

February 13, 2026

Rebecca Edison
Project Manager
Gaston County
Office of Capital Improvements

Re: **Architecture Recommendation for Award of Construction Contract
Gaston County Administrative Office Annex Upfit at 110 W Main Ave**

Rebecca,

On February 12, 2026, at 10:00 AM bids were received for a Stipulated Lump Sum Single Prime for General Construction for the Gaston County Administrative Office Annex Upfit Project located at 110 West Main Avenue in Gastonia, NC. Six (6) bids were received from general contractors and all were read out loud publicly. One of the six was non-conforming as the total on the State of North Carolina Affidavit A did not reach the required threshold of 50 points. The bid form included a Total Base Bid, Owner's Contingency, and Allowance, in addition to the required backup required per the contract documents.

From the five qualifying bids, Cinderella Partners Inc. was the apparent low bidder with the total base bid of \$1,585,360.56. Upon review of Cinderella Partners Inc.'s complete bid submittal, we found one inconsistency with the contracting dollar amount.

$\$1,585,360.56 \text{ (Base Bid)} + \$110,975.24 \text{ (Owner's Contingency)} = \$1,696,335.80 \text{ (Total Base Bid)}$

As listed in the bid submittal the above Total Base Bid was incorrectly listed as \$1,696,335.83.

Total Base Bid Price With Owner Allowance should then read \$1,740,335.80

Cinderella Partners Inc.'s bid submittal and required supporting documents appear to be complete and responsive. Therefore, based upon this information, and pending their ability to provide the required bonds, our firm makes the recommendation to Gaston County for the award of a construction contract to Cinderella Partners Inc. for the amount of \$1,740,335.80, which includes the Base Bid, Owner's Contingency, and Allowance. The supporting Bid Tabulation is attached as well as the bid form and the supporting documentation.

Very Truly Yours:
Creech & Associates, PLLC



Keith "Rusty" Miller, AIA, NCARB
Associate | Project Manager

Cc: File

Project Name: Gaston County Admin Office Annex Uplift	Project #2023-021
Project Address: 110 West Main Avenue Gastonia, NC	
Date: February 12, 2026	Time: 10:00am
Bid Opening	

#	Contractor Name	License	Bid Bond	Non-Collusion Affidavit	E-Verify Affidavit	Byrd Anti-Lobby Cert	Iran Divestment Act Cert	List of Subs	Experience	ID of HUB Participation	Affidavit A/B	Addenda Acknowledged						Base Bid	Total Bid
												1	2	3	4	5	6		
1	Cinderella Partners Inc	78482	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	\$1,585,360.56	\$1,740,335.80
2	Draw Enterprises Inc *	17981	X	X	X	X	X	X	X	X	*	X	X	X	X	X	X	\$1,620,015 *	\$1,777,416.05 *
3	Heartland Contracting, LLC	55222	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	\$1,848,000.00	\$2,021,360.00
4	Miles McCellan Construction Company Inc	63358	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	\$1,895,000.00	\$2,071,650.00
5	Neill Grading and Construction Company Inc	7539	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	\$2,022,000.00	\$2,207,540.00
6	Pinnix Inc	19540	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	\$1,781,400.00	\$1,950,098.00
7																			

* Affidavit A was present but failed to meet the required 50 point threshold

Certified by Keith "Rusty" Miller
Project Manager
Creech & Associates
February 13, 2026

