

	Agenda Title:	Agenda Date:
	Municipal Building Construction Contract	June 18, 2026
	Subject/Proposal/Request:	
	Authorize contract award.	
Town of Cape Charles	Attachments:	For Council:
	Bid Tabulation	Action: X Information:
	Staff Contact(s):	Reviewed by:
	Bob Panek, Project Manager	Rick Keurogolian, Town Manager

Background: Per the Community Strategic Plan adopted by Town Council, we have been planning the construction of a new Municipal Building to house our legislative, administrative and police functions to better serve our citizens. The plans and specifications for the building were prepared under contract with HBA Architecture. The building site was originally planned for an undeveloped Town-owned parcel on Cassatt Parkway. The site was subsequently changed to seven Town-owned parcels at the northeast corner of Randolph Avenue and Fig Street to reduce site development costs.

Item Specifics: An Invitation for Bid for construction was issued on April 10, 2026. The deadline for bids was originally May 22, 2026, but was extended to June 9, 2026, at the request of potential bidders due to the Memorial Day holiday. Seven bids were received ranging from \$6,220,779 to \$8,334,791. The Bid Tabulation is attached.

The low bid of \$6,220,779 is from Hoy Construction, Inc. of Norfolk, Virginia. They have been in business since 1933 and are well-known and respected builders. They hold the appropriate state contractor license and are not debarred. Their bid is consistent with the project cost estimate and is considered responsive and responsible.

The FY 2027 budget includes \$5,000,000 for this project to cover estimated progress payments through June 30, 2027. The construction duration is estimated to be 420 days, so the FY 2028 budget will need to include the balance. The allocation between fiscal years may need to be adjusted as construction progresses.

Recommendation: Authorize the Town Manager to award the construction contract to Hoy Construction, Inc., in the amount of \$6,220,779, and approve a 5% contingency reserve of \$311,039.