



Gaston County

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

File #: 25-544

Commissioner Keigher - Office of Capital Improvements - To Award a Construction Contract and Authorize the County Manager, or his Designee, to Execute said Contract with Beam Construction Company, Inc., for the Health Department Major Renovation & Expansion in the Amount of \$26,773,050.00 and to Appropriate \$13,353,970.04 from Medicaid Max Reserve

STAFF CONTACT

Ray Maxwell, P.E. - Executive Director of Capital Projects - 704-862-7551

BUDGET IMPACT

General Fund: Increase fund balance and transfers out by appropriating \$13,353,970.04 from Medicaid Max Reserve.

Community Investment Fund: Increase transfers in and transfers out by \$13,353,970.04

General Government Capital Fund: Increase transfers in and expense by \$13,353,970.04

BACKGROUND

The Health Dept. Major Renovation & Expansion Project located on Hudson Blvd. consists of an approximate 5,200 sq. ft. addition and 76,000 sq. ft. of renovations on both levels of the building. The renovations and addition include administrative, clinical, pharmacy, storage spaces, and expansion of the main entrance. The renovations will require a phased construction approach and will be financed with local funds. The facility will remain operational during the project. Gaston County contracted with McMillan, Pazdan, Smith Architecture (MPS) to provide programming, design and bid services for the renovation and expansion of the facility.

The Health Department Major Renovation & Expansion project was publicly advertised, and bids were received and publicly opened on October 28, 2025. A total of four (4) bidders submitted bids, and the results are below. Swinerton Builders, Inc. submitted the apparent low bid in the amount of \$26,601,918.35. However, upon bid review, Swinerton's bid contained several errors including the omission of the dollar amount of minority business participation as required by NC General Statutes. As a result, Swinerton's bid is considered non-responsive.

(Continued on Page 2)

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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
2025-407	12/09/2025	SS	CB	A	A	A	A	A	AB	A	U

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

Commissioner Keigher - Office of Capital Improvements - To Award a Construction Contract and Authorize the County Manager, or his Designee, to Execute said Contract with Beam Construction Company, Inc., for the Health Department Major Renovation & Expansion in the Amount of \$26,773,050.00 and to Appropriate \$13,353,970.04 from Medicaid Max Reserve

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CONTRACTOR	LOCATION	BID AMOUNT
Beam Construction Co., Inc.	Cherryville, North Carolina	\$26,773,050.00
Edison Foard	Charlotte, North Carolina	\$28,181,150.00
Messer Construction	Charlotte, North Carolina	\$28,519,650.00
Swinerton Builders, Inc.	Charlotte, North Carolina	\$26,601,918.35

Approval of this Board Action and attached Budget Change Request formally rejects Swinerton Builders, Inc.'s bid as non-responsive, awards the project to Beam Construction Company, Inc. 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 move management services due to project phasing to remain operational. Beam Construction Company, Inc. has identified 3.7% HUB/MWBE participation for this project.

POLICY IMPACT

N/A

ATTACHMENTS

Budget Change Request (BCR)

GASTON COUNTY									
BUDGET CHANGE REQUEST (BCR)									
TO:	Matthew Rhoten, County Manager								
FROM:	<table><tr><td>OCI</td><td>Office of Capital Improvements</td></tr><tr><td>Dept. Code</td><td>Department Name</td></tr><tr><td>Ray Maxwell</td><td>11/17/25</td></tr><tr><td>Department Director</td><td>Date</td></tr></table>	OCI	Office of Capital Improvements	Dept. Code	Department Name	Ray Maxwell	11/17/25	Department Director	Date
OCI	Office of Capital Improvements								
Dept. Code	Department Name								
Ray Maxwell	11/17/25								
Department Director	Date								

Matthew Rhoten, County Manager

Office of Capital Improvements

Department Name

11/17/25

Date _____

☐ Line-Item Transfer Within Department & Fund
☐ Project Transfer Within Department & Fund
☐ Line-Item Transfer Between Departments
☐ Line-Item Transfer Between Funds*
☒ Additional Appropriation of Funds*

***Requires resolution by the Board of Commissioners**

[illegible]**JUSTIFICATION FOR REQUEST:**

To transfer necessary funding for move management services due to project phasing to remain operational. Beam Construction Company, Inc. has identified 3.7% HUB/MWBE participation for this project.