



December 29, 2025

Juan Rodriguez-Cruz, Procurement Specialist  
Union County North Carolina  
610 Patton Avenue  
Monroe, North Carolina 28110  
704.283.3519

December 29, 2025

Via Mail and Email

Claude A. Palmer, President  
Dawn Development Company, Inc.  
1815 North Rocky River Road  
Monroe, North Carolina 28110  
RE: Notice to Award – Construction Services Contract

Project: FY22 SHORT WATER LINE EXTENSIONS – PHASE B  
Union County Project No.: 2026-039

Dear Mr. Rodriguez-Cruz:

On Wednesday, December 17, 2025, at 2:00 P.M. 610 Patton Avenue, Monroe, NC, bids for the referenced project were received, opened, and publicly read. Bids were received for Single-Prime Construction of the FY22 Short Water Line Extension – Phase B Project.

A total of seven (7) bids were received from the following:

Contractor	Total Base Bid
State Utility Contractors, Inc.	\$ 902,060.50*
Classic City Mechanical, Inc.	\$ 706,970.55
Dawn Development Company, Inc.	\$ 636,643.93
Mainlining America LLC	\$ 1,356,064.00**
Dallas 1 Construction LLC	\$696,577.94

Richard D. Suggs Construction LLC	\$ 1,109,734.50
Mountaineer Contractors, Inc.	\$ 964,285.00

\*Total bid read as \$1,022,185.50 but actually totaled \$902,060.50.

\*\*Total bid read as \$1,352,064.00 but actually totaled \$1,356,064.00.

One copy of the Bid Tabulation is included with this letter.

Dawn Development Company, Inc. was the apparent low bidder at the time bids were read. Upon review of the low bidder's current and prior work experience, as relevant to this project, STV Inc., recommends that the Single-Prime Construction Contract be awarded to Dawn Development Company, Inc. based on the total base bid of \$636,643.93.

The contractor receiving the award will be required to provide a Performance and Payment Bond, prior to executing a Construction Contract with the Union County, to ensure that the project will be completed according to the specifications in the Construction Documents.

Please do not hesitate to call me with any questions or comments regarding this information or the project in general (Direct: 980-308-4487, Email: [William.keaton@stvinc.com](mailto:William.keaton@stvinc.com))

Respectfully submitted,

**STV Inc.**



William (Bill) B. Keaton, P.E.  
Water Group Manager- Charlotte/Raleigh

Project Title

Date/Time

UC Project Number

STV Project Number

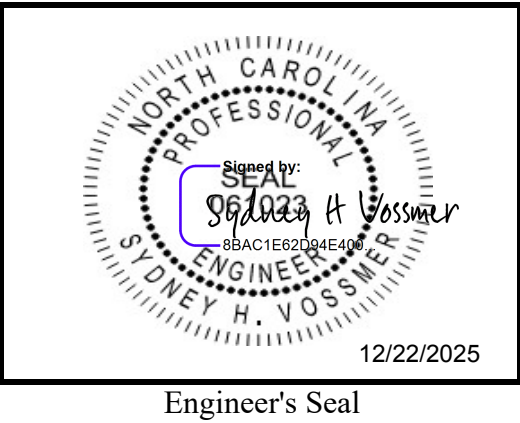
FY22 Short Water Line Extensions Phase-B Project 1 East Lawyers Road

December 17, 2025, 2PM EST

Invitation for Bid No. 2026-039

4022351

				State Utility Contractors, Inc 4417 Old Charlotte Hwy Monroe, NC 28110 License No. 17793		Classic City Mechanical, Inc PO Box 180 Winterville, GA 30683 License No. 15247		Dawn Development Company, Inc 1815 North Rocky River Rd Monroe, NC 28110 License No. 50539		Mainlining America LLC 354 Eisenhower Prkwy, Suite 1300 Livingston, NJ 07039 License No. 79079		Dallas 1 Construction, LLC PO Box 480369 Charlotte, NC 28269 License No. 48533		Richard D. Suggs Construction LLC 4610 Paige Road Mt. Pleasant, NC 28214 License No. 25338		Mountaineer Contractors, Inc 15237 S. Preston Hwy Kingwood, WV 26537 License No. 76264	
Item No.	Description	Estimated Quantity	Unit	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price	Bid Unit Price	Bid Price
1C	12” DIP WATER LINE	2,795	LF	\$155.00	<div><div><del>\$553,350.00</del></div><div>\$433,225.00</div></div>	\$120.00	\$335,400.00	\$126.00	\$352,170.00	\$210.00	\$586,950.00	\$120.00	\$335,400.00	\$150.00	\$419,250.00	\$124.00	\$346,580.00
1E	12” RESTRAINED JOINT WATER LINE ADDER	775	LF	\$35.00	\$27,125.00	\$134.00	\$103,850.00	\$126.00	\$97,650.00	\$220.00	\$170,500.00	\$139.26	\$107,926.50	\$160.00	\$124,000.00	\$138.00	\$106,950.00
2C	12” GATE VALVE	3	EA	\$6,000.00	\$18,000.00	\$5,871.00	\$17,613.00	\$6,000.00	\$18,000.00	\$8,000.00	\$24,000.00	\$5,800.00	\$17,400.00	\$5,000.00	\$15,000.00	\$7,030.00	\$21,090.00
2E	12” X 12” TAPPING SLEEVE	1	EA	\$23,000.00	\$23,000.00	\$21,268.00	\$21,268.00	\$17,500.00	\$17,500.00	\$26,000.00	\$26,000.00	\$15,007.57	\$15,007.57	\$20,000.00	\$20,000.00	\$29,100.00	\$29,100.00
2G	FIRE HYDRANT ASSEMBLY	4	EA	\$10,000.00	\$40,000.00	\$8,000.00	\$32,000.00	\$8,500.00	\$34,000.00	\$10,500.00	<div><div><del>\$10,500.00</del></div><div>\$42,000.00</div></div>	\$8,871.14	\$35,484.56	\$9,000.00	\$36,000.00	\$9,500.00	\$38,000.00
2H	2” AIR RELEASE VALVE	1	EA	\$13,000.00	\$13,000.00	\$8,000.00	\$8,000.00	\$2,000.00	\$2,000.00	\$3,500.00	\$3,500.00	\$6,397.70	\$6,397.70	\$15,000.00	\$15,000.00	\$9,650.00	\$9,650.00
3A	SERVICE CONNECTION	10	EA	\$700.00	\$7,000.00	\$975.00	\$9,750.00	\$1,000.00	\$10,000.00	\$1,000.00	\$10,000.00	\$706.56	\$7,065.60	\$1,000.00	\$10,000.00	\$1,225.00	\$12,250.00
3B	¾” COPPER SERVICE (LONG	200	LF	\$70.00	\$14,000.00	\$48.00	\$9,600.00	\$40.00	\$8,000.00	\$100.00	\$20,000.00	\$32.71	\$6,542.00	\$70.00	\$14,000.00	\$62.00	\$12,400.00
3C	¾” COPPER SERVICE (SHORT	21	LF	\$40.00	\$840.00	\$43.00	\$903.00	\$40.00	\$840.00	\$500.00	\$10,500.00	\$28.71	\$602.91	\$30.00	\$630.00	\$545.00	\$11,445.00
3D	METER BOX AND SETTING	10	EA	\$650.00	\$6,500.00	\$975.00	\$9,750.00	\$1,500.00	\$15,000.00	\$1,500.00	\$15,000.00	\$795.66	\$7,956.60	\$1,500.00	\$15,000.00	\$1,850.00	\$18,500.00
4D	20” DIA STEEL CASING (T=0.281”), NO CARRIER	8	LF	\$1,500.00	\$12,000.00	\$350.00	\$2,800.00	\$250.00	\$2,000.00	\$400.00	\$3,200.00	\$200.00	\$1,600.00	\$2,000.00	\$16,000.00	\$875.00	\$7,000.00
4E	FREE BORE FOR 8” WATER	100	LF	\$525.00	\$52,500.00	\$75.00	\$7,500.00	\$1.00	\$100.00	\$200.00	\$20,000.00	\$150.00	\$15,000.00	\$800.00	\$80,000.00	\$390.00	\$39,000.00
5A	GRAVEL ROAD AND DRIVEWAY	367	SY	\$35.00	\$12,845.00	\$25.00	\$9,175.00	\$1.00	\$367.00	\$90.00	\$33,030.00	\$20.00	\$7,340.00	\$30.00	\$11,010.00	\$30.00	\$11,010.00
5B	CONCRETE DRIVEWAY	50	SY	\$250.00	\$12,500.00	\$1.00	\$50.00	\$1.00	\$50.00	\$300.00	\$15,000.00	\$50.00	\$2,500.00	\$300.00	\$15,000.00	\$200.00	\$10,000.00
5C	BRICK DRIVEWAY	160	SY	\$260.00	\$41,600.00	\$1.00	\$160.00	\$1.00	\$160.00	\$300.00	\$48,000.00	\$50.00	\$8,000.00	\$500.00	\$80,000.00	\$230.00	\$36,800.00
5D	ASPHALT DRIVEWAY	40	SY	\$200.00	\$8,000.00	\$1.00	\$40.00	\$1.00	\$40.00	\$300.00	\$12,000.00	\$5.00	\$200.00	\$200.00	\$8,000.00	\$232.00	\$9,280.00
6A	STONE UNDERCUT	50	CY	\$85.00	\$4,250.00	\$20.00	\$1,000.00	\$1.00	\$50.00	\$250.00	\$12,500.00	\$35.00	\$1,750.00	\$70.00	\$3,500.00	\$231.00	\$11,550.00
6B	REMOVAL OF UNSUITABLE	100	CY	\$30.00	\$3,000.00	\$15.00	\$1,500.00	\$1.00	\$100.00	\$90.00	\$9,000.00	\$30.00	\$3,000.00	\$70.00	\$7,000.00	\$86.00	\$8,600.00
6C	SELECT BACKFILL	50	CY	\$50.00	\$2,500.00	\$20.00	\$1,000.00	\$1.00	\$50.00	\$150.00	\$7,500.00	\$100.00	\$5,000.00	\$50.00	\$2,500.00	\$125.00	\$6,250.00
6D	RESTORATION, SEEDING, AND	2	AC	\$3,000.00	\$6,000.00	\$1,000.00	\$2,000.00	\$3,000.00	\$6,000.00	\$25,000.00	\$50,000.00	\$1,000.00	\$2,000.00	\$20,000.00	\$40,000.00	\$30,100.00	\$60,200.00
6E	TRAFFIC CONTROL	1	LS	\$2,500.00	\$2,500.00	\$25,700.00	\$25,700.00	\$5,000.00	\$5,000.00	\$70,000.00	\$70,000.00	\$10,000.00	\$10,000.00	\$60,000.00	\$60,000.00	\$27,030.00	\$27,030.00
7	EROSION CONTROL	1	LS	\$65,000.00	\$65,000.00	\$39,732.00	\$39,732.00	\$5,000.00	\$5,000.00	\$40,000.00	\$40,000.00	\$35,453.00	\$35,453.00	\$15,000.00	\$15,000.00	\$37,400.00	\$37,400.00
8	TESTING ALLOWANCE	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
9	MOBILIZATION (MAXIMUM	1	LS	\$38,000.00	\$38,000.00	\$25,740.00	\$25,740.00	\$23,363.08	\$23,363.08	\$49,000.00	\$49,000.00	\$24,317.62	\$24,317.62	\$40,000.00	\$40,000.00	\$38,600.00	\$38,600.00
10	CONTINGENCY ALLOWANCE	1	LS	\$48,675.50	\$48,675.50	\$32,439.55	\$32,439.55	\$29,203.85	\$29,203.85	\$68,384.00	\$68,384.00	\$30,633.88	\$30,633.88	\$52,844.50	\$52,844.50	\$45,600.00	\$45,600.00
Total Bid Price				<div><div><del>\$1,022,185.50</del></div><div>\$902,060.50</div></div>		\$706,970.55		\$636,643.93		<div><div><del>\$1,352,064.00</del></div><div>\$1,356,064.00</div></div>		\$696,577.94		\$1,109,734.50		\$964,285.00	



Engineer's Seal

I hereby certify that the above is a true and correct  
(to the best of my knowledge) tabulation of bids received on December 17, 2025.

Sydney Vossmer

Sydney Vossmer, PE  
STV Engineers, Inc.

Digitally signed by Sydney Vossmer  
DN: C=US, E=sydney.vossmer@stvinc.com,  
O=STV, OU=227, CN=Sydney Vossmer  
Date: 2025.12.19 12:58:50-05'00'