



Town of Knightdale

Staff Report

Title: Community Pool Restroom Renovations

Staff: Phillip Bunton, Public Works Director

Date: November 19, 2025

Asst. Town Manger Signature: DMT

Town Manager Signature: WRS

PURPOSE

- To award the Community Pool Restroom Renovations contract to Ten Penny Construction Inc.

STAFF DISCUSSION

- The Town solicited sealed bids for demolishing and reconstructing the restroom facility at the community pool. The estimated contract cost was anticipated to fall within the formal bidding range as required by NCGS 143-129. Four bids were received. The bids included a base bid and four alternates for specific work items to maximize the project scope within the available budget.

Bid Results:

Bidder	Base Bid	Alternate 1	Alternate 2	Alternate 3	Alternate 4
Ten Penny Construction Inc	\$457,069.00	\$10,393.83	\$18,745.15	\$111,299.31	\$10,113.10
Zakaria LLC dba Zakaria Construction	\$650,000.00	\$ 7,000.00	\$25,000.00	\$ 43,000.00	\$ 9,000.00
CT Wilson Construction Co Inc	\$614,715.00	\$ 8,118.00	\$18,166.00	\$ 56,772.00	\$16,165.00
DunRite Inc	\$635,315.00	\$ 7,440.00	\$ 8,500.00	\$ 28,500.00	\$17,640.00

Bid Alternates:

- Add polyaspartic floor coating to the restroom floors.
- Add new steps and railings to existing pool.
- Provide complete resurfacing of pool interior.
- Provide and install synthetic turf in areas as noted on the drawings.

- Ten Penny Construction Inc was deemed the lowest responsive, responsible bidder.

RECOMMENDED ACTION

- Award the Community Pool Restroom Renovations contract to Ten Penny Construction Inc in the amount of \$496,321.08 for the Base Bid plus Alternates 1, 2, and 4, and authorize the Town Manager to execute the contract.
- Authorize the Town Manager to approve contracts up to the project budget total that are consistent with the project scope necessary to deliver the project.