

NOTICE TO BIDDERS

Sealed proposals will be received by Johnston Community College in Smithfield, NC, in the Pines Boardroom, inside the Wilson Building, 245 College Rd., Smithfield, NC 27577 at 2:00 pm, March 26, 2026 and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the construction of

Elsee Building Renovations & Addition
111 College Road
Smithfield, North Carolina 27577

Project Scope:

This project consists of the renovation of and addition to the existing Elsee Building located on the Johnston Community College campus. The existing building is a one-story structure constructed of interior and exterior load-bearing masonry walls with column-supported structural steel roof framing and steel deck. Work under this Contract includes selective demolition, removal, alteration, and replacement of existing architectural, structural, mechanical, electrical, and plumbing components. Scope of work includes, but is not limited to, demolition and replacement of existing ceilings; floor and wall finishes; non-load-bearing partitions; doors and frames; interior and exterior glazing; lighting fixtures; mechanical grilles and diffusers; fire alarm devices; plumbing fixtures and associated piping; minor roof specialties; electrical receptacles and devices; hollow metal framing; signage; drinking fountains; and associated ductwork and systems. The project includes construction of a new approximately 2,900 square foot addition consisting of a concrete slab-on-grade foundation system, structural steel framing, CMU and metal panel exterior wall systems, and interior metal stud partitions. The addition includes a combination of sloped metal roofing and flat membrane roofing systems, as well as aluminum curtain wall and storefront glazing systems. Work also includes all incidental and related work required for a complete and fully coordinated project, including patching, repair, transitions, code compliance, and integration with existing systems. All work shall be performed in accordance with the Contract Documents, applicable codes, and governing authority requirements. 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.

Pre-Bid Meeting

An Open non-mandatory pre-bid meeting will be held for all interested bidders on March 11, 2026 at 10:00am at Room C1111 in the Wilson Building, 245 College Rd., Smithfield, NC 27577 with a tour of the Project site after the meeting at Elsee Building, Johnston Community College, 111 College Road, Smithfield, NC 27577.

The meeting will address project specific questions, issues, bidding procedures and bid forms.

The meeting will also 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:
 - a. Locks and Latches: Manufacturer - Yale / ASSA-Abloy
 - b. Closers: Manufacturer - LCN
2. Fire Alarm System: Manufacturer - EST4 - Edwards
3. Control Valves/Actuators: Manufacturer - Belimo
4. Water Heaters: Manufacturer - Rheem
5. Toilet / Urinal: Manufacturer - American Standard
6. Faucets: Manufacturer - Delta
7. Water Fountains: Manufacturer - Elkay
8. Flush Valve: Manufacturer - Sloan/Zurn
9. Lights: Manufacturer - Lithonia
10. Paint: Manufacturer - Sherwin Williams
11. Rubber Base Board: Manufacturer - Tarkett/Johnsonite
12. Carpet: Manufacturer - Milliken
13. Vinyl Floor: Manufacturer - Tarkett
14. Ceiling Tile: Manufacturer - Armstrong
15. Building System Controls: Manufacturer - CMS Controls
16. Electrical Panels: Manufacturer - Square D

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 the *Owner and Smith Sinnett Architecture, 4600 Lake Boone Trail, Suite 205, Raleigh NC 27607.*

Plans and Specifications can be downloaded from Smith Sinnett Architecture by potential bidders, upon registration with Smith Sinnett Architecture by completing the Intent to Bid Form available at www.smithsinnett.com/documents after *March 2, 2026.* The full hard copy of the plans and specifications can be purchased at the contractor's expense.

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.

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:

Jay Sikes, AIA
Smith Sinnett Architecture
(Name)

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(Address)

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Owner:

Brooks Moore, PE – Director of Capital Projects
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(Agency/Institution)

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