



Gaston County

Gaston County
Board of Commissioners
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Public Works Board Action

File #: 26-141

Commissioner Brown - Public Works - To Award a Construction Contract and Authorize the County Manager, or His Designee, to Execute said Contract with B2L Construction, LLC for the Building and Development Services Renovation and To Approve a Fund Balance Appropriation in the Amount of **(\$533,295)**

STAFF CONTACT

Daniel K. Ziehm, PE - Public Works Director - 704-862-6795

BUDGET IMPACT

General Fund: Appropriate \$533,295 of restricted Building Inspections Fund Balance. Increase transfers out by \$533,295.

CIF: Increase transfers in by \$533,295. Increase transfers out by \$533,295.

Capital Fund: Increase transfers in by \$533,295. Increase capital expenditures by \$533,295.

No additional County funds.

BACKGROUND

The Building and Development Services Suite, which houses Building Inspections and Planning and Zoning, has experienced increased demand for services due to continued growth and development within the County. The existing layout and infrastructure no longer efficiently support current operational needs, staff collaboration, or the level of customer service expected by the public.

This renovation will allow the department to modernize its workspace, improve workflow efficiency, and create a more functional and welcoming environment for both staff and citizens conducting business with the County. The renovation will also address space utilization, enhance customer service areas, and support the department's ability to manage permitting, inspections, and planning activities effectively as the community continues to grow.

The Building and Development Services Renovation was publicly advertised, and bids were received and publicly opened on February 10, 2026. A total of seven (7) bidders submitted bids. B2L Construction, LLC submitted the apparent low responsive, responsible bid in the amount of \$529,720.

(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	TKelgher	SShefian	Vote
2026-146	04/28/2026	BH	TK	A	A	A	A	A	A	A	U

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Approval of this Board Action awards the project to B2L Construction, 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. B2L Construction, LLC has identified 49% HUB/MWBE participation for this project.

Approval of this Board Action also transfers \$3,575 into a professional services account to fund moving the existing furniture in order to complete the renovation.

State law requires that local governments specifically track building inspection fee revenue and the expending of that revenue. G.S. 160A-414 restricts the expenditure of building inspection fees to those incurred "for support of the administration and activities of the inspections department and for no other purpose." Building Inspections revenue and expenditures are accounted for in the General Fund, but any fund balance resulting from excess revenue over expenditures is reported separately. As of June 30, 2025, restricted fund balance for Building Inspections totaled \$13.37 million.

This Board Action and Budget Change Request appropriates \$533,295 of restricted fund balance for expenditures related to the award the Building and Development Services Contract (\$529,720) and the additional professional services expenditures for this project (\$3,575).

POLICY IMPACT

N/A

ATTACHMENTS

Budget Change Request (BCR), Letter of Recommendation, and Certified Bid Tabulation

February 10, 2026

Wilson Lemly, MPA
Assistant Director of Auxiliary Services
Public Works
128 W. Main Ave.
Gastonia, NC 28052

RE: Recommendation
Gaston County – Administration Building Renovations
MBA Project #2503

Mr. Lemly:

With this letter we are providing a recommendation for the subject project that Bid on February 10, 2026. The low bid was received from B2L Construction, LLC. We have verified that B2L Construction, LLC has an active Unlimited General Contracting License with the North Carolina Licensing Board for General Contractors. Currently, we find no reason to consider rejection of the low bidder.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

MORRIS-BERG ARCHITECTS

A handwritten signature in black ink, appearing to read "Tarik Hameed", with a long, sweeping flourish extending to the right.

Tarik Hameed, AIA, NCARB

Gaston County

Administration Building Renovation

BID DATE: February 10, 2026

TIME: 2:00PM

BID OPENING RESULTS

Single Prime General Construction Contract

BIDDER	AVM Contractors LLC	B2L Construction, LLC	Clancy & Theys Construction	H&C Contracting, Inc	M C Moore Construction	Miles-McClellan Construction	Nance Construction
LICENSE NO.	80465	82682	2077	86078	84150	63358	77074
BID SECURITY FORM	X	X	X	X	X	X	X
NON-COLLUSION AFF.	X	X	X	X	X	X	X
E-VERIFY AFF.	X	X	X	X	X	X	X
BYRD ANTI LOBBY CERT.	X	X	X	X	X	X	X
IRAN DIVESTMENT ACT CERT.	X	X	X	X	X	X	X
ID OF HUB CERT.	X	X	X	X	X	X	X
LIST OF SUBS.	X	X	X	X	X	X	X
STATEMENT OF EXPERIENCE	X	X	X	X	X	X	X
AFFIDAVIT A OR B	X	X	X	X	X	X	X
ADDENDA ACKNOWLEDGEMENT	X	X	X	X	X	X	X
BASE BID	\$697,000	\$529,720	\$654,900	\$616,497	\$607,431	\$596,400	\$595,799

I hereby certify that to the best of my knowledge the information included in this bid tabulation is accurate and complete.

Tarik Hameed, AIA, NCARB


