CERTIFIED BID TABULATION

HENDERSONVILLE CITY HALL - 2026 ROOFING AND FAÇADE REPAIRS

Hendersonville Project No#:	**Date:** 08/13/2026	**Notes:** Bidding Contractors are listed alphabetically from left to right. There were seven (7) total bidders. This Certified Bid Tabulation reflects the values provided on the Contractor-submitted Bid Proposal Forms and the amounts reported at the bid opening. The certification of this tabulation is limited to confirming that the values shown herein accurately reflect the amounts submitted and/or reported at the bid opening and does not constitute verification or certification of the accuracy of the Contractors' calculations.
Construction Budget: N/A	**Time:** 2:00 pm	
SKA Project No.: 230370.0	**Location:** Hendersonville City Hall Public Works Department 305 Williams Street, Hendersonville, North Carolina 28792	

DOCUMENT REVIEW AND TOTAL LUMP SUM BASE BID

CONTRACTOR:	**Black and Alm Construction, LLC**	**Carolina Restoration & Waterproofing Inc.**	**Exterior Diagnostic Services, LLC**	**Kennedy Richter Construction, LLC**	**Owens Roofing Inc.**	**Queens Waterproofing and Restoration, LLC**	**WxTite, LLC**
LICENSE NO.	86049	34577	53582	99388	24442	102250	83433
SIGNED AND/OR SEALED BID FORM:	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ADDENDUM 1 ACKNOWLEDGED:	Yes	Yes	Yes	Yes	Yes	Yes	Yes
ADDENDUM 2 ACKNOWLEDGED:	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BID BOND w/ POWER OF ATTORNEY	Yes	Yes	Yes	Yes	Yes	Yes	Yes
SIGNATURE PAGE OF SUPPLEMENTARY CONDITIONS	Yes	Yes	Yes	Yes	Yes	Yes	Yes
BIDDERS QUALIFICATION FORM	Yes	Yes	Yes	Yes	Yes	Yes	Yes
TOTAL BASE BID:	**$1,953,002.50**	**$2,417,475.00**	**$1,063,027.81**	**$1,242,344.69**	**$2,634,358.00**	**$1,154,078.00**	**$1,554,734.00**

LUMP SUM BASE BID ITEMS

Lump Sum Item 1: General Conditions.	$472,786.00	$342,539.00	$99,485.06	$208,197.03	$118,753.00	$114,888.00	$171,937.00
Lump Sum Item 2: Staging and Access.	$50,400.00	$245,048.00	$15,024.81	$60,957.80	$28,922.00	$46,250.00	$100,896.00
Lump Sum Item 3: New KEE Roofing System.	$768,499.00	$643,500.00	$588,652.01	$415,741.53	$931,877.00	$474,271.00	$311,982.00
Lump Sum Item 4: New Chimney Cap.	$1,792.00	$2,469.00	$1,696.81	$2,654.57	$5,000.00	$8,500.00	$500.00
Lump Sum Item 5: Remove Metal Grates.	$280.00	$2,940.00	$848.94	$550.99	$5,000.00	$2,500.00	$140.00
Lump Sum Item 6: Install New Scupper, Collector Head, and Downspout at Area 6.	$2,800.00	$8,016.00	$2,033.63	$5,044.66	$2,500.00	$3,500.00	$2,300.00
Lump Sum Item 7: Remove Red-Colored Coating.	$87,360.00	$147,200.00	$26,658.13	$23,931.38	$189,422.00	$50,400.00	$90,546.00
Lump Sum Item 8: Sealant at Parapet Capstone.	$16,800.00	$11,550.00	$3,715.56	$7,620.91	$26,425.00	$3,150.00	$6,305.00
Lump Sum Item 9: Lintel Repairs at Window Head.	$3,920.00	$10,580.00	$873.38	$2,345.26	$8,942.00	$4,760.00	$3,465.00
Lump Sum Item 10: Structural Steel Support System.	$128,800.00	$399,256.00	$149,035.81	$235,013.35	$976,452.00	$258,229.00	$568,600.00
Lump Sum Item 11: Electrical Allowance	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
LUMP SUM COST SUBTOTAL	**$1,543,437.00**	**$1,823,098.00**	**$898,024.13**	**$972,057.48**	**$2,303,293.00**	**$976,448.00**	**$1,266,671.00**

UNIT RATE BASE BID ITEMS

Unit Rate 1: Remove Damaged 2x Nailes and Install New (50 Board Feet).	4.95	$247.50	$34.00	$1,700.00	$5.93	$296.44	$9.78	$489.00	$3.50	$175.00	$4.30	$215.00	$7.00	$350.00
Unit Rate 2: Restore Rusted but Sound Decking (20 SF).	$5.75	$115.00	$458.00	$9,160.00	$12.14	$242.89	$9.20	$184.00	$2.00	$40.00	$5.00	$100.00	$37.50	$750.00
Unit Rate 3: Repair Discrepant Decking (20 SF).	$12.65	$253.00	$602.00	$12,040.00	$18.22	$364.44	$13.80	$276.00	$5.00	$100.00	$11.00	$220.00	$37.50	$750.00
Unit Rate 4: Replace Discrepant Decking (20 SF).	$24.15	$483.00	$1,499.00	$29,980.00	$23.53	$470.69	$24.15	$483.00	$20.00	$400.00	$21.00	$420.00	$48.75	$975.00
Unit Rate 5: Repair Damaged Concrete Roof Deck (50 SF).	$46.00	$2,300.00	$80.00	$4,000.00	$75.89	$3,794.72	$92.00	$4,600.00	$100.00	$5,000.00	$40.00	$2,000.00	$31.25	$1,563.00
Unit Rate 6: Install New Overflow Scuppers (21 EA).	$4,370.00	$91,770.00	$10,257.00	$215,397.00	$1,214.31	$25,500.51	$358.80	$7,534.80	$250.00	$5,250.00	$352.00	$7,392.00	$2,875.00	$60,375.00
Unit Rate 7: Tuckpoint 70% of Mass Masonry Wall Area (14,000 LF).	$19.51	$273,140.00	$16.00	$244,000.00	$7.75	$108,438.75	$15.22	$213,080.00	$13.00	$182,000.00	$9.65	$135,100.00	$10.75	$150,500.00
Unit Rate 8: Replace Spalled Brick Units (300 EA).	$36.43	$10,929.00	$79.00	$23,700.00	$27.24	$8,172.75	$36.15	$10,845.00	$95.00	$28,500.00	$57.80	$17,340.00	$56.00	$16,800.00
Unit Rate 9: Remove and Salvage Brick Units (800 EA).	$37.91	$30,328.00	$93.00	$74,400.00	$22.15	$17,722.50	$38.55	$30,840.00	$137.00	$109,600.00	$17.87	$14,296.00	$70.00	$56,000.00
Unit Rate 10: General Conditions (0 Days).	$920.00	$0.00	$3,800.00	$0.00	$425.00	$0.00	$1,955.41	$1,955.41	$1,000.00	$0.00	$547.00	$547.00	$2,000.00	$0.00
UNIT RATE COST SUBTOTAL	**$409,565.50**		**$594,377.00**		**$165,003.68**		**$270,287.21**		**$331,065.00**		**$177,630.00**		**$288,063.00**	

I certify that the above bids were received via mail or delivered in person prior to 2:00 pm on August 13, 2026, that the bids were opened publicly, were read aloud at the time and place indicated, and that this is a true and correct tabulation of all bids received for this project.

Eric A. Couch, PE - Senior Project Engineer

Printed Name and Title

Eric Couch 08/18/2026

Signature