

NOTICE TO BIDDERS

Sealed proposals will be received from Prequalified Single Prime Contractors, by the North Carolina Department of Public Safety / North Carolina National Guard in Raleigh NC, in the Joint Force Headquarters Cafeteria, North Carolina National Guard, 1636 Gold Star Drive, Raleigh, NC 27607 at 2:00pm March 23, 2023 and immediately thereafter publicly opened & read for the furnishing of labor, material & equipment entering into the construction of

*McLeansville Regional Readiness Center
4250 Camp Burton Road
McLeansville, NC 27301*

This project consists of the construction of an approximately 85,000sqft North Carolina National Guard Regional Readiness Center (RRC) in McLeansville, NC. The existing site has been cleared and the building pad graded to subgrade as part of a separate project. The building program of approx. 85,000sqft consists of office and classroom space, an assembly hall, a kitchen, a physical fitness room, unit storage, and equipment locker rooms. The two-story northern portion of the building contains the offices, arranged in suites, on either side of a spacious lobby. The building is separated mixed use, requiring fire barrier walls between Business, Assembly, and Storage areas. The assembly space is a high bay, daylight-filled room with clerestory on three sides. On either side of the assembly hall are wings of storage and support spaces. The west wing houses the kitchen, large equipment locker room, fitness room and shower facilities. The east wing contains supply/storage areas, small equipment locker room, and a building maintenance area. Some of the building features include a VRF HVAC system, LED lighting throughout, closed cell spray foam wall insulation and attention to daylighting with the use of shades and translucent insulated panel glazing. Materials selected for this building include materials used by the Owner on similar projects across the state to provide a cohesiveness throughout the Department. The building is structurally comprised of loadbearing masonry walls with steel frame at large open and glass areas. The exterior of the building consists of face brick, architectural CMU veneer, and metal panel cladding located at the upper portion of the façade. The roof is constructed of two different materials. For the low slope sections, single-ply TPO membrane will be installed, over a 5/8" coverboard, and over polyiso board insulation. Sloped roofs will be standing seam metal panel over an ice and water shield underlayment over polyiso rigid insulation. Exterior glazing will be aluminum storefront for low height continuous or punched opening windows and aluminum curtainwall for multistory expanses. The frames shall be anodized aluminum color, thermally broken, with 1" insulated low-E glazing. Spandrel glass will be used where glazing extends above the ceiling line. Interior glazing will be 1/4" tempered glass within hollow metal or clear anodized aluminum storefront frame. The interior partition walls will typically be 8" CMU. Walls inside the office suites will be metal stud with 5/8" gypsum wall board. The building has a combination of ceiling finishes that consists of exposed painted structure/deck in open storage and assembly areas and acoustical lay-in ceilings in office and classroom areas. The floor finishes shall consist of epoxy terrazzo flooring in corridors, resinous epoxy flooring in most other spaces, ceramic tile flooring in the restrooms, carpet and rubber base in the conference rooms and selected offices, and sealed concrete in the remaining service spaces. The project includes all other work as shown, indicated or reasonably implied on the drawings and/or specifications for a complete, first class job.

Bids will be received for Single Prime. All proposals shall be lump sum.

Prequalified Single Prime Contractors

In accordance with NCGS 143-135.8(b)(2), the North Carolina National Guard has prequalified General Construction for the construction of the McLeansville Regional Readiness Center. The Prequalified list of General Contractors are as follows:

The Christman Company 408 S. Elm Street Greensboro, NC 27401	John Merrill 336-333-2872 john.merrill@christmanco.com
Shelco, LLC 370 Knollwood Street, Suite 200 Winston-Salem, NC 27103	Stephen Doughton 336-760-5014 sdoughton@shelcollc.com
New Atlantic Contracting, Inc. 2635 Reynolda Rd. Winston-Salem, NC 27106	John Morrison 336-759-7440 jmorrison@new-atlantic.net
Monteith Construction Corp. 208 Princess St. Wilmington, NC 28401	Brian Stamp 704-292-4706 bstamp@monteithco.com
Hickory Construction Company PO Box 1769 Hickory, NC 28603	Scott Flowers 828-244-2238 sflowers@hickory-construction.com
Garanco, Inc. 615 West Main Street, PO Box 100 Pilot Mountain, NC 27041	Jake White 336-368-2788 jake.white@garanco.com
CIC Construction Group USA, LLC 10 Laboratory Dr, Building 2, Suite 205 Durham, NC 27709	Tony Jordan 919-297-2915 tjordan@cic-pr.com
Edison Foard, Inc. PO Box 19888, 3900 Rose Lake Dr. Charlotte, NC 28219	Edison Cassels 704-329-8000 ecassels@edisonfoard.com
H.G. Reynolds Co., Inc. PO Box 209 Henderson, NC 27536	Jesse Hill 252-492-3071 jhill@hgreynolds.net
Elford, Inc. 10130 Perimeter Parkway, Suite 240 Charlotte, NC 28216	Ben Stickney 614-230-4812 bstickney@elford.com
I.L. Long Construction Co., Inc. 4117 Indiana Ave. Winston-Salem, NC 271056	Rachel Collins 336-611-1887 rcollins@illong.com
HITT Contracting 6601 Six Forks Rd., Suite 330 Raleigh, NC 27615	Ryan Weaver 919-274-0038 rweaver@hitt-gc.com

Pre-Bid Meeting

An Open Pre-Bid Meeting will be held for all interested bidders on
March 1, 2023 --- 11:00am ---- Project Site: 4250 Camp Burton Road, McLeansville, NC 27301.

The meeting will address project specific questions, issues, bidding procedures and bid forms.
The meeting is also to identify preferred brand alternates and their performance standards that the owner will consider for approval on this project.

In accordance with General Statute GS 133-3, Specifications may list one or more preferred brands as an alternate to the base bid in limited circumstances. Specifications containing a preferred brand alternate under this section must identify the performance standards that support the preference. Performance standards for the preference must be approved in advance by the owner in an open meeting. Any alternate approved by the owner shall be approved only where (i) the preferred alternate will provide cost savings, maintain or improve the functioning of any process or system affected by the preferred item or items, or both, and (ii) a justification identifying these criteria is made available in writing to the public.

In accordance with GS133-3 and SCO procedures the following preferred brand items are being considered as Alternates by the owner for this project:

Alternate 1: Owner Preferred Manufacturers

1. Door Hardware: Manufacturer – Schlage
2. Data Rack: Manufacturer – Chatsworth, ZetaFrame Cabinet 45U x 700W x 800D TSZ1523807
3. Building Automation System: Manufacturer – Tridium
4. Building Automation System: Installer – Hoffman Building Technologies, Inc.
5. Building Signage: Manufacturer – Vista Signs and Snap Signs
6. Generator: Manufacturer – Caterpillar
7. SIPR Room Equipment - Holocom

Justification of any approvals will be made available to the public in writing no later than seven (7) days prior to bid date.

Complete plans, specifications and contract documents will be open for inspection in the offices of Owner and Smith Sinnett Architecture, 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607 and in the plan rooms of the Associated General Contractors, Carolinas Branch, Raleigh in the local North Carolina offices of McGraw-Hill Dodge Corporation, and in the Eastern Regional Office of Reed Construction Data in Norcross, GA and in Minority Plan Rooms in:

Hispanic Contractors Association of the Carolinas (HCAC) in Winston-Salem, Charlotte and Raleigh Areas – 877-227-1680

or may be obtained by those qualified as prime bidders electronically by completing the plan request form located at www.smithsinnett.com and downloaded using the provided instructions. Hard copies of plans are available with a refundable \$500 plan deposit.

NOTE: The bidder shall include with the bid proposal the form *Identification of Minority Business Participation* identifying the minority business participation it will use on the project and shall include either *Affidavit A* or *Affidavit B* as applicable. Forms and instructions are included within the Proposal Form in the bid documents. Failure to complete these forms is grounds for rejection of the bid. (GS143-128.2c Effective 1/1/2002.)

All contractors are hereby notified that they must have proper license as required under the state laws governing their respective trades.

General contractors are notified that Chapter 87, Article 1, General Statutes of North Carolina, will be observed in receiving and awarding general contracts. General contractors submitting bids on this project must have license classification for "Unlimited Building" or "Unclassified".

NOTE--SINGLE PRIME CONTRACTS: Under GS 87-1, a contractor that superintends or manages construction of any building, highway, public utility, grading, structure or improvement shall be deemed a "general contractor" and shall be so licensed. Therefore a single prime project that involves other trades will require the single prime contractor to hold a proper General Contractors license. **EXCEPT:** On public buildings being bid single prime, where the total value of the general construction does not exceed 25% of the total construction value, contractors under GS87- Arts 2 and 4 (Plumbing, Mechanical & Electrical) may bid and contract directly with the Owner as the SINGLE PRIME CONTRACTOR and may subcontract to other properly licensed trades. GS87-1.1- Rules .0210

Each proposal shall be accompanied by a cash deposit or a certified check drawn on some bank or trust company, insured by the Federal Deposit Insurance Corporation, of an amount equal to not less than five percent (5%) of the proposal, or in lieu thereof a bidder may offer a bid bond of five percent (5%) of the bid executed by a surety company licensed under the laws of North Carolina to execute the contract in accordance with the bid bond. Said deposit shall be retained by the owner as liquidated damages in event of failure of the successful bidder to execute the contract within ten days after the award or to give satisfactory surety as required by law.

A performance bond and a payment bond will be required for one hundred percent (100%) of the contract price.

Payment will be made based on ninety-five percent (95%) of monthly estimates and final payment made upon completion and acceptance of work.

SPECIAL REQUIREMENT FOR BID SUBMISSION:

You may submit your bid package in advance of the opening date. Your sealed envelope will be held and unsealed at the bid opening time. If you wish to send your bid via US Mail, FedEx or UPS, please allow several days for delivery since the bid must be received (NOT postmarked) by the date and time stated in the solicitation.

Project Name must be clearly marked on the outside of the sealed envelope

You are not required to attend the bid opening, but if you plan to attend the public bid opening located at Joint Force Headquarters Cafeteria, 1636 Gold Star Drive, Raleigh, NC 27607, plan to arrive at least 30 minutes in advance of the bid opening to allow time to process through the security gate, park and then gain access to the building.

This notice along with picture identification is required to enter the security gate. Notify the guard at the gate that you are here for the MCLEANSVILLE REGIONAL READINESS CENTER bid opening with Project Manager Robyn Bryant. On arrival in the lobby, check in with the front desk and then meet in the cafeteria.

Please note the gate guard nor the reception desk WILL NOT be allowed to accept packages of any kind.

Point of contact: for questions regarding this project or the procedures described above is Robyn Bryant at (984) 664-6116.

No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of **60** days.

The owner reserves the right to reject any or all bids and to waive informalities.

Designer:

Robert Carmac, AIA
Smith Sinnett Architecture
(Name)

4600 Lake Boone Trail, Suite 205
Raleigh, NC 27607
(Address)

(919) 781-8582
(Phone)

rcarmac@smithsinnett.com
(Email)

Owner:

Robyn Bryant, Engineer III - Project Manager
North Carolina National Guard
(Agency/Institution)

1636 Gold Star Drive
Raleigh, NC 27607
(Address)

(984) 664-6116
(Phone)

robyn.s.bryant.mil@army.mil
(Email)