

Your ref: 2026-038  
Our ref: 12651710

January 14, 2026

Corey Brooks, CLGPO  
Union County Procurement & Contract Management Department  
610 Patton Avenue  
Monroe, NC 28110

### Marshville Water Storage Tank Interior Coating Bid Evaluation and Recommendation of Award

Dear Mr. Corey Brooks,

Seven bids were received for the above referenced project on December 18, 2025. The bid was determined by the total base bid without bid alternatives included. Certified bid tabulation is in Attachment 1. The bid results are tabulated below:

Table 1 Bid Tabulation

Bid	Bidder	Total Base Bid Price
1	Maguire Iron, Inc.	\$328,900.00
2	Utility Service Co., Inc.	\$458,850.00
3	Viking Painting, LLC	\$478,277.50
4	D&M Painting Corp.	\$521,053.50
5	S.O.S. General Construction Inc.	\$650,324.89
6	Saffo Contractors, Inc.	\$768,757.15
7	Classic Protective Coatings, Inc.	\$1,103,275.50

GHD has reviewed the bid package submitted by the lowest bidder, Maguire Iron, Inc., of 2001 East Robur Drive, Sioux Falls, SD 57104. Maguire Iron, Inc. total base bid price of \$328,900.00 was \$286,726.93 (47%) less than the average total bid of \$615,626.93, and \$129,950 (28 %) lower than the second lowest bid. The total bid price was also \$399,100 (55%) lower than the Engineer's opinion of probable construction cost of \$728,000. We have contacted representatives of Maguire Iron, Inc, who have indicated that they are comfortable with their bid, the project's scope of work, and the schedule to complete it.

The apparent low bidder is deemed to be responsive and responsible to the requirements of the bid documents. In reviewing the bid package from Maguire Iron, Inc., we were able to verify that they had complied with the following bid requirements:

- Acknowledged Addendum No. 1 and 2.
- Submitted list of proposed subcontractors
- Submitted list of proposed suppliers
- Submitted the required Contractor's License information

- Submitted the Non-Collusion affidavit
- Submitted the Required Bid Security in the form of a Bid Bond
- Submitted a List of Project References
- Submitted the Project Labor Certification

A corporate profile with references was provided by Maguire Iron, Inc., indicating projects in Texas, Illinois, South Dakota, Michigan, South Carolina, Ohio, and Alabama, and strong experience in the Elevated Tank sector. GHD contacted all provided references and the references stated that Maguire Iron, Inc is responsive and completed the work on time and within the budget.

GHD verified that Maguire Iron, Inc. maintains an active entity registration in the System for Award Management (SAM), meaning the entity complies with requirements to report proceedings data and is not federally suspended or debarred. Additionally, GHD verified that Maguire Iron, Inc is not included in the list of North Carolina Debarred Vendors or the North Carolina Final Divestment and Do-Not-Contract List—Iran.

As a part of the award process GHD requested that Maguire Iron, Inc submit crew qualification information. The information was compared to the requirements set out in Section 09 90 00 and deemed to be sufficient.

## Bid Alternates

Upon review of the total base bid and bid alternates, Union County has determined to include the following bid alternates:

**Table 2** *Bid Alternates*

Item Number	Description	Bid Price
2A	Upgrade Main Balcony Handrail	\$20,000.00
3A	Replace Roof Access Ladder with Platform	\$74,000.00
4A	Replace Exterior Ladder	\$25,000.00
5A	Install Resting Platforms	\$30,000.00
6A	Upgrade Roof Vent	\$6,500.00
7A	Repair Buckled Roof	\$20,000.00
Total		\$175,500.00

The addition of these bid alternates brings the total award price to \$504,400.00

## Summary and Recommendation

Based on the information provided and recent experience, GHD believes that Maguire Iron, Inc., has been responsive, and is capable of performing the work of Contract No. #2026-038 Marshville Water Storage Tank Interior Coating project within the requirements set forth in the Bid Documents. GHD sees no reason not to recommend the award of the project in the amount of \$504,400.00 to Maguire Iron, Inc.

Regards



**Will Allen, P.E.**  
Project Manager

704-342-4916  
Will.allen@ghd.com

# **Attachment 1**

**Certified Bid Tabulation**

BID COMPARISON FOR:  
GHD, INC., PROJECT NUMBER:  
BID DATE AND TIME:  
TOWN REPRESENTATIVE (s):

Marshville Water Storage Tank Interior Coating  
12651710  
2 PM EST, 12/18/25  
Grant Moore

Certified Bid's Accepted As Such

*Ben McArthur*



Will Allen, P.E.

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	CONTRACTOR		CONTRACTOR		CONTRACTOR		CONTRACTOR		CONTRACTOR		CONTRACTOR		CONTRACTOR	
				Maguire Iron Inc.		Utility Service Co. Inc.		Viking Painting LLC		Saffo Contractors Inc.		D&M Painting Corp.		S.O.S. General Construction Inc.		Classic Protective Coatings, Inc.	
				UNIT PRICE	BID PRICE	UNIT PRICE	BID PRICE	UNIT PRICE	BID PRICE	UNIT PRICE	BID PRICE	UNIT PRICE	BID PRICE	UNIT PRICE	BID PRICE	UNIT PRICE	BID PRICE
1	Interior Tank Blast and Recoat	Lump Sum	1	\$270,000.00	\$270,000.00	\$353,600.00	\$353,600.00	\$376,700.00	\$376,700.00	\$624,500.00	\$624,500.00	\$429,840.00	\$429,840.00	\$238,000.00	\$238,000.00	\$911,095.00	\$911,095.00
2	Install Brackets on Main Interior Ladder	Lump Sum	1	\$2,000.00	\$2,000.00	\$6,700.00	\$6,700.00	\$8,600.00	\$8,600.00	\$5,257.39	\$5,257.39	\$3,400.00	\$3,400.00	\$110,000.00	\$110,000.00	\$5,400.00	\$5,400.00
3	Replace Interior Bowl Access Ladder	Lump Sum	1	\$5,000.00	\$5,000.00	\$2,300.00	\$2,300.00	\$7,500.00	\$7,500.00	\$17,542.39	\$17,542.39	\$8,100.00	\$8,100.00	\$140,500.00	\$140,500.00	\$19,500.00	\$19,500.00
4	Repair Pits	Each	15	\$120.00	\$1,800.00	\$200.00	\$3,000.00	\$100.00	\$1,500.00	\$471.99	\$7,079.85	\$100.00	\$1,500.00	\$2,666.66	\$39,999.90	\$75.00	\$1,125.00
5	Install Rigging Ports	Each	15	\$100.00	\$1,500.00	\$1,000.00	\$15,000.00	\$750.00	\$11,250.00	\$606.99	\$9,104.85	\$150.00	\$2,250.00	\$2,000.00	\$30,000.00	\$650.00	\$9,750.00
6	Waste Disposal	Lump Sum	1	\$5,700.00	\$5,700.00	\$18,400.00	\$18,400.00	\$10,300.00	\$10,300.00	\$5,000.00	\$5,000.00	\$8,000.00	\$8,000.00	\$7,000.00	\$7,000.00	\$12,500.00	\$12,500.00
7	Mobilization (5% of Total Base Bid)	Lump Sum	1	\$14,300.00	\$14,300.00	\$19,950.00	\$19,950.00	\$20,792.50	\$20,792.50	\$33,424.22	\$33,424.22	\$22,654.50	\$22,654.50	\$28,275.00	\$28,275.00	\$47,968.50	\$47,968.50
8	Contingency Allowance (10% of Total Base Bid)	Lump Sum	1	\$28,600.00	\$28,600.00	\$39,900.00	\$39,900.00	\$41,585.00	\$41,585.00	\$66,848.45	\$66,848.45	\$45,309.00	\$45,309.00	\$56,549.99	\$56,549.99	\$95,937.00	\$95,937.00
Base Bid Subtotal:					\$328,900.00		\$458,850.00		\$478,227.50		\$768,757.15		\$521,053.50		\$650,324.89		\$1,103,275.50
1A	Safety Improvements to Roof (Add)	Lump Sum	1	\$35,000.00	\$35,000.00	\$78,000.00	\$78,000.00	\$36,700.00	\$36,700.00	\$20,976.31	\$20,976.31	\$18,400.00	\$18,400.00	\$78,000.00	\$78,000.00	\$30,160.00	\$30,160.00
2A	Upgrade Main Balcony Handrail (Add)	Lump Sum	1	\$20,000.00	\$20,000.00	\$36,000.00	\$36,000.00	\$21,200.00	\$21,200.00	\$9,792.10	\$9,792.10	\$15,700.00	\$15,700.00	\$87,000.00	\$87,000.00	\$24,100.00	\$24,100.00
3A	Replace Roof Access Ladder with Platform (Add)	Lump Sum	1	\$74,000.00	\$74,000.00	\$24,600.00	\$24,600.00	\$54,500.00	\$54,500.00	\$37,768.42	\$37,768.42	\$14,000.00	\$14,000.00	\$73,000.00	\$73,000.00	\$22,400.00	\$22,400.00
4A	Replace Exterior Ladder (Add)	Lump Sum	1	\$25,000.00	\$25,000.00	\$17,500.00	\$17,500.00	\$47,700.00	\$47,700.00	\$53,152.63	\$53,152.63	\$28,000.00	\$28,000.00	\$83,000.00	\$83,000.00	\$50,100.00	\$50,100.00
5A	Install Resting Platforms (Add)	Lump Sum	1	\$30,000.00	\$30,000.00	\$16,700.00	\$16,700.00	\$101,300.00	\$101,300.00	\$82,536.83	\$82,536.83	\$24,000.00	\$24,000.00	\$48,000.00	\$48,000.00	\$68,400.00	\$68,400.00
6A	Upgrade Roof Vent (Add)	Lump Sum	1	\$6,500.00	\$6,500.00	\$5,500.00	\$5,500.00	\$19,500.00	\$19,500.00	\$11,184.21	\$11,184.21	\$8,000.00	\$8,000.00	\$15,000.00	\$15,000.00	\$6,850.00	\$6,850.00
7A	Repair Bucked Roof (Add)	Lump Sum	1	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00	\$28,000.00	\$28,000.00	\$10,484.21	\$10,484.21	\$12,000.00	\$12,000.00	\$35,000.00	\$35,000.00	\$112,600.00	\$112,600.00
8A	Interior Tank Overflow Routing (Add)	Lump Sum	1	\$60,250.00	\$60,250.00	\$58,100.00	\$58,100.00	\$137,700.00	\$137,700.00	\$64,344.73	\$64,344.73	\$22,400.00	\$22,400.00	\$20,000.00	\$20,000.00	\$102,500.00	\$102,500.00
9A	Standard Coating in-place of High Build Coating of Interior of Tank (Deduct)	Lump Sum	1	\$260,000.00	\$260,000.00	-\$22,800.00	-\$22,800.00	\$5,000.00	\$5,000.00	-\$46,214.71	-\$46,214.71	-\$3,000.00	-\$3,000.00	\$130,000.00	\$130,000.00	-\$12,600.00	-\$12,600.00
Bid Alternates Subtotal:					\$530,750.00		\$223,600.00		\$451,600.00		\$244,024.73		\$139,500.00		\$569,000.00		\$404,510.00

1. Maguire Iron

A. On Item 9A noted "\$260,000 is a \$10,000 deduct from the Base Bid Item 1 \$270,000."
2. Utility Services Co:

A. Item 7 had the incorrect amount of \$13,800.00. This should have been \$19,950.00. This did not change the outcome of the bids recieved.

B. Item 8 had the incorrect amount of \$46,000.00. This should have been \$39,900.00. This did not change the outcome of bids recieved.

C. Total Base Bid had the incorrect amount of \$458,000.00. This should have been \$458,850.00. This did not change the outcome of the bids recieved.
3. Saffo Contractors

A. Item 4 had the incorrect amount of \$7,079.89. This should have been \$7,079.85. This did not change the outcome of the bids recieved.

B. Item 5 had the incorrect amount of \$9,140.89. This should have been \$7,079.89. This did not change the outcome of the bids recieved.

C. Item 7 had the incorrect amount of \$33,424.23. This should have been \$33,424.22. This did not change the outcome of the bids recieved.

D. Total Base Bid had the incorrect amount of \$768,757.23. This should have been \$768,757.15. This did not change the outcome of the bids recieved.
4. D&M Painting

A. Total Base Bid had the incorrect amount of \$660,553.50. This should have been \$521,053.50. This did not change the outcome of bids recieved.
5. S.O.S General Contrustion Inc.

A. Item 4 had the incorrect amount of \$40,000.00. This should have been \$39,999.90. This did not change the outcome of the bids recieved.

A. Item 7 had the incorrect amount of \$28,775.00. This should have been \$28,275.00. This did not change the outcome of the bids recieved.

B. Item 8 had the incorrect amount of \$57,550.00. This should have been \$56,549.99. This did not change the outcome of the bids recieved.

C. Total Base Bid had the incorrect amount of \$632,500.00. This should have been \$650,324.89. This did not change the outcome of the bids recieved.
6. Classic Protective Coatings

A. Item 7 had the incorrect amount of \$47,968.00. This should have been \$47,968.50. This did not change the outcome of the bids recieved.

B. Total Base Bid had the incorrect amount of \$1,103,275.00. This should have been \$1,103,275.50. This did not change the outcome of the bids recieved.