



October 7, 2024

Ms. Paula Kempton  
Town of Carolina Beach  
Carolina Beach, NC

**Re: Recommendation of Bid Award  
Boardwalk Restroom Demolition and Replacement  
Town of Carolina Beach**

Dear Ms. Kempton:

Enclosed for your review and approval is a copy of the certified tabulation of bids for all bidders as well as their informal proposals and insurance information, which were received on September 27, 2024. We have thoroughly evaluated the bid by the apparent low bidder, Masonboro Construction and Development Inc and have determined them to be responsive and responsible and that the contract price is considered fair and reasonable.

Ardurra Group North Carolina hereby recommends that the Town of Carolina Beach award the contract to Masonboro Construction and Development Inc. in the base bid amount of **\$1,787,167**.

If you have any questions, please call me at (910) 397-2929

Cordially,

Ardurra Group North Carolina

Mark F. Weiss, PE

Structural Group Leader

MFW/mfw/ 2024-0126-00




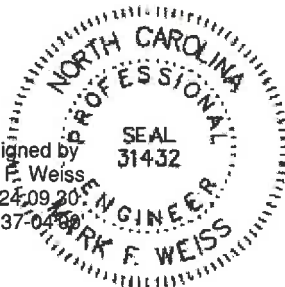
BID TABULATION

Town of Carolina Beach - Boardwalk Restroom Demo and Replacement  
Carolina Beach, NC  
Bids Received on September 27, 2024 - Re-Bid Due to Insuficent Number of Bidders on  
Initial Letting

Certification: I certify this to be a true and correct tabulation of the bids presented at  
the bid opening.

Mark F. Weiss  Digitally signed by  
Mark F. Weiss  
Date: 2024.09.30  
08:47:26-04'00' Mark F. Weiss

| BIDDER                                      | Add. #1<br>Rec'd | Add. #2<br>Rec'd | License | Bid<br>Surety | Unit Prices | Base Bid Amount | Total Bid      |
|---|------------------|------------------|---------|---------------|-------------|-----------------|----------------|
| Masonboro Construction and Development Inc. | N/A              | N/A              | Yes     | Yes           | Yes         | \$1,787,167.00  | \$1,787,167.00 |
|   |                  |                  |         |               |             |                 |                |
|   |                  |                  |         |               |             |                 |                |
|   |                  |                  |         |               |             |                 |                |
|   |                  |                  |         |               |             |                 |                |

Mark F. Weiss  Digitally signed by  
Mark F. Weiss  
Date: 2024.09.20  
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PROPOSAL

**Town of Carolina Beach  
Boardwalk Restroom Demolition and Replacement  
Carolina Beach, NC**

Gentlemen:

The undersigned, having fully examined the Plans and Specifications, Instructions to Bidders and Form of Contract attached hereto, all of which are fully understood and hereby agreed to, proposes to furnish all labor, materials, equipment and plant necessary to complete in strict accordance with the above mentioned plans and specifications, of the proposed construction and further does hereby declare that the only person or persons interested in this proposal as principal or principals, is, or, are named herein and that no other person than herein mentioned has any interest in this proposal, or in the contract to be entered into; that this proposal is made without connection with any person, company or parties making a bid or proposal, and that it is in all respects fair and in good faith without collusion or fraud.

The undersigned further states that he has examined the site of the work and has informed himself fully in regard to all conditions pertaining to the requirements thereof, and that he has gone over and examined the specifications for the work and the contract documents relative thereto and has familiarized himself with all the provisions furnished prior to the opening of bids, and that he has satisfied himself relative to the amount and quality of the type of work to be performed.

If awarded this contract, the undersigned agrees to begin construction on the date to be specified by the Contractor in a written order by the Owner and to complete all work within the consecutive calendar days as provided by Contractor for the project.

The undersigned further proposes and agrees that if this Proposal is accepted to execute the contract with The Town of Carolina Beach in the form of contract specified to furnish all materials, equipment, machinery, tools, apparatus, transportation, labor, and plant necessary to complete in all respects the operation for which a bid is shown, together with all related work thereto and appurtenances in full accordance with the specifications, furnished for the basis of this proposal and other contract documents to the full and entire satisfaction of The Town of Carolina Beach with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions of the Specifications, and other contract documents for the sum as set forth hereinafter.

The undersigned further agrees that in the case of failure on his part to execute said contract within ten (10) consecutive calendar days after written notice being given of the award of the contract.

The Bidder acknowledges receipt of the following Addenda:

No. 1 \_\_\_\_\_ No. 3 \_\_\_\_\_

No. 2 \_\_\_\_\_ No. 4 \_\_\_\_\_

No. 5 \_\_\_\_\_ No. 6 \_\_\_\_\_

Award of contract will be based on the lowest and qualified Bidder as appears to the best interests of the Owner.

**Town of Carolina Beach  
Boardwalk Restroom Demolition and Replacement  
Carolina Beach, NC**

**UNIT PRICES:**

Unit prices quoted and accepted shall apply through the life of the contract except as otherwise specifically noted. Unit prices shall be applied as appropriate to compute the total value of changes in the scope of the work, which may be added or deleted from the project and which will draw against the included Allowances, all in accordance with the contract documents.

Unit prices are net. No profit or overhead will be added or deducted in the application of unit prices:

| <u>Description</u>                        | <u>Unit</u> | <u>Unit Price</u>            |
|---|-------------|------------------------------|
| No. 1 Timber Piles – Additional Full Pile | EA          | Unit Price (\$) <u>3,100</u> |
| No. 2 Timber Piles – Additional Length    | LF          | Unit Price (\$) <u>88</u>    |
| No. 3 4" Thick Concrete Sidewalk          | SF          | Unit Price (\$) <u>15</u>    |

Respectfully submitted,

Masonboro Construction & Development, Inc.  
Contractor

By: Stephen Saieed

Seal - If Bid Is By A Corporation

Address: 5039 Oleander Drive

Wilmington, NC 28403

Zip Code: 28403 Tel. No. 910 332 3685

License No. 70654 Date: 9/27/24

**Town of Carolina Beach  
Boardwalk Restroom Demolition and Replacement  
Carolina Beach, NC**

**BID SCHEDULE**

Liquidated Damages: 200 / Day

Time of Completion: Consecutive calendar days 8 months – See Informal Contract for additional stipulations.

The following lump sum Bid items shall include all associated cost of items including Contractor's overhead and profit. The Owner reserves the right to award any combination or all of the Bid items. The contractor shall visit the site to satisfy himself as to the quantities and amounts required to complete the work.

Base Bid Scope of work generally consists of the demolition of the Town's One Story 700+/- SF Restroom Facility located at the Boardwalk and construction a new two (2) story 1,600+/- SF restroom located at the same location. Minor sidewalk demolition and replacement will be required for sanitary and utility connections, and an elevated ADA Ramp Connection to the existing boardwalk is proposed to be installed to connect the upper level.

**TOTAL LUMP SUM BASE BID: Demolition of the Existing Restroom Building and the Construction of its Replacement as shown in the contract documents:**

One Million Seven Hundred Eighty-Seven Thousand Dollars (\$ 1,787,167 )  
One Hundred Sixty-Seven

**ADD ALTERNATE BID #1: None**

**FORM OF BID BOND**

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_  
Masonboro Construction and Development, Inc. \_\_\_\_\_ as  
principal, and Great Midwest Insurance Company \_\_\_\_\_, as surety, who is  
duly licensed to act as surety in North Carolina, are held and firmly bound unto  
Town of Carolina Beach \_\_\_\_\_ as obligee,  
in the penal sum of Five Percent of Amount Bid \_\_\_\_\_ 5% DOLLARS, lawful money of  
the United States of America, for the payment of which, well and truly to be made, we bind  
ourselves, our heirs, executors, administrators, successors and assigns, jointly and  
severally, firmly by these presents.

Signed, sealed and dated this 27th day of September, 2024

WHEREAS, the said principal is herewith submitting proposal for

Carolina Beach Boardwalk Bathhouse  
and the principal desires to file this bid bond in lieu of making the cash deposit as required  
by G.S. 143-129.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION is such, that  
if the principal shall be awarded the contract for which the bid is submitted and shall  
execute the contract and give bond for the faithful performance thereof within ten days after  
the award of same to the principal, then this obligation shall be null and void; but if the  
principal fails to so execute such contract and give performance bond as required by G.S.  
143-129, the surety shall, upon demand, forthwith pay to the obligee the amount set forth in  
the first paragraph hereof. Provided further, that the bid may be withdrawn as provided by  
G.S. 143-129.1

Masonboro Construction and Development, Inc. (SEAL)

By: [Signature] (SEAL)  
Ellie J. Smith, President

\_\_\_\_\_  
(SEAL)

Great Midwest Insurance Company (SEAL)

By: [Signature] (SEAL)  
Erin Brooks, Attorney-in-Fact

Surety Phone No. 713-935-4800



POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that GREAT MIDWEST INSURANCE COMPANY, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint: Erin Brooks

Surety Bond No: Bid Bond
Principal: Masonboro Construction and Development, Inc.
Obligee: Town of Carolina Beach

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of GREAT MIDWEST INSURANCE COMPANY, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Twenty-Five Million dollars (\$25,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company.

IN WITNESS THEREOF, GREAT MIDWEST INSURANCE COMPANY, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.

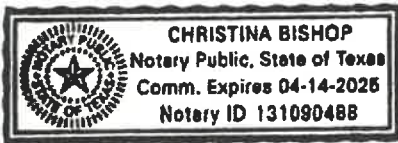


GREAT MIDWEST INSURANCE COMPANY

BY [Signature]
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of GREAT MIDWEST INSURANCE COMPANY, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY [Signature]
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of GREAT MIDWEST INSURANCE COMPANY, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 27th Day of September, 2024.



BY [Signature]
Leslie K. Shaunty
Secretary

WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.