



Gaston County

Gaston County
Board of Commissioners
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Office of Capital Improvements (OCI) Board Action

File # 26-060

Commissioner Brown - Office of Capital Improvements - To Award a Construction Contract and Authorize the County Manager, or his Designee, to Execute said Contract with WC Construction Company, LLC for the Courthouse 5th Floor Upfit Project in the Amount of \$12,103,097 and Appropriate \$9,500,000 from the Community Investment Fund, and Approve the Reimbursement Declaration

STAFF CONTACT

Ray Maxwell, PE - Office of Capital Improvements - 704-862-7551

BUDGET IMPACT

Community Investment Fund Increase fund balance appropriation and transfers out by \$9,500,000
General Government Capital Fund: Increase transfers in and expense by \$9,500,000

BACKGROUND

In June 1998, Gaston County opened the newly constructed Gaston County Courthouse located at 325 Dr Martin Luther King, Jr Way, Gastonia. The 5th floor was left as 46,000SF of open shell space for future growth. Resolution 2022-396 was approved on December 13, 2022, to appropriate Office of State Budget and Management (OSBM) grant funds in the amount of \$5,000,000 to begin design of the 5th floor of the Gaston County Courthouse Resolution 2022-397 was approved on December 13, 2022, to execute a professional services agreement for the design During design, a Space Needs Assessment determined that departments had outgrown their space on other floors. As a result, additional courtrooms, judicial support and office spaces, and County support offices were needed. Fire sprinklers are required as part of this upfit in order to meet the current building code

The Courthouse 5th Floor Upfit project was publicly advertised on December 31, 2025, and bids were received and publicly opened on February 5, 2026 A total of five (5) bidders submitted bids, and the results are below WC Construction Company, LLC submitted the apparent low responsive, responsible bid in the amount of \$12,103,097

(Continued on Page 2)

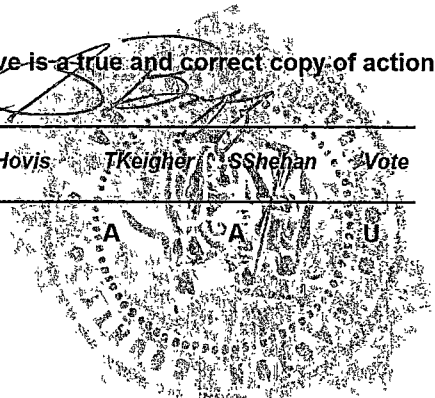
DO NOT TYPE BELOW THIS LINE

I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows

NO.	DATE	M1	M2	JBailey	CBrown	CCloninger	AFraley	BHovis	TKeigher	SShehan	Vote
2026-105	03/24/2026	TK	BH	A	A	A	A	A	A	A	U

DISTRIBUTION.

Laserfiche Users



A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS

Commissioner Brown - Office of Capital Improvements - To Award a Construction Contract and Authorize the County Manager, or his Designee, to Execute said Contract with W C Construction Company, LLC for the Courthouse 5th Floor Upfit Project in the Amount of \$12,103,097 and Appropriate \$9,500,000 from the Community Investment Fund; and Approve the Reimbursement Declaration
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Edison Foard	Charlotte, NC	\$14,037,225
Miles-McClellan Construction Company, Inc.	Concord, NC	\$14,699,775
Leitner Construction Company, LLC	Rock Hill, SC	\$13,475,878
Balfour Beatty Construction, LLC	Charlotte, NC	\$17,902,037
W C Construction Company, LLC	Winston Salem, NC	\$12,103,097

Approval of this Board Action awards the project to W C Construction Company, LLC to perform the work, directs the County Attorney to draft all necessary contract documents, and authorizes the County Manager, or his Designee, to execute said documents. Further, approval of this Board Action transfers necessary funding for consultant fees, special inspections and materials testing, equipment and furnishings, and move management services for a total amount of \$14,500,000 W C Construction Company, LLC has identified 7% HUB/MWBE participation for this project.

POLICY IMPACT

N/A

ATTACHMENTS

Budget Change Request (BCR), Recommendation of Award of Contract and Certified Bid Tabulation, Reimbursement Declaration

101 S Tryon Street
Suite 2100
Charlotte NC 28202
USA

Tel 704.377.2725
Fax 704.377.2807

Gensler

February 11, 2026

Gaston County
Office of Capital Improvements
100 W Main Avenue, Suite 101
Gastonia, NC 28052

Subject: Certified Bid Tab & Letter of Recommendation
Project: Gaston County Courthouse – 5th Floor Upfit
Bid: February 5, 2026 – 10:00am

To Whom it May Concern:

Enclosed for your review and consideration is the certified bid tabulation for the above-referenced project. The bids were publicly opened and read aloud on the date noted above, in accordance with the project's bidding requirements.

Based upon our review of the bids received, WC Construction Company, LLC has submitted the lowest responsive, responsible base bid in the amount of \$10,706,973. It is our recommendation that WC Construction Company, LLC be awarded the project only after verification of bidder responsibility and compliance with all applicable contract requirements have been approved by Gaston County

The attached bid tabulation accurately reflects the bids received and has been reviewed and is certified to the best of our knowledge.

Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

Jim Collins
Principal / Technical Director



cc: Rebecca Edison / Project Manager / Gaston County Capital Improvements
Cary Rodriguez / Senior Project Manager / Gaston County Capital Improvements
Ray Maxwell / Director / Gaston County Capital Improvements
Jaren Wells / Project Manager / Gensler

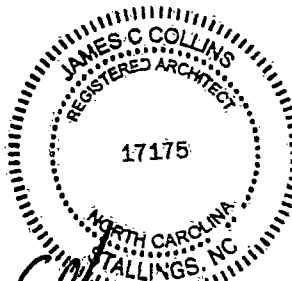
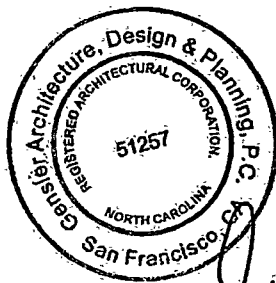
Gensler

Gaston County Courthouse - 5th Floor Interior Upfit		
Bid Opening: Thursday, February 5, 2026, 10:00am Location: Office of Capital Improvements, 100 W Main Avenue, Suite 101, Gastonia, NC 28052		
SINGLE-PRIME BIDDERS	LICENSE NUMBER	TOTALS
BIDDERS LISTED In Order of Opening		
1	Edison Foard	1685
2	Miles McClelland	63358
3	Leitner Construction	79718
4	Balfour Beatty	22725
5	WC Construction	63557
6		

* This document serves as certification that all bids received have been reviewed and are deemed accurate to the best of our knowledge and understanding at the time of submission.

Certified By: Jim Collins
Title: Principal
Firm: Gensler
Date: February 05, 2026

Signature: _____



[Handwritten Signature]
 02.05.2026



DECLARATION OF OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES

I, Kyle Sutherland, Finance Director of the County of Gaston, North Carolina (the "County"), having been designated by the Board of Commissioners for the County (the "Board") pursuant to a Resolution (2006-154) passed by said Board on April 13, 2006 as a person authorized to declare official intent on behalf of the County to reimburse certain expenditures with the proceeds of tax-exempt debt to be issued or incurred by the County, DO HEREBY DECLARE, on behalf of the County, as follows

- 1 The County has determined to pay the cost of acquiring, constructing, improving and equipping courthouse facilities for the County (the "Project")
2. Certain moneys advanced or to be advanced by the County to pay such expenditures (the "Expenditure") are available only for a temporary period and it is and will be necessary to reimburse the County for the Expenditures from the proceeds of one or more tax-exempt financings of the County in the form of one or more installment financings that are expected to be authorized by the Board (collectively, the "Tax-exempt Financings")
- 3 The County intends to reimburse itself with the proceeds of the Tax-exempt Financings for the Expenditures. The County reasonably expects on the date hereof that it will reimburse the Expenditures with the proceeds of the Tax-exempt Financings.
- 4 Each Expenditure was or will be (a) of a type properly chargeable to a capital account under general federal income tax principles (determined in each case as of the date of the Expenditure), (b) a cost of issuance with respect to the Tax-exempt Financings, (c) a nonrecurring item that is not customarily payable from current revenues or (d) a grant to a party that is not related to or an agent of the County so long as such grant does not impose any obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the County
5. The maximum principal amount of the Tax-exempt Financings expected to be entered into with respect to the Project is \$9,500,000, plus such additional amounts, if any, as shall be determined to be reasonably necessary for the funding or payment of costs of entering into the Tax-exempt Financings.
6. The County will make a reimbursement allocation, which is a written allocation by the County that evidences the County's use of proceeds of the Tax-exempt Financings to reimburse an Expenditure, no later than 18 months after the later of the date on which the Expenditure is paid or the Project is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid. The County recognizes that exceptions are available for certain preliminary expenditures, costs of issuance, certain de minimis amounts, expenditures by small issuers (based on the year of issuance and not the year of expenditure) and expenditures for construction projects of at least five years

WITNESS my hand this 24th day of March, 2026



Kyle Sutherland
Finance Director