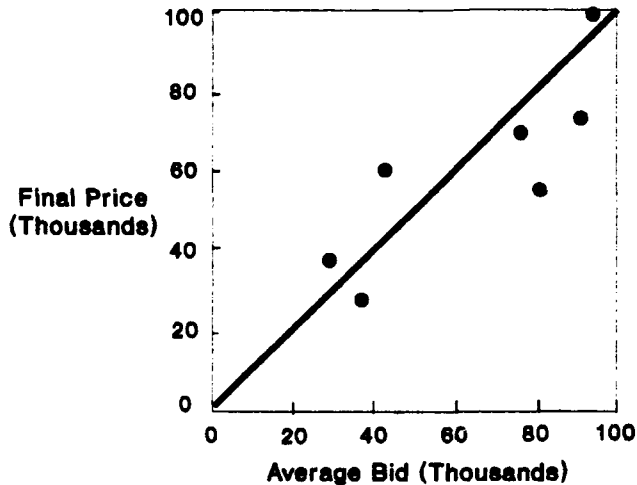
High/Low Bids Excluded Method

Figure 5.6

5.3 The Government Estimate Range Method

This approach involved determining the average of those bids within a range of 70% to 130% of the Government estimate. This further refines the mean to a predictable value. Of the 55 contracts studied, eleven contracts support the mean bid technique. This is graphically portrayed in the following three graphs. Figure 5.7 shows those contracts whose bids ranged in value up to \$100,000; Figure 5.8 shows those contracts whose bids ranged in value from \$100,000 to \$1,000,000; and Figure 5.9 shows those contracts whose bids ranged in value from \$1,000,000 to \$15,000,000.

Average Bid vs. Final Price (Bids: Up to \$100,000)

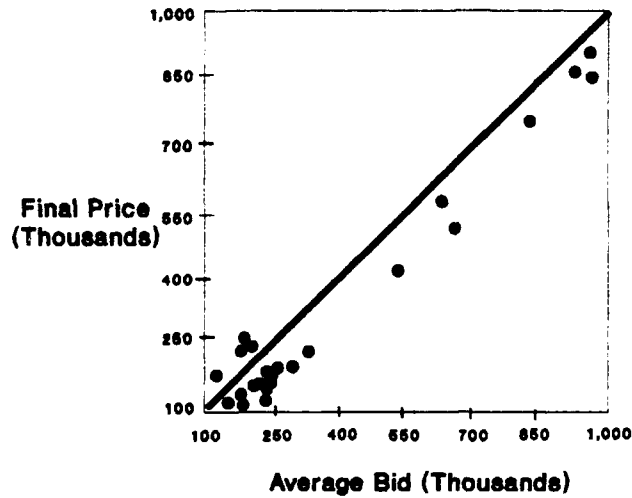


Government Estimate Range Method

Figure 5.7

Average Bid vs. Final Price

(Bids: \$100,000 to \$1,000,000)

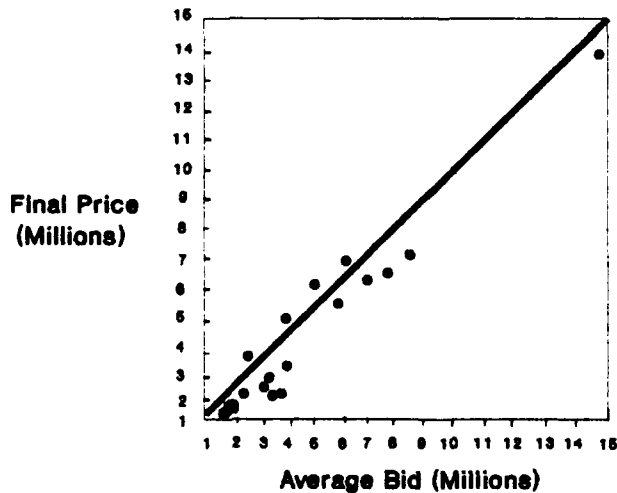


Government Estimate Range Method

Figure 5.8

Average Bid vs. Final Price

(Bids: \$1,000,000 to \$15,000,000)



Government Estimate Range Method

Figure 5.9

5.4 Variation of Bids

After making the comparison and graphically showing how many contracts strictly support the premise of this research, it is important to determine how close in value the final prices of the contracts were to the average bids. Figure 5.10 portrays how the contracts supporting the mean bid system broke out in relation to their proximity of the final price to the mean bid. All three different methods of determining the mean bid value had similar results: the majority of the contracts' final price was within 1% to 20% of the average bid. Only five contracts fell outside this range.

**Variation of Average Bid to Final Price
Contracts: Final Price > Average Bid**

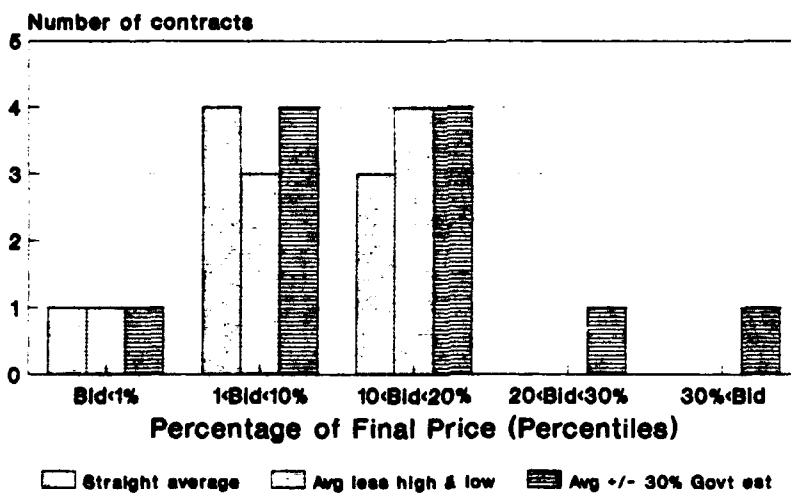


Figure 5.10

Similar results were found of those contracts that don't support the mean bid system: approximately one half of the contracts' final price was within 1% to 20% of the average bid. The majority of the remaining contracts had a final price between 20% and 60% of the average bid. Figure 5.11 indicates these results.

Variation of Average Bid to Final Price Contracts: Final Price < Average Bid

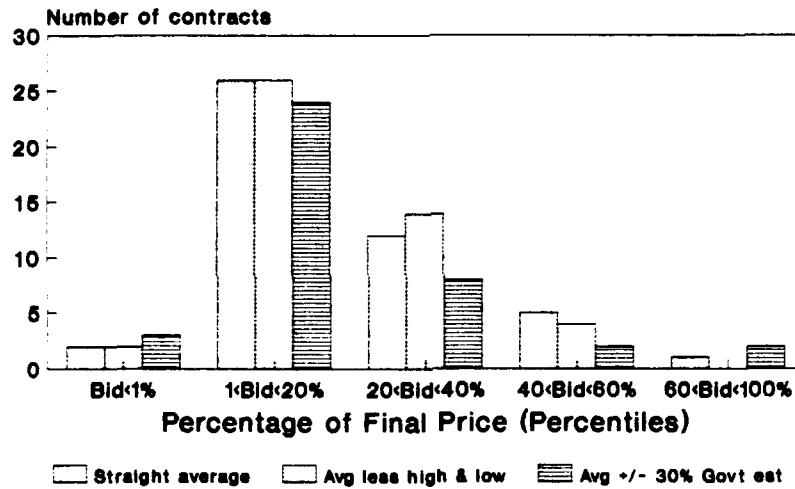


Figure 5.11

Chapter 6

Conclusions

The conclusions that can be drawn from this research are twofold. On the one hand, there are those conclusions which can be made based on a strict interpretation of the data. On the other hand, there are conclusions which may be drawn from a less rigorous interpretation of the data.

Strictly speaking, the results of the analysis of the data presented do not support a mean bid system. Of the 55 contracts, only eight contracts support a mean bid system under the Straight Average Method; only eight contracts support a mean bid system under the High/Low Bids Excluded Method; and eleven contracts support a mean bid system under the Government Estimate Range Method. Of those contracts in support, the majority of them had final prices within 20% of the average bid. This is not a tremendous savings considering that there will still be some change orders to add to the final price even under a mean bid system.

A less rigorous interpretation of the data may yield more support to a mean bid system. This research effort did not address some of the follow-on costs to the construction phase: claims and dispute resolution costs (if any), repair and warranty costs, and operations and maintenance costs. The final price of the 55 contracts was based only on the award price plus additive and deductive change orders

(excluding customer requested changes and scope changes). A more accurate final price to compare to the average bid would include some of these additional follow-on costs. Conducting a similar study with these data available to determine the final price could produce results in favor of a mean bid system.

The Total Quality Management philosophy which the Department of Defense and the Navy are diligently working to adopt stresses that business contracts should not be awarded on the basis of lowest price. In the public sector, this is a difficult idea to implement. As custodians of public funds, public officials and military leaders have the responsibility of obtaining the highest quality product at the lowest possible price--in other words, not wasting the public's money. However, the fundamental goal of TQM is to provide a better product that completely satisfies the customer. This means not only meeting initial costs goals, but also providing a facility that is easy to operate and maintain. Construction projects are complex by their nature; they are expensive and time consuming. Adopting TQM is a means of ensuring that projects produce high quality facilities that satisfy the customer. Using an award system similar to mean bid can put the federal Government one step closer to successfully implementing TQM.

Chapter 7

Recommendations for Further Study

This research effort could not address some of the follow-on costs to the construction phase of a project: claims and dispute resolution costs, repair and warranty costs, and operations and maintenance costs. Such data are critical to conduct the large scope research necessary to make the decision to implement a mean bid award system.

The current low bid award system has certain inherent shortcomings that do not agree with Total Quality Management philosophy. But before this system can be retired, an award system that fully meets the needs of the public and the federal Government must be determined. Whether such a system is based on mean bid, negotiated procurement, etc., is yet to be seen.

It is recommended that a large scale research effort that has access to all follow-on costs be executed in order to help determine an alternative to low bid award. However, it may take years to conduct such a study due to the data's complexity, especially if it's tied up in litigation.

References

- Barrell, T., et al. 1988. Strategies for the Reduction of Claims and Disputes in the Construction Industry. Australian Construction Services, Department of Administrative Services.
- Broadus, J. A. 1991. Design Effectiveness in Construction: The Relationship Between the Inputs to the Design Process and Project Success. Ph.D. Dissertation to University of Texas, Austin, Texas.
- Mumford, R. E. 1991. "The 'Navy Way' Can Change." Proceedings Naval Review. Vol. 117/5/1/1,059. pp. 110-113. Naval Institute. Annapolis, MD.

Appendix
Contract Data Tables

Contract Number: N62467-90-4543 Project Title: Exterior Painting for Wherry Housing

Contract Source: ROICC NAS Memphis Government Estimate: 200,000

Filename: MFS1

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 267,799	Avg Bid: 256,715	Avg Bid: 211,763	Tot. Cost: 168,300

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 168,300	Changes: No Changes
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Bids:	433,880	361,000	238,000	
	361,000	288,777	232,065	
	288,777	238,000	212,142	
	238,000	232,065	208,307	
	232,065	212,142	168,300	
	212,142	208,307		
	208,307			
	168,300			

Contract Number: N62467-85-C-0716 Project Title: Barracks "A" School

Contract Source: ROICC NAS Memphis Government Estimate: 8,300,000

Filename: MFS2

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 8,417,875	Avg Bid: 8,393,839	Avg Bid: 8,417,875	Tot. Cost: 8,081,200

Median Bid Not Supported Median Bid Not Supported Award: 8,025,000

Bids:	Bids:	Bids:	Changes:
8,979,000	8,692,000	8,979,000	P00002 (7,920)
8,692,000	8,675,187	8,692,000	P00003 6,581
8,675,187	8,599,227	8,675,187	P00004 2,818
8,599,227	8,366,000	8,599,227	P00005 10,233
8,366,000	8,168,284	8,366,000	P00007 (11,892)
8,168,284	8,160,174	8,168,284	P00008 3,456
8,160,174	8,096,000	8,160,174	P00009 55,616
8,096,000	8,025,000	8,096,000	P00010 10,119
8,025,000		8,025,000	P00011 (23,172)
			P00012 12,209
			P00013 3,307
			P00014 (5,155)

Contract Number: N62467-87-C-0550 Project Title: Chief Petty Officers' Club

Contract Source: ROICC NAS Memphis Government Estimate: 1,706,800

Filename: MFS3

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 2,073,783	Avg. Bid: 2,075,138	Avg. Bid: 2,073,783	Tot. Cost: 1,953,073

Median Bid Not Supported	Median Bid Not Supported	Award: 1,941,150
Bids:	Bids:	Changes:
2,203,706	2,203,706	P00001 3,000
2,148,300	2,148,300	P00002 4,214
2,001,975	2,001,975	P00003 1,734
1,941,150	1,941,150	P00004 890
		P00005 989
		P00006 1,096

Contract Number: N62467-83-C-0762 **Project Title:** Aircraft Maintenance Hangar
Contract Source: ROICC NAS Memphis **Government Estimate:** 4,250,000
Filename: MFS4

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 3,746,681	Avg. Bid: 3,726,418	Avg. Bid: 3,746,681	Tot. Cost: 3,484,135

Median Bid Not Supported	Median Bid Not Supported	Award: 3,452,078
Bids:	Bids:	Changes:
4,142,600	3,969,000	P00001 11,015
3,969,000	3,783,626	P00003 12,332
3,783,626	3,775,000	P00004 1,050
3,775,000	3,595,000	P00006 4,428
3,595,000	3,509,463	P00007 3,232
3,509,463	3,452,078	
3,452,078		

Contract Number: N62467-82-C-0481 Project Title: Applied Instruction Building

Contract Source: ROICC NAS Memphis Government Estimate: 940,000

Filename: MFSS

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 1,049,644	Avg. Bid: 1,050,702	Avg. Bid: 1,049,644	Tot. Cost: 931,751

Median Bid Not Supported Median Bid Not Supported Award: 919,000

Bids:	Bids:	Bids:	Changes:
1,175,000	1,099,900	1,175,000	P00001 4,000
1,099,900	1,075,757	1,099,900	P00002 867
1,075,757	1,065,189	1,075,757	P00003 1,740
1,065,189	1,045,786	1,065,189	P00004 776
1,045,786	966,878	1,045,786	P00006 3,908
966,878		966,878	P00007 1,460
919,000		919,000	

Contract Number: N62467-86-C-4669 Project Title: Install Chain Link Fence at Turnkey Housing

Contract Source: ROICC NAS Memphis Government Estimate: 89,400

Filename: MPS6

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 64,386	Avg. Bid: 67,383	Avg. Bid: 78,392	Tot. Cost: 52,400

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 52,400
Bids:	Bids:	Bids:	Changes: No Changes

88,793	83,622	88,793
83,622	71,319	83,622
71,319	69,835	71,319
69,835	59,740	69,835
59,740	52,400	
52,400		
24,990		

Contract Number: N62467-86-C-4699 Project Title: Replace Kitchen Cabinets in Conway Housing

Contract Source: ROICC NAS Memphis Government Estimate: 237,000

Filename: MFS7

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 145,805	Avg. Bid: 143,657	Avg. Bid: 193,609	Tot. Cost: 107,300

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 107,300
Bids:	Bids:	Bids:	Changes: No Changes
224,492	187,250	224,492	
187,250	169,085	187,250	
169,085	152,304	169,085	
152,304	149,499		
149,499	140,867		
140,867	136,731		
136,731	129,950		
129,950	129,520		
129,520	122,285		
122,285	119,076		
119,076	88,600		
88,600			

Contract Number: N62467-87-C-0147 Project Title: Arts/Crafts Hobby Shop

Contract Source: ROICC NAS Memphis Government Estimate: 1,406,600

Filename: MFS8

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 1,671,437	Avg. Bid: 1,664,876	Avg. Bid: 1,671,437	Tot. Cost: 1,636,794

Median Bid Not Supported
Award: 1,623,888

Bids:	Bids:	Changes:
1,725,547	1,725,547	P00001 2,249
1,664,876	1,664,876	P00002 1,524
1,623,888	1,623,888	P00004 (586)
		P00005 328
		P00006 357
		P00007 6,197
		P00009 435
		P00010 2,402

Contract Number: N62467-87-C-4626 Project Title: Storm Doors and Windows for Conway Housing

Contract Source: ROICC NAS Memphis Government Estimate: 166,000

Filename: MFS9

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 115,705	Avg Bid: 114,715	Avg Bid: 149,436	Tot Cost: 75,995

Median Bid Not Supported Median Bid Not Supported Award: 75,995

Bids:	Bids:	Bids:	Changes:
182,144	176,000	182,144	No Changes
176,000	158,577	176,000	
158,577	156,831	158,577	
156,831	144,356	156,831	
144,356	141,000	144,356	
141,000	138,000	141,000	
138,000	137,507	138,000	
137,507	137,440	137,507	
137,440	122,500	137,440	
122,500	115,300	122,500	
115,300	115,267	122,500	
115,267	96,246	115,267	
115,474	95,474	96,246	
114,194	94,660	95,474	
113,945	92,751	94,660	
108,884	89,950	92,751	
106,584	87,005	106,584	
106,584	87,005	89,950	
98,421	85,792	98,421	
85,792	85,792	87,005	
97,444	79,250	85,792	
97,083	96,833	97,083	
97,083		96,833	

Contract Number: N62467-87-C-4631 Project Title: C-Section Room at Naval Hospital

Contract Source: ROICC NAS Memphis Government Estimate: 155,000

Filename: MFS10

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 177,599	Avg. Bid: 168,000	Avg. Bid: 158,638	Tot. Cost: 149,275

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 149,275
Bids: 215,523	Bids: 168,000	Bids: 168,000	Changes: No Changes
168,000		149,275	
149,275			

Contract Number: ROICC NAS Memphis Project Title: Sidewalks, Gutters and Stormdrains for Conway Housing

Contract Source: ROICC NAS Memphis Government Estimate: 195,000

Filename: MFS11

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 194,948	Avg Bid: 194,544	Avg Bid: 194,544	Tot. Cost: 157,702

Median Bid Not Supported Median Bid Not Supported Award: 157,702

Bids:	Bids:	Bids:	Changes:
259,046	244,217	244,217	No Changes
244,217	213,870	213,870	
213,870	212,000	212,000	
212,000	199,066	199,066	
199,066	194,875	194,875	
194,875	186,332	186,332	
186,332	173,082	173,082	
173,082	169,750	169,750	
169,750	157,702	157,702	
157,702			
134,491			

Contract Number: N62467-87-C-4657 Project Title: Repair Pool Apron and Entrances, Bldg N-79

Contract Source: ROICC NAS Memphis Government Estimate: 110,000

Filename: MFS12

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 167,763	Avg. Bid: 166,959	Avg. Bid: ----	Tot. Cost: 166,061

Median Bid Not Supported	Median Bid Not Supported	Award:	162,135
Bids: 175,000	Bids: 167,378	Changes:	P00002 3,926
167,378	166,540		
166,540			
162,135			

Contract Number: N62467-88-C-4531 Project Title: Alterations/Repairs to Bldg 769

Contract Source: ROICC NAS Memphis Government Estimate: 213,000

Filename: MFS13

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 204,467	Avg. Bid: 192,331	Avg. Bid: 192,331	Tot. Cost: 142,119

Median Bid Not Supported Median Bid Not Supported Median Bid Not Supported Award: 142,119

Bids:	Bids:	Bids:	Changes:
339,632	239,000	239,000	No Changes
239,000	198,769	198,769	
198,769	193,449	193,449	
193,449	175,858	175,858	
175,858	174,950	174,950	
174,950	171,962	171,962	
171,962			
142,119			

Contract Number: N62467-87-C-4684 Project Title: Alterations/Repairs to S-238

Contract Source: ROICC NAS Memphis Government Estimate: 251,400

Filename: MFS14

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 316,540	Avg. Bid: 313,180	Avg. Bid: 311,482	Tot. Cost: 229,600

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award:	Changes:
Bids: 357,000	Bids: 325,389	Bids: 325,389	229,600	No Changes
325,389	319,390	319,390		
319,390	317,753	317,753		
317,753	314,662	314,662		
314,662	313,313	313,313		
313,313	302,000	302,000		
302,000	299,750	299,750		
299,750	299,600	299,600		
299,600				

Contract Number: N62467-88-C-4612 Project Title: Replace Roofs Bldgs 400,403,412,414, & 429

Contract Source: ROICC NAS Memphis Government Estimate: 228,000

Filename: MFS15

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 247,594	Avg. Bid: 253,500	Avg. Bid: 247,594	Tot. Cost: 206,000

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 206,000
Bids: 283,283	Bids: 253,500	Bids: 283,283	Changes: No Changes
253,500		253,500	
206,000		206,000	

Contract Number: N62467-89-C-4517 Project Title: Demo/Removal Bldgs S-39 & N-84

Contract Source: ROICC NAS Memphis Government Estimate: Unknown

Filename: MFS16

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 165,809	Avg. Bid: 144,283	Avg. Bid: 165,809	Tot. Cost: 168,500

Median Bid Supported	Median Bid Supported	Median Bid Supported	Award:
Bids: 390,775	Bids: 234,900	Bids: 390,775	70,000
234,900	178,200	234,900	Changes:
178,200	174,000	178,200	P00001 53,500
174,000	113,798	174,000	P00002 44,000
113,798	92,000	113,798	P00003 1,000
92,000	72,798	92,000	
72,798	70,000	72,798	
70,000		70,000	

(All bids accepted since Gov't estimate unknown)

Contract Number: N62467-89-C-4533

Project Title: Replace Water Dist. Lines at Mobile Home Park

Contract Source: ROICC NAS Memphis

Government Estimate: 97,476

Filename: MFS17

Straight Average Method

Avg. Bid: 97,657

High/Low Bids Excluded Method

Avg. Bid: 98,229

Government Estimate Range Method

Avg. Bid: 98,229

Contract Final Price

Tot. Cost: 100,637

Median Bid Supported

Bids: 131,938
119,770
105,777
99,949
99,250
94,949
69,680
59,940

Median Bid Supported

Bids: 119,770
105,777
99,949
99,250
94,949
69,680

Median Bid Supported

Bids: 119,770
105,777
99,949
99,250
94,949
69,680

Award: 69,680

Changes:

P00002 29,457
P00003 1,500

Contract Number: N62467-90- N62467-90-C-4538 Project Title: Dakar Street Bridge Repairs

Contract Source: ROICC NAS Memphis Government Estimate: 37,165

Filename: MFS18

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 71,055	Avg. Bid: 67,197	Avg. Bid: 0	Tot. Cost: 58,485

Median Bid Not Supported

Bids: 95,200
69,250
67,340
65,000
58,485

Median Bid Not Supported

Bids: 69,250
67,340
65,000

Award: 58,485

Bids: All bids outside of range
Changes: No Changes

Contract Number: N62467-89-C 4553 Project Title: Replace Furnaces and A/C in Capehart Housing

Contract Source: ROICC NAS Memphis Government Estimate: 660,000

Filename: MFS19

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 511,552	Avg. Bid: 502,918	Avg. Bid: 532,302	Tot. Cost: 464,206

Median Bid Not Supported 418,000

Bids:	Bids:	Bids:	Changes:
708,715	598,500	708,715	P00002 20,824
598,500	569,500	598,500	P00003 30,462
569,500	526,491	569,500	P00004 2,307
526,491	523,920	526,491	P00005 (7,387)
523,920	512,712	523,920	
512,712	506,382	512,712	
506,382	487,940	506,382	
487,940	487,908	487,940	
487,908	467,000	487,908	
467,000	466,251	467,000	
466,251	458,989	466,251	
458,989	429,418	466,251	
429,418	418,000		
418,000			

Contract Number: N62467-90-C-4556 Project Title: Replace Roof Bldg 762

Contract Source: ROICC NAS Memphis Government Estimate: 45,000

Filename: MFS20

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 75,082	Avg. Bid: 76,852	Avg. Bid: 42,000	Tot. Cost: 63,114

Median Bid Not Supported	Median Bid Not Supported	Median Bid Supported	Award:
Bids: 102,855 80,850 79,500 70,205 42,000	Bids: 80,850 79,500 70,205	Bids: 42,000	Changes: P00002 21,114

Contract Number: N62467-90-C-4557 Project Title: Installation of Runway End Identification Lights

Contract Source: ROICC NAS Memphis Government Estimate: 38,000

Filename: MFS21

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 39,982	Avg. Bid: 37,653	Avg. Bid: 34,579	Tot. Cost: 26,352

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 24,310
Bids:	Bids:	Bids:	Changes:
67,300	49,949	42,420	P00002
49,949	42,420	36,694	2,042
42,420	36,694	32,400	
36,694	32,400	26,800	
32,400	26,800		
26,800			
24,310			

Contract Number: N62467-89-C-4560 Project Title: Repairs to Bldg 405

Contract Source: ROICC NAS Memphis Government Estimate: 200,000

Filename: MFS22

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 303,298	Avg. Bid: 293,830	Avg. Bid: 228,500	Tot. Cost: 211,051

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 207,000
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Bids:	Bids:	Bids:	Changes:
428,000	322,000	250,000	P00002 2,554
322,000	309,491	207,000	P00003 1,497
309,491	250,000		
250,000			
207,000			

Contract Number: N62467-89-C-4577

Project Title: Emergency Vehicle Garage at Naval Hospital

Government Estimate: 101,000

Contract Source: ROICC NAS Memphis

Contract Source: ROICC NAS Memphis

Filename: MFS23

Straight Average Method

Avg. Bid: 148,670

High/Low Bids Excluded Method

Avg. Bid: 147,561

Government Estimate Range Method

Avg. Bid: 0

Contract Final Price

Tot. Cost: 140,395

Median Bid Not Supported

Median Bid Not Supported

Bids: 164,000
159,950
142,849
139,885
136,665

Bids: 159,950
142,849
139,885

Bids: All bids outside of range.

Award: 136,665

Changes: P00002 3,730

Contract Number: N62467-89-C-4581 Project Title: Demo/Removal of Bldgs N-84 & S-60

Contract Source: ROICC NAS Memphis Government Estimate: Unknown

Filename: MFS24

Straight Average Method
Avg. Bid: 151,503
High/Low Bids Excluded Method
Avg. Bid: 153,060
Government Estimate Range Method
Avg. Bid: 0
Contract Final Price
Tot. Cost: 175,066

Median Bid Supported
Bids: 158,650
153,060
142,798
Award: 142,798
Changes: P00002 32,268
Bids: All bids outside of range.
Median Bid Supported
Bids: 153,060
(All bids accepted since Gov't estimate unknown)

Contract Number: N62467-90-C-4517 Project Title: Replace 34 Pole Mounted PCB Transformers

Contract Source: ROICC NAS Memphis Government Estimate: 92,000

Filename: MFS25

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 93,914	Avg. Bid: 96,008	Avg. Bid: 93,914	Tot. Cost: 73,672

Median Bid Not Supported Median Bid Not Supported Median Bid Not Supported Award: 71,668

Bids:	Bids:	Bids:	Changes:
109,876	109,715	109,876	P00002
109,715	94,034	109,715	2,004
94,034	84,275	94,034	
84,275		84,275	
71,668		71,668	

Contract Number: N62467-90-C-4529 Project Title: Replace Roof Bldg S-78

Contract Source: ROICC NAS Memphis Government Estimate: 115,000

Filename: MFS26

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 181,948	Avg. Bid: 191,235	Avg. Bid: 181,948	Tot. Cost: 200,632

Median Bid Supported	Median Bid Supported	Award:	191,235
Bids: 195,000 191,235 159,608	Bids: 191,235	Changes:	P00002 8,721 P00003 676

Contract Number: N62467-90-C-4572 **Project Title:** Repairs/Alterations to Bldg N-110
Contract Source: ROICC NAS Memphis **Government Estimate:** 230,000
Filename: MFS27

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 197,180	Avg Bid: 200,200	Avg Bid: 208,794	Tot. Cost: 184,924

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 182,953
Bids:	Bids:	Bids:	Changes:
243,169	218,898	243,169	P00002 1,070
218,898	214,000	218,898	P00003 (391)
214,000	184,950	214,000	P00004 1,292
184,950	182,953	184,950	
182,953		182,953	
139,110			

Contract Number: N62467-89-C-4509 Project Title: Replace Underground Signal Cable

Contract Source: ROICC NAS Memphis Government Estimate: 130,000

Filename: MFS28

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 134,448	Avg. Bid: 132,084	Avg. Bid: 132,084	Tot. Cost: 83,000

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award:	Changes:
Bids: 219,000	Bids: 166,500	Bids: 166,500	83,000	No Changes
166,500	166,257	166,257		
166,257	165,150	165,150		
165,150	149,890	149,890		
149,890	134,755	134,755		
134,755	134,375	134,375		
134,375	128,587	128,587		
128,587	127,000	127,000		
127,000	121,744	121,744		
121,744	121,391	121,391		
121,391	118,883	118,883		
118,883	118,168	118,168		
118,168	101,110	101,110		
101,110	95,362	95,362		
95,362	83,000			
83,000				

Contract Number: N62467-90-C-4660 Project Title: Expeditionary Airfield Equipment School

Contract Source: ROICC NAS Memphis Government Estimate: 128,000

Filename: MFS29

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 160,353	Avg. Bid: 168,944	Avg. Bid: 119,224	Tot. Cost: 139,330

Median Bid Not Supported	Median Bid Not Supported	Median Bid Supported	Award: 142,371
Bids: 207,447	Bids: 195,517	Bids: 142,371	Changes: P00002 (3,041)
195,517	142,371	96,077	
142,371			
96,077			

Contract Number: N62467-90-C-4605 Project Title: Replace Chiller at Bldg 499

Contract Source: ROICC NAS Memphis Government Estimate: 83,000

Filename: MFS30

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 75,152	Avg. Bid: 75,331	Avg. Bid: 75,152	Tot. Cost: 72,975

Median Bid Not Supported	Median Bid Not Supported	Award:
Bids: 86,300 79,339 78,647 78,110 77,303 76,393 72,834 64,690 62,754	Bids: 79,339 78,647 78,110 77,303 76,393 72,834 64,690	62,754
	Bids:	Changes:
	86,300 79,339 78,647 78,110 77,303 76,393 72,834 64,690 62,754	P00001 10,976 P00002 (755)

Contract Number: N62467-86-C-0729 Project Title: SIMA, NAVSTA Ingleside, TX

Contract Source: SOUTHDIV Government Estimate: 6,000,000

Filename: SODIV1

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 5,766,833	Avg Bid: 5,768,750	Avg Bid: 5,766,833	Tot. Cost: 5,613,536

Median Bid Not Supported Median Bid Not Supported Award: 5,532,000

Bids:	Bids:	Changes:
5,994,000	5,994,000	P00002 357
5,894,000	5,894,000	P00003 20,385
5,845,000	5,845,000	P00004 1,105
5,778,000	5,778,000	P00006 2,020
5,558,000	5,558,000	P00007 2,867
5,532,000	5,532,000	P00008 13,267
		P00009 10,703
		P00010 5,188
		P00011 3,076
		P00012 5,113
		P00013 3,828
		P00014 (6,525)
		P00017 1,785
		P00018 1,090
		P00019 3,130
		P00020 23,084
		P00021 2,663
		P00022 (11,600)

Contract Number: N62467-86-C-0731

Project Title: BEQ/Galley, NAVSTA Ingleside, TX

Contract Source: SOUTHDIV

Government Estimate: 5,583,000

Filename: SODIV2

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 6,148,452	Avg. Bid: 6,176,945	Avg. Bid: 6,148,452	Tot. Cost: 6,150,480
Median Bid Supported	Median Bid Not Supported	Median Bid Supported	Award: 5,998,000
Bids: 6,500,000	Bids: 6,420,375	Bids: 6,500,000	Changes: P00003 5,500
6,420,375	6,253,351	6,420,375	P00004 1,250
6,253,351	6,200,000	6,253,351	P00005 15,000
6,200,000	6,013,000	6,200,000	P00006 10,273
6,013,000	5,998,000	6,013,000	P00008 (1,893)
5,998,000		5,998,000	P00010 29,734
5,654,436		5,654,436	P00011 2,357
			P00012 (3,633)
			P00013 7,099
			P00014 1,383
			P00015 25,000
			P00017 (3,422)
			P00018 3,254
			P00019 247
			P00020 2,551
			P00021 846
			P00022 34,476
			P00024 22,458

Contract Number: N62467-86-C-0468 Project Title: Medical/Dental Clinic, NAS Pensacola, FL

Contract Source: SOUTHDIV Government Estimate: 5,880,000

Filename: SODIV3

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 6,585,335	Avg. Bid: 6,618,392	Avg. Bid: 6,585,335	Tot. Cost: 6,435,557

Median Bid Not Supported Median Bid Not Supported Award: 6,389,500

Bids:	Bids:	Changes:
6,682,000	6,661,176	P00002 6,571
6,661,176	6,644,000	P00003 1,465
6,644,000	6,550,000	P00004 10,000
6,550,000		P00008 (367)
6,389,500		P00009 9,000
		P00010 11,190
		P00016 3,200
		P00017 548
		P00018 1,789
		P00021 614
		P00024 2,047

Contract Number: N62467-86-C-0266 Project Title: Ammunition Overhaul Shop, NAVWEAPSTA, Charleston, SC

Contract Source: SOUTHDIV Government Estimate: 2,709,000

Filename: SODIV4

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 3,151,183	Avg Bid: 3,183,826	Avg Bid: 3,151,183	Tot. Cost: 2,894,082

Median Bid Not Supported Median Bid Not Supported Award: 2,834,150

Bids:	Bids:	Changes:
3,305,000	3,279,500	P00001 6,067
3,279,500	3,242,300	P00002 5,122
3,242,300	3,190,000	P00003 1,687
3,190,000	3,106,800	P00006 667
3,106,800	3,100,532	P00007 5,270
3,100,532	2,834,150	P00009 7,801
2,834,150		P00010 12,239
		P00011 3,880
		P00012 3,081
		P00013 778
		P00014 785
		P00015 8,798
		P00017 3,757

Contract Number: N62467-86-C-0096 **Project Title:** NAVMARRESCEN, Amarillo, TX
Contract Source: SOUTHDIV **Government Estimate:** 2,720,000
Filename: SODIV5

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 3,048,526	Avg. Bid: 2,962,068	Avg. Bid: 3,048,526	Tot. Cost: 2,826,254

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 2,799,970
Bids: 3,470,000 2,971,222 2,952,913 2,799,970	Bids: 2,971,222 2,952,913	Bids: 3,470,000 2,971,222 2,952,913 2,799,970	Changes: P00002 (560) P00003 15,192 P00004 3,306 P00005 905 P00006 1,793 P00007 (4,026) P00008 1,090 P00009 2,977 P00013 158 P00014 241 P00015 3,037 P00016 2,326 P00017 (155)

Contract Number: N62467-87-C-0011 Project Title: Sewage & Indust. W/W Treat. Plant, NAVSTA Mayport, FL

Contract Source: SOUTHDIV Government Estimate: 2,450,000

Filename: SODIV6

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 3,200,238	Avg Bid: 3,172,312	Avg Bid: 3,000,247	Tot. Cost: 2,903,117

Median Bid Not Supported Median Bid Not Supported Award: 2,795,955

Bids:	Bids:	Changes:
3,800,000	3,550,000	P00001 10,000
3,550,000	3,231,908	P00002 9,847
3,231,908	3,219,000	P00003 (3,794)
3,219,000	3,126,478	P00004 3,389
3,126,478	3,044,000	P00005 (185)
3,044,000	3,039,800	P00006 19,077
3,039,800	2,995,000	P00007 22,825
2,995,000		P00008 (4,677)
2,795,955		P00009 6,535
		P00010 6,209
		P00012 1,797
		P00015 919
		P00016 35,220

Contract Number: N62467-87-C-0093

Project Title: Missile Magazines, NAVVPNSTA Charleston, SC

Contract Source: SOUTHDIV

Government Estimate: 3,006,000

Filename: SODIV7

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 2,905,820	Avg. Bid: 2,891,914	Avg. Bid: 2,905,820	Tot. Cost: 2,578,643

Median Bid Not Supported Median Bid Not Supported Award: 2,578,357

Bids: 3,275,000 Bids: 3,275,000 Changes: P00005 286
3,227,692 3,227,692
2,775,049 2,775,049
2,673,000 2,673,000
2,578,357 2,578,357

Contract Number: N62467-87-C-0270 **Project Title:** Youth Center, NAS Pensacola, FL
Contract Source: SOUTHDIV **Government Estimate:** 1,437,000
Filename: SODIV8

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 1,256,258	Avg. Bid: 1,247,316	Avg. Bid: 1,256,258	Tot. Cost: 1,233,061

Median Bid Not Supported	Median Bid Not Supported	Award: 1,206,000
Bids:	Bids:	Changes:
1,333,344	1,273,000	P00002 1,417
1,273,000	1,262,000	P00004 11,193
1,262,000	1,206,948	P00005 2,300
1,206,948	1,206,000	P00006 455
1,206,000		P00008 19,047
		P00009 1,082
		P00012 (8,433)

Contract Number: N62467-83-C-0345 Project Title: Aircraft Maint. Area Lighting, England AFB, LA

Contract Source: SOUTHDIV Government Estimate: 721,680

Filename: SODIV9

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 918,032	Avg Bid: 911,289	Avg Bid: 840,641	Tot. Cost: 780,003

Median Bid Not Supported Median Bid Not Supported Award: 744,216

Bids:	Bids:	Bids:	Changes:
1,192,980	1,128,898	934,684	P00001 535
1,128,898	1,000,000	931,000	P00002 22,862
1,000,000	986,850	873,300	P00003 12,390
986,850	986,735	867,700	
986,735	955,500	861,139	
955,500	949,160	827,875	
949,160	934,684	800,000	
934,684	931,000	797,500	
931,000	873,300	769,000	
873,300	867,700	744,216	
867,700	861,139		
861,139	827,875		
827,875	800,000		
800,000	797,500		
797,500	769,000		
769,000	744,216		
744,216			

Contract Number: N62467-87-C-0183 Project Title: Vanities, Siding & Patios Capehart Hsg, NAS Meridian, MS

Contract Source: SOUTHDIV Government Estimate: 1,610,500

Filename: SODIV10

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 1,425,252	Avg Bid: 1,407,280	Avg Bid: 1,435,147	Tot Cost: 1,034,499

Median Bid Not Supported Median Bid Not Supported Award: 1,045,000

Bids:	Bids:	Bids:	Changes:
2,130,200	1,866,000	1,866,000	P00004 (5,805)
1,866,000	1,717,673	1,717,673	P00005 30,073
1,717,673	1,655,981	1,655,981	P00006 456
1,655,981	1,549,474	1,549,474	P00008 910
1,549,474	1,479,896	1,479,896	P00009 (40,000)
1,479,896	1,422,621	1,422,621	P00011 3,865
1,422,621	1,420,748	1,420,748	
1,420,748	1,372,043	1,372,043	
1,372,043	1,292,476	1,292,476	
1,292,476	1,237,500	1,237,500	
1,237,500	1,230,113	1,230,113	
1,230,113	1,213,400	1,213,400	
1,213,400	1,198,989	1,198,989	
1,198,989	1,045,000	1,045,000	
1,045,000	971,921		

Contract Number: N62467-87-C-0006

Project Title: Pier Alterations, NAS Pensacola, FL

Contract Source: SOUTHDIV

Government Estimate: 12,800,000

Filename: SODIV12

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
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Avg. Bid: 15,593,836

Avg. Bid: 15,717,690

Avg. Bid: 15,593,836

Tot. Cost: 14,369,456

Median Bid Not Supported

Median Bid Not Supported

Median Bid Not Supported

Award: 13,764,798

Bids:

16,555,895
16,268,000
16,250,331
16,145,000
15,766,000
15,712,000
15,712,000
15,579,000
14,303,500
13,764,798

Bids:

16,268,000
16,250,331
16,145,000
15,766,000
15,712,000
15,579,000
14,303,500

Bids:

16,555,895
16,268,000
16,250,331
16,145,000
15,766,000
15,712,000
15,579,000
14,303,500
13,764,798

Changes:

P00003	19,334
P00004	6,361
P00005	2,690
P00006	10,602
P00007	1,667
P00008	4,667
P00011	10,040
P00012	8,459
P00013	5,007
P00015	4,170
P00017	3,956
P00020	40,000
P00021	1,170
P00022	7,316
P00023	1,171
P00025	41,710
P00026	(771)
P00027	6,449

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Changes (continued):

P00028	45,000
P00029	8,871
P00030	251,000
P00031	2,781
P00032	18,086
P00033	29,896
P00034	4,326
P00035	3,126
P00036	40,801
P00038	26,773

Contract Number: N62467-86-C-0602 Project Title: Reserve Center Addition, AFRC, Greensboro, NC

Contract Source: SOUTHDIV Government Estimate: 954,000

Filename: SODIV13

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 1,348,500	Avg Bid: 1,214,500	Avg Bid: 1,029,500	Tot. Cost: 976,059

Median Bid Not Supported
Award: 965,000

Bids:	Bids:	Changes:
2,000,000	1,335,000	P00002 3,360
1,335,000	1,094,000	P00004 5,059
1,094,000	965,000	P00006 1,481
965,000		P00008 1,340
		P00010 310
		P00011 400
		P00012 827
		P00014 (818)
		P00016 (900)

Contract Number: N62467-86-C-0089 Project Title: Aircraft Engine Shop Addition, NAS Jacksonville, FL

Contract Source: SOUTHDIV Government Estimate: 4,000,000

Filename: SODIV14

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 4,102,333	Avg. Bid: 4,094,000	Avg. Bid: 4,102,333	Tot. Cost: 4,168,134
Median Bid Supported	Median Bid Supported	Median Bid Supported	Award: 4,094,000
Bids: 4,119,000 4,094,000 4,094,000	Bids: 4,094,000	Bids: 4,119,000 4,094,000 4,094,000	Changes: P00001 1,792 P00002 2,690 P00005 2,123 P00007 10,970 P00009 5,121 P00010 4,710 P00012 784 P00013 12,725 P00016 19,150 P00017 3,235 P00018 2,154 P00021 1,321 P00023 (7,984) P00025 2,000 P00026 604 P00027 6,493 P00028 5,187 P00030 1,059

Contract Number: N62467-85-C-0447 Project Title: Replace Golf Clubhouse, NAS Corpus Christi, TX

Contract Source: SOUTHDIV Government Estimate: 567,540

Filename: SODIV15

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 668,345	Avg. Bid: 655,467	Avg. Bid: 640,475	Tot. Cost: 597,585

Median Bid Not Supported	Median Bid Not Supported	Award:
Bids: 779,825 663,000 653,400 650,000 595,500	Bids: 663,000 653,400 650,000 595,500	595,500
Median Bid Not Supported	Median Bid Not Supported	Changes:
		P00001 926 P00003 1,118 P00004 (6,872) P00006 6,113 P00007 800

Contract Number: N62467-85-C-0152 Project Title: Power Plant Mods, CNSYD, Charleston, SC

Contract Source: SOUTHDIV Government Estimate: 2,670,000

Filename: SODIV16

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 2,789,500	Avg. Bid: 2,840,500	Avg. Bid: 2,789,500	Tot. Cost: 3,000,565

Median Bid Supported
Award: 2,720,000

Bids:	Bids:	Changes:
3,038,000	3,038,000	P00001 29,741
2,961,000	2,961,000	P00002 68,153
2,720,000	2,720,000	P00003 5,030
2,439,000	2,439,000	P00004 6,912
		P00005 25,337
		P00006 21,179
		P00007 23,997
		P00008 80,000
		P00011 1,646
		P00013 4,000
		P00014 1,067
		P00016 13,503

Contract Number: N62467-84-C-0240 Project Title: C-9 Maintenance Hangar, NAS Atlanta, GA

Contract Source: SOUTHDIV Government Estimate: 5,100,000

Filename: SODIV17

Straight Average Method: 5,920,423 High/Low Bids Excluded Method: 5,338,000 Government Estimate Range Method: 5,286,667 Contract Final Price: 6,327,045

Median Bid Supported: 7,821,690 Median Bid Supported: 5,348,000 Award: 5,328,000

Bids: 5,348,000 Bids: 5,348,000 Changes: P00002 1,900
5,328,000 Bids: 5,328,000 P00003 3,810
5,184,000 Bids: 5,184,000 P00005 4,549
P00006 5,626
P00007 1,350
P00010 4,757
P00011 3,000
P00012 3,500
P00013 10,801
P00014 7,000
P00015 23,095
P00016 2,322
P00017 2,971
P00019 1,238
P00020 2,465
P00021 765
P00022 1,160
P00024 11,696

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Changes (continued):

P00025	1,515
P00026	3,981
P00027	4,096
P00030	7,732
P00032	802
P00033	(2,900)
P00034	(7,000)
P00036	(1,800)
P00037	614
P00038	900,000

Contract Number: N62472-87-C-0457 Project Title: Repair Roofs, NAVRESCEN Quincy, MA

Contract Source: NORTHDIV Government Estimate: 110,000

Filename: NODIV1

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 163,679	Avg. Bid: 154,078	Avg. Bid: 136,527	Tot. Cost: 129,760

Median Bid Not Supported	Median Bid Not Supported	Median Bid Not Supported	Award: 129,760
Bids: 236,000	Bids: 168,800	Bids: 143,293	Changes: No Changes
168,800	159,600	129,760	
159,600	144,620		
144,620	143,293		
143,293			
129,760			

Contract Number: N62472-87-C-0079 Project Title: 100 Navy Family Housing Units, Ballston Spa, NY

Contract Source: NORTHDIV Government Estimate: 7,000,000

Filename: NODIV2

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 7,575,333	Avg Bid: 7,245,000	Avg Bid: 7,575,333	Tot Cost: 6,866,919

Median Bid Not Supported	Median Bid Not Supported	Award: 6,850,000
Bids: 6,850,000	Bids: 7,245,000	Changes: P00001 21,671
7,245,000	8,631,000	P00004 (4,752)
8,631,000		

Contract Number: N62472-88-C-0437 Project Title: Sewage Lift Station Upgrade, NAS South Weymouth, MA

Contract Source: NORTHDIV Government Estimate: 158,316

Filename: NODIV3

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 242,774	Avg. Bid: 215,256	Avg. Bid: 195,451	Tot. Cost: 206,109

Median Bid Not Supported Median Bid Not Supported Median Bid Supported Award: 194,901

Bids:	Bids:	Bids:	Changes:
373,200	240,087	196,000	P00005 6,144
240,087	209,680	194,901	P00006 1,316
209,680	196,000		P00007 299
196,000			P00008 673
194,901			P00009 2,776

Contract Number: N62A72-84-C-0524 **Project Title:** Marine Training Facility, NAS South Weymouth, MA
Contract Source: NORTHDIV **Government Estimate:** 1,093,000
Filename: NODIV4

Straight Average Method Avg. Bid: 1,108,993	High/Low Bids Excluded Method Avg. Bid: 1,123,921	Government Estimate Range Method Avg. Bid: 1,108,993	Contract Final Price Tot. Cost: 1,102,936
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Median Bid Not Supported Bids: 1,287,000 1,250,000 1,215,858 1,111,950 1,093,000 1,087,721 984,995 841,417	Median Bid Not Supported Bids: 1,250,000 1,215,858 1,111,950 1,093,000 1,087,721 984,995	Median Bid Not Supported Bids: 1,287,000 1,250,000 1,215,858 1,111,950 1,093,000 1,087,721 984,995 841,417	Award: 984,995 Changes: P00001 10,756 P00002 7,000 P00004 8,104 P00005 25,424 P00006 5,095 P00007 3,239 P00008 4,268 P00009 2,047 P00010 14,767 P00012 32,768 P00013 4,473
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Contract Number: N62472-89-C-0421 Project Title: Lifesaving Equipment, NAVSTA Philadelphia, PA

Contract Source: NORTHDIV Government Estimate: 527,000

Filename: NODIV5

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 791,949	Avg Bid: 764,187	Avg Bid: 631,128	Tot. Cost: 629,000

Median Bid Not Supported Median Bid Not Supported Award: 629,000

Bids: 1,182,000 Bids: 1,177,710 Bids: 647,513 Changes: No Changes

1,177,710 784,900 629,000

784,900 776,191 624,000

776,191 776,191 624,000

697,989 697,989

647,513 647,513

629,000 629,000

624,000 624,000

624,000 624,000

Contract Number: N62472-86-C-0073 Project Title: Elec. Metering, Def. Fuel Sup. Dep., Melville, RI

Contract Source: NORTHDIV Government Estimate: 27,000

Filename: NODIV6

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg Bid: 37,223	Avg Bid: 36,000	Avg Bid: 32,225	Tot. Cost: 36,000

Median Bid Not Supported	Median Bid Supported	Median Bid Supported	Award: 36,000
Bids: 43,445	Bids: 36,000	Bids: 32,225	Changes: No Changes
36,000			
32,225			

Contract Number: N62472-88-C-0478 Project Title: Whole Center Repair, NAVMARRESCEN, Worcester, MA

Contract Source: NORTHDIV Government Estimate: 849,369

Filename: NODIV7

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 1,020,645	Avg. Bid: 987,887	Avg. Bid: 933,467	Tot. Cost: 920,340

Median Bid Not Supported Median Bid Not Supported Median Bid Not Supported Award: 879,047

Bids: 1,195,000
987,887
879,047

Bids: 987,887
879,047

Changes: P00004 26,000
P00005 19,759
P00006 (4,466)

Contract Number: N62472-88-C-0480 Project Title: Repairs/Alts to Admin Spaces, DCASMA, Garden City, NJ

Contract Source: NORTHDIV Government Estimate: 884,121

Filename: NODIV8

Straight Average Method	High/Low Bids Excluded Method	Government Estimate Range Method	Contract Final Price
Avg. Bid: 1,168,101	Avg. Bid: 1,103,673	Avg. Bid: 979,874	Tot. Cost: 897,100

Median Bid Not Supported Median Bid Not Supported Award: 827,000

Bids:	Bids:	Bids:	Changes:
2,540,050	1,316,000	1,147,300	
1,316,000	1,285,030	1,087,111	P00002 45,200
1,285,030	1,277,000	1,080,000	P00003 24,900
1,277,000	1,235,000	1,075,000	
1,235,000	1,219,000	1,027,000	
1,219,000	1,195,000	985,000	
1,195,000	1,160,000	864,000	
1,160,000	1,147,300	859,330	
1,147,300	1,087,111	847,000	
1,087,111	1,080,000	827,000	
1,080,000	1,075,000		
1,075,000	1,027,000		
1,027,000	985,000		
985,000	864,000		
864,000	859,330		
859,330	847,000		
847,000	827,000		
827,000			