



May 13, 2020

Mr. Charles Moore, esq.
Gaston County Attorney
Administrative Building
128 W. Main Avenue
Gastonia NC

Via: electronic transmission (only)

Reference: Recommendation of Contract award – Apple Creek Corporate Park
General Contract for Construction

Dear Mr. Moore:

Please find the attached certified bid tabulations, published May 5, 2020, resulting from public bids for the aforementioned construction project accepted at the Gaston County Economic Development Office on April 29, 2020 at 2 pm. The purpose of this letter is to recommend to you, and the Gaston County Commissioners that this project contract be awarded to Neill Grading and Construction, Inc., of Hickory NC, who is a NC Unlimited General Contractor (license number is #7539) in the amount of seventeen million nine hundred thirteen thousand six hundred and fifty- seven dollars even (\$17,913,657).

While this bid is considerably lower than the majority of the 5 bids received, the proposal (bid) has been vetted thoroughly with the contractor and all parties are equally convinced that scope and cost are evenly and fairly matched to accomplish the project. We recommend adding additional contingency in the contract to more closely match the original project cost estimate. This explains the difference in the amount recommended in the bid and the contract price recommendation (added contingency and allowances in the amount of nine hundred fourteen thousand five hundred and thirty-seven dollars (\$914,537)).

This contract shall be expressed, executed and prosecuted and according to bid documents issued by our office on behalf of Gaston County. The contractor will be responsible to obtain all payment and performance bonds and produce executed contract within 10 days after being issued to them. Benesch has prepared the AIA contract you will find enclosed with this recommendation. Benesch recommends providing the contractor with a notice to proceed as soon as possible subsequent to execution of the contract in order to meet the construction schedule and satisfy obligations of build-to-suit projects already planned for the park (work to begin on them in the early fall 2020).

Please also feel free to contact me should you require additional information or clarification. We have also included as exhibits the actual bid packages from Neill Grading, the bid tabulation, and the AIA Contract Agreement between owner and contractor. All other bids are on file should you desire to examine them as well.

Sincerely,
Alfred Benesch & Company

Benjamin Simpson, ASLA, PLA, Associate
Sr. Project Manager

Exhibits: Certified Bid Tabulation
 Bid Proposal – Neill Grading, Inc
 AIA contract agreement between Owner and Contractor
 Exhibit – cover sheet of plans for Construction
 Exhibit – Index /table of contents Project Manual

Electronic copy to : Donny Hicks, Executive Director, GEDC
 Richard Callahan, Benesch
 Brian Cannella, NC Division Manager, Benesch
 Scott Zanotti & Matt Hovis – Neill Grading Company