

Owner: Orange County, NC
300 West Tryon St.
Hillsborough, NC 28540

Location: 2501 Homestead Rd., Chapel Hill, NC 27516

Architect: Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205
Raleigh, NC 27607
Phone: (919) 781-8582
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On behalf of the Owner and Smith Sinnett Architecture, we would like to thank you for your interest and attendance at this Pre-Bid Conference.

I Bid:

Bids will be received until **Thursday, March 18th, 2021 by 3:00p.m.**, for a Single Prime Contract at:

Orange County Finance Office
405 Meadowlands Drive
Hillsborough, North Carolina 27278

As this is an formal bid process, all bids will be opened publicly at 3:00 p.m. on the date listed above. The owner may decide to broadcast this virtually to bidders.

II Bid Day Documents: Refer to Specifications

1. Proposal Form Pages 1 through 5
2. Bid Bond (5%) or Certified Check (5%)
3. Minority Business Guidelines (10% Goal)
4. Safety Questionnaire
5. Non-Discrimination Certification Form.
5. Bid envelope should be sealed with the following information listed on the outside of the envelope.
 - a. Bidder's Name and Address
 - b. North Carolina Contractor's License Number
 - c. Name of Project
6. If awarded the Contract, the Bidder must provide an executed Performance Bond and Payment Bond for 100% of the Contract by a company licensed in North Carolina. Certificates of Insurance meeting the requirements indicated in the Specifications will also be required.
7. Any bids that have qualifying notes or comments will be rejected.
8. For mailed bids, it is the contractor's responsibility to ensure the bid arrives prior to the bid opening time. Place the bid in a double envelope with "Sealed Bid Do Not Open" written on the envelope.

III Alternates / Allowances:

ALTERNATES:

- A. **Alternate No. 1; Ductwork Cleaning:** State the amount to be added to the Base Bid for providing all labor and materials to clean all existing supply and return ductwork in the building per NADCA ACR standards and Section 23 01 30.51 as indicated and noted in the Contract Drawings per the plans and specifications.

ALLOWANCES

(Refer to Division 01 Section 01 21 00 – Allowances for amounts to be included in bid) *** **Follow the below numbering when filling out the proposal form.**

Allowance No. Up/A-1; Removal And Replacement of Existing Metal Roof Deck:

Allow an amount per square foot for removal and replacement of existing metal roof deck with new metal roof deck based on the unit price for removal and replacement of existing metal roof deck quoted in the Proposal.

Quantity: 750 SF

Allowance No. Up/A-2; Restoration of Metal Roof Deck:

Allow an amount per square foot for restoration of existing metal roof deck quoted in the Proposal.

Quantity: 1000 SF

Allowance No. Up/A-3; Restoration of Metal Deck Repair:

Allow an amount per square foot for repair of existing metal roof deck quoted in the Proposal.

Quantity: 100 SF

Allowance No. Up/A-4; Wood Blocking Replacement:

Allow an amount per board foot for replacement of existing wood blocking quoted in the Proposal.

Quantity: 200 bd.ft

Allowance No. Up/A-5; Plywood Replacement:

Allow an amount per square foot for replacement of existing plywood quoted in the Proposal.

Quantity: 600 SF

Allowance No. Up/A-6; 5/8" Gypsum Board Replacement:

Allow an amount per square foot for replacement of existing wood blocking quoted in the Proposal.

Quantity: 1000 SF

Allowance No. Up/A-7; 36" Wide Additional Walkway Tread Installation:

Allow an amount per linear foot for installation of additional walkway treads to what is currently designed quoted in the Proposal.

Quantity: 500 LF

Allowance No. Up/A-8; Held

Allowance No. A-9; CONTINGENCY:

Contingency allowance shall be provided as follows and the price shall be adjusted based on the actual cost of subcontracts, materials, and labor, excluding overhead and profit. Allowances for overhead and profit shall be provided within the contract price. If there is unused allowance at the conclusion of the project, the allowance plus 15% will be deducted from the contract.

IV E-Procurement Vendors

E-Procurement rules WILL apply for Registered E-Procurement Vendors only. If the low bidder is an E-Procurement Vendor, the owner will not be responsible for any fees associated with the E-Procurement process incurred by the low bidder or any subcontractor. Refer to 009010 Special Conditions Article 8

V Schedule:

Notice to Proceed: anticipated April 19th, 2021.
Substantial Completion: Friday October 15th (180 days)
Final Completion: shall occur 30 days after Substantial Completion

VI Liquidated Damages:

See Supplementary General Conditions: **\$500.00 each calendar day** in excess of the stated completion time.

VII Examination of Bid Documents:

All Bidders are expected to fully examine and familiarize themselves with the Drawings, Specifications and Existing Conditions. All Bidders should read the scopes of the bid package. Any questions or clarifications should be directed to the Architect. No allowances will be made after the bids are received for any oversight due to failure to examine the documents.

VIII Substitutions:

Substitutions or approvals of "Equals" will only be accepted if approved by the Architect in writing at least 7 days prior to the receipt of bids: March 11, 2021.

IX Technical Questions:

Technical questions should be submitted to Architect as soon as possible by phone or preferred email.

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X Construction Documents:

This is a formal bid and construction documents and specifications are available in PDF format upon ShareFile link request. All addenda as well as the plan holders list will also be posted to the Smith Sinnett Architecture website under the "Documents" tab. If you have any issues or cannot download any of the documents, please let us know and we will work to make sure you can get them.

XI Addenda:

Addenda will be emailed to everyone on the Architect's plan holders list.

XII Plan Holders and Bidders List:

Plan Holders and Bidders List will be posted on our website. @ <http://smithsinnett.com/documents/>

XIII Architect's brief description of the project:

The project consists of five renovation sites within three county facilities in downtown Hillsborough. All sites will remain operational during construction with accommodations made for construction activity.

The project consists of replacement of mechanical systems and roof for a 27,000sf building constructed in 1996. The building will remain partially occupied during construction, which will necessitate two phases for the replacement of the building's two main air handling units, among other items. The existing ballasted low slope roof system and insulation, along with a small amount of metal roof, will be fully replaced.