

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: November 19, 2025

SUBJECT: Vendor Proposal Approval – Henderson County Public Schools
MRTS Various Roofing Projects

PRESENTER: Bryan Rhodes, Capital Projects Director

ATTACHMENTS: Yes
1. Vendor Proposal
2. Bid Tabulation

SUMMARY OF REQUEST:

The Board is requested to approve the attached Palmetto State Roofing and Sheet Metal proposal and authorize staff to proceed with the procurement and installation of the Henderson County Public Schools (HCPS) MRTS Various Roofing Projects, inclusive of projects at East Henderson High School and Flat Rock Middle School, per the approved HCPS MRTS FY2026 Projects Listing.

The proposal received from Palmetto State Roofing and Sheet Metal is for a total price of \$402,200 (including the base bid and alternate #1), versus the budget of \$500,000 for HCPS MRTS FY2026 Various Roofing Projects.

BOARD ACTION REQUESTED:

The Board is requested to accept the proposal from Palmetto State Roofing and Sheet Metal and authorize Henderson County staff to proceed with the purchase and installation of the HCPS MRTS Various Roofing Projects for FY2026.

Suggested Motion:

I move the Henderson County Board of Commissioners award the contract, for the purchase and installation of the HCPS MRTS Various Roofing Projects FY2026, to Palmetto State Roofing and Sheet Metal, for \$402,200.

BID FORM (ADDENDUM #1 BOLD PRINT)

BID OF: Palmetto State Roofing & Sheet Metal
(Contractor)

BID TO: HENDERSON COUNTY
(Owner)

PROJECT NAME: HCPS ROOF REPLACEMENTS AT FRMS/EHHS

PROJECT NUMBER: 25004 BID DATE: 10/22/2025

BASE BID AGREEMENT

The undersigned, having examined all the Bidding Documents and acknowledging all Addendum(a) as follows **(failure do so will disqualify bid)**:

Addendum(a)# Addendum's 1&2 Received

shall execute the entire Work in the Bidding Documents as described, for a LUMP SUM amount of:

Two hundred Seventy-nine thousand Dollars

(\$ 279,000.00) which sum is hereafter called the **BASE BID**.

ALTERNATE(S) TO THE BASE BID:

Alternate No. 1 – EHHS Media Center Roof Replacement:

One hundred twenty-three thousand two hundred Dollars(\$ 123,200.00)

UNIT PRICES:

Unit Price #1 \$5.50 per 2 in x6 in x8 ft board
Provide treated wood nailers

Unit Price #2 \$12.00 per square foot
Provide 22 ga galvanized corrugated metal decking

Unit Price #3 \$17.00 per square foot x 3 in thick
Provide cementitious wood fiber deck

Unit Price #4 \$22.30 per 4 foot x 4 foot x 1 in thick
Provide polyisocyanurate insulation

Unit Price #5 \$800.00 per Roof Drain
Provide roof drain replacement

Unit Price #6 \$1794.00 per Leader Box and Downspout
Provide roof scupper leader box and downspout

LISTING OF ROOFING MANUFACTURER

Roofing Manufacturer: Johns Manville

DATE FOR COMMENCEMENT AND SUBSTANTIAL COMPLETION

The Date for Commencement shall be established in the Notice to Proceed. The Contractor shall not incur any expense until the contract has been awarded. An award requires that either the Contract be signed by both the awarding authority and the contractor or a Notice to Proceed is executed.

All work shall be substantially completed (as evidenced by the date on the CERTIFICATE OF SUBSTANTIAL COMPLETION) May 1, 2026, subject to adjustments as provided in the Contract Documents and the following:

The following shall not be considered adjustments to the number of calendar days:

- A day precipitation forecast is 30% or less or when precipitation (any percentage) is not forecast until after 4:00 pm to perform roofing tear-off and membrane installation
- A day precipitation forecast is 50% or less to perform roofing work including flashing, metal work, or incidental work, other than tear-off and membrane installation

Testing days affected by roofing work, shall be considered adjustment to the calendar

Documentation shall be submitted to substantiate days' work cannot be performed for adjustments to the calendar.

The undersigned further agrees that from the compensation to be paid, the owner may retain liquidated damages the sum of One Hundred Fifty Dollars (\$150) for each calendar day the actual contract time for Substantial Completion exceeds the specified or adjusted contract time for Substantial Completion as provided in the Contract Documents.

BID SECURITY

Bid Bonds are required if bid is \$500,000 or greater. If required the undersigned enclosed bid security in the amount of not less than five (5) percent of the BASE BID. The Contractor shall have seven (7) days maximum from the date of the Notice of Intent to Award to deliver Performance and Payment Bond, Certificate of Insurance, and the Contract (signed by Contractor only). Failure to deliver these documents, as required, shall entitle the agency to consider the Contractor non-responsible and declare the bid security forfeited.

ADDENDA

The undersigned acknowledges the receipt of the addenda (as noted on page one of this Bid Form) and confirms that the BID as submitted reflects appropriate price responses.

BID HOLDING TIME AND ACCEPTANCE

The undersigned agrees that this Base Bid may not be revoked or withdrawn after the time set for the opening of bids, but shall remain open for acceptance for a period of sixty (30) days following the bid date.

CERTIFICATION REGARDING DRUG-FREE WORKPLACE

The undersigned certifies that the contractor listed below will provide a "drug-free workplace" as that term is defined in Article 5 of Chapter 90 of the NC General Statutes.

PROGRESS PAYMENTS

Contractor's Application for Payment shall be submitted to the Architect on AIA Document G702 and G703 - 1983 Edition. The period covered by each application for Payment shall be not less than one calendar month. The Owner shall make progress payments to the Contractor on undisputed amounts certified by the Architect within thirty (30) days from receipt of the Application for Payment by the Owner.

CONTRACTOR'S CLASSIFICATIONS AND SUBCLASSIFICATIONS WITH LIMITATIONS

<u>Building</u> (Classification)	<u>Roofing</u> (Sub-classification)	<u>Unlimited</u> (Limitations)
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10799
(NC Contractor's License Number)

AUTHORIZATION

Palmetto State Roofing and Sheet Metal
(Type or Print Name of Contractor)

5517 Old Buncombe Rd, Greenville SC, 29609
(Type or Print Address)

864-246-7207
(Type or Print Phone Number)

864-246-4651
(Type or Print Fax Number)

Robert Johnson
(Type or Print Name)

President
(Title)


(Signature)

10/22/2025
(Date)

END OF BID DOCUMENT

Intent to Perform Contract with Own Workforce (Form B)
Building Construction Only

Affidavit of Palmetto State Roofing & Sheet Metal
(Name of Bidder)

I hereby certify that it is our intent to perform 100% of the work required for the _____
HCPS Roof Replacements at FRMS/EHHS contract.
(Name of Project)

In making this certification, the Bidder states that the Bidder does not customarily subcontract elements of this type project, and normally performs and has the capability to perform and will perform all elements of the work on this project with his/her own current work forces; and

The Bidder agrees to provide any additional information or documentation requested by the owner in support of the above statement.

The undersigned hereby certifies that he or she has read this certification and is authorized to bind the Bidder to the commitments herein contained.

Date: 10/27/25 Name of Authorized Officer: ROBERT JOHNSON
Signature: [Signature]
Title: PRESIDENT



State of South Carolina, County of Greenville
Subscribed and sworn to before me this 27th day of October 2025
Notary Public Ashley D. Taylor
My commission expires 05/30/2027

Expiration Date

2025

License No.

10799

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Palmetto State Roofing & Sheet Metal Company, Inc.

Greenville, SC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited

Classification: Building

until

December 31, 2025

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2025

This certificate may not be altered.



Chairman

Secretary-Treasurer



BID TAB

DATE: 10/22/2025

PROJECT: HCPS Roof Replacement at FRMS/EHHS

BID OPENING LOCATION: 246 Education Drive, FlatRock , NC

FORMAL / INFORMAL: Formal

NOTES:

ATTENDEES:

COUNTY:

Brian Cotton

Chad Dillon

Mark Lusk

CONTRACTORS:

[illegible]

AWARDED CONTRACTOR: PALMETTO STATE ROOFING

WITNESSED BY: BRIAN COTTON

DATE: 10/22/2025