



Spring Hope Railroad Depot Rehabilitation & Platform Addition
Addendum #4
5/5/2025

General:

1. This project will be re-bid. **The date for the Re-Bid Opening is Tuesday, 5/20/2025 at 3:00 PM.** The Advertisement for Re-Bidding and Instructions to Bidders have been revised to include the re-bid date and are included at the end of this document.

Modification to Specifications:

2. Refer to Supplement to the General Conditions, Article 8.1.1. The number of days of Contract Time has changed from 365 consecutive calendar days to **335 consecutive calendar days**. All other requirements of this Article shall remain the same. The Form of Proposal has been revised to include the new Contract Time and is included at the end of this document.

ADVERTISEMENT FOR RE-BIDDING

PROJECT: Spring Hope Railroad Depot Building Rehabilitation and Platform Addition

TIME: 3:00 PM, Tuesday, May 20th, 2025

PLACE: Town Commissioners Chambers
Spring Hope Town Hall
118 West Railroad St.
Spring Hope, NC 27882

Sealed Proposals for this project will be accepted at the place and until the time shown above, after which they will be opened and read publicly.

Bids will be received for Single Prime Construction Contracts covering all Work.

Digital copies of drawings and specifications will be provided by the office of the Architect after Thursday, March 20th, 2025. Drawings and specifications will also be available for review at Construct Connect (<https://www.constructconnect.com>), 800-424-3996 and Hispanic Contractors Association of the Carolinas (info@hcacarolinas.org), 704-908-2208

Bids must be submitted on the standard form of proposal provided by the Architect.

All Contractors must be licensed under prevailing State of North Carolina Laws governing their trade.

No bid may be withdrawn for a period of forty-five (45) days after receipt of bids, except as provided by North Carolina law. The Owner expressly reserves the right to reject any or all proposals, to waive informalities or irregularities in the proposals and to accept any proposal which in his judgement best serves the interest of the Owner.

SIGNED: Mr. Andrew DeIonno
Town Manager
Town of Spring Hope
P.O. Box 87
Spring Hope, NC 27882

Alliance Architecture of the Triad, PC
2601 Pilgrim Court #130
Winston-Salem, North Carolina 27106
(336) 722-4447

INSTRUCTIONS TO BIDDERS

BIDDERS'S REPRESENTATION

The submission of a bid will constitute evidence that the Contractor has fully examined the site and knows existing conditions and has made every provision for operating under existing conditions, has included all necessary labor, materials, equipment, systems, and other items, and has fully read and understands all of the bidding documents.

CONTRACTORS

All contractors must have proper license under North Carolina laws governing their respective trades at the time of bidding.

PROCEDURES FOR BIDDING

Bid proposals shall be prepared on the loose Proposal Form provided with the specifications. All blank spaces on the Proposal Form shall be properly completed. Numbers shall be stated both in writing in ink and in numerals and the entire completed form shall be without any lineation, alterations, or erasures.

The Contractor shall complete the Proposal Form as follows:

- a. If the documents are executed by a sole Owner, that fact shall be evidenced by the word "Owner" appearing after the name of the person executing the documents.
- b. If the documents are executed by a partnership, that fact shall be evidenced by the word "Partner" appearing after the name of the partner executing the documents.
- c. If the documents are executed by a corporation, they shall be executed by either the President or Vice President and attested by the Secretary in either case. The title of the office of such persons shall appear after the signatures. The seal of the corporation shall be impressed or embossed on each copy of the documents.
- d. All signatures shall be properly witnessed.

Proposals shall be addressed as follows:

To: Andrew DeIonno, Town Manager
 Town of Spring Hope
 P.O. Box 87
 Spring Hope, NC 27882

Contractors choosing to hand deliver proposals to the Owner may do so at the following location:

To: Andrew DeIonno, Town Manager
 Town of Spring Hope
 118 West Railroad St.
 Spring Hope, NC 27882

All proposals shall be delivered in a sealed opaque envelope marked on the outside with the designation "Proposal" and bearing the following information:

- Proposal for General Construction of Spring Hope Depot Building Rehabilitation and Platform Addition
- Name of Contractor
- Address of Contractor
- NC Contractor's license number

Modification of bids will be accepted only if received in writing or by telegram to the Owner prior to the time of the bid opening. Facsimile or electronic transmissions of bid modifications will not be accepted.

No bidder may withdraw, modify, or cancel a bid or any part of it for a period of forty-five (45) days after the bid opening.

PROPOSALS

The Owner will receive Single Prime Proposals covering general construction.

ADDENDA

Any addenda to the drawings or specifications issued during the time of bidding are to be considered part of the Proposal and in closing a Contract they will become a part thereof. Receipt of all addenda shall be acknowledged on the Proposal Form. No addenda will be issued by the Architect after four days prior to the date for receipt of bids. Bidders shall direct any questions regarding the project to the Architect in sufficient time for responses to be included in the final Addendum.

It shall be the responsibility of each bidder and any of his sub-contractors to determine the number and extent of any addenda that have been promulgated by the Architect which may affect the Work to be covered by his Proposal and to obtain all such addenda. Failure of a bidder to receive addenda as provided for herein shall not release such bidder from the obligation of his Proposal.

PROCEDURES FOR OBTAINING BID DOCUMENTS

Contractors and subcontractors may obtain digital sets of construction drawings and specifications from the Architect.

EXAMINATION OF BID DOCUMENTS

Should any bidder find any discrepancies or omissions in the bid documents, or should he be in doubt as to their meaning, he shall at once notify the Architect. If a clarification is warranted, a written instruction will be issued in the form of an addendum. Neither the Architect nor the Owner will be responsible for any oral instructions. If plans and specifications are determined to disagree after the Contract has been awarded, the Architect shall be the judge as to which was intended.

All bidders shall base their bid upon materials and equipment described in the bid documents. Substitutions will be considered only as specified in Section #016310.

PRE-QUALIFICATION

Pre-qualification of single prime general contractors was required prior to the original Bid Opening on 4/29/2025 at 3:00 PM. For any contractors who were not involved or were unable to meet the deadline to submit AIA A305 Pre-Qualification Forms, the Owner will accept bids lacking this submission provided that the bidder can provide written evidence of their experience with historic structures. This documentation must be submitted in writing to the Owner within three working days of the re-bid date to Mr. Andrew DeIonno, Town Manager, Town of Spring Hope, Box 87, Spring Hope, NC 27882, or via e-mail to adeionno@springhope.net.

REJECTION OF BIDS

The Owner reserves the right to reject any and all bids, to waive informalities, and to determine the low bidder in case of tie bids.

BID OPENING

The bids will be publicly opened and read aloud.

POST BID INFORMATION

Prior to the execution of the Contract, the successful bidder shall submit the following:

- a. designation of work to be performed by the bidder's own forces.
- b. cost breakdown of each major item of the Work in his bid.
- c. the proprietary names and suppliers of principal items or systems proposed for the project.

BID DATE AND TIME

Bids will be received until 3:00 PM on Tuesday, May 20th, 2025 at the Spring Hope Town Hall at 118 West Railroad St.

**FORM OF PROPOSAL
for
SINGLE PRIME
GENERAL CONSTRUCTION OF ALL WORK**

**SPRING HOPE RAILROAD DEPOT
BUILDING REHABILITATION AND PLATFORM ADDITION
for the
TOWN OF SPRING HOPE, NORTH CAROLINA**

To: Mr. Andrew DeIonno, Town Manager
Town of Spring Hope
Box 87
118 West Railroad St.
Spring Hope, NC 27882

Mr. DeIonno:

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that he/she has examined the site of the work and the contract documents relative thereto and has read all special provisions furnished prior to the opening of bids; that he/she has satisfied himself relative to the work to be performed. The bidder further declares that he/she will provide all labor, materials, equipment, insurance, and permits and abide by all local, state, and federal codes applicable to perform the work required for general construction of the Spring Hope Railroad Depot Building Rehabilitation and Platform Addition.

SINGLE PRIME PROPOSAL FOR GENERAL CONSTRUCTION OF ALL WORK

BASE BID

_____ Dollars,

(\$_____) Base Bid to include all cash allowances but does not include alternate bids, if any.

ALTERNATES

Should any of the alternates, as described, in the contract documents be accepted, the amount written below shall be the amount to be "added to" the base bid.

ALTERNATE #1: Remove and dispose of exterior lead-based paint and paint all existing exterior painted surfaces.

ADD _____ Dollars.
(\$_____).

ALTERNATE #2: Selectively disassemble and reconstruct two existing chimneys.

ADD _____ Dollars.
(\$ _____).

ALTERNATE #3: Furnish and install project sign as detailed on the drawings.

ADD _____ Dollars.
(\$ _____).

ALTERNATE #4: Furnish and install perimeter site security fence and gates.

ADD _____ Dollars.
(\$ _____).

ALTERNATE #5: Furnish and install new ridge vent at Depot if not existing.

ADD _____ Dollars.
(\$ _____).

UNIT COSTS

UNIT PRICE #1 for removal/replacement of poor soils: _____
_____ (\$ _____) per cubic yard.

UNIT PRICE #2 for removal/replacement of mass rock: _____
_____ (\$ _____) per cubic yard.

UNIT PRICE #3 for removal/replacement of trench rock: _____
_____ (\$ _____) per cubic yard.

UNIT PRICE #4 to furnish and install additional duplex electrical receptacles: _____
_____ (\$ _____) per receptacle.

UNIT PRICE #5 to furnish and install R-30 insulation at Depot crawl space and attic: _____

_____ (\$ _____) per sq. ft.

LIST OF SELECTED PRE-QUALIFIED SUB-CONTRACTORS

060000 Window Rehabilitation Sub-Contractor

Name _____.

Address _____.

_____.

LIST OF MAJOR SUB-CONTRACTORS

Plumbing Sub-Contractor is

Name _____.

Address _____.

_____.

Phone No. _____.

Fire-Protection Sprinkler Subcontractor is

Name _____.

Address _____.

_____.

Phone No. _____.

HVAC Sub-Contractor is

Name _____.

Address _____.

_____.

Phone No. _____.

Electrical Sub-Contractor is

Name_____.

Address_____.

_____.

Phone No. _____.

Painting Sub-Contractor is

Name_____.

Address_____.

_____.

Phone No. _____.

The bidder further proposes and agrees hereby to commence work under this contract on a date to be specified in a written order of the designer and shall fully complete all work thereunder within 335 consecutive calendar days from and including said date. Applicable liquidated damages shall be stated in the Supplementary General Conditions.

The undersigned bidder further agrees to furnish a one hundred percent (100%) performance and labor and materials payment bond. Bonds shall be in conformance with North Carolina General Statutes

The general contractor shall include in his sealed bid proposal a list of any exclusions from his insurance coverages. The list shall be typewritten on the contractor's letterhead. If no list is provided, the owner will assume that the contractor has no exclusions from his insurance coverages.

ADDENDA

Addenda received and used in computing bid:

Addendum No. _____	Date_____
Addendum No. _____	Date_____
Addendum No. _____	Date_____
Addendum No. _____	Date_____
Addendum No. _____	Date_____
Addendum No. _____	Date_____

Attach certified check or bid bond to this proposal.

Respectfully submitted this _____ day of _____, 2025.

Name of Firm or Corporation making bid: _____

WITNESS:

By:

(Proprietorship or Partnership)

Title: _____
(Owner/Partner/Pres./V. Pres.)

Address: _____

License No. _____

Federal I.D. No. _____

ATTEST:

By: _____
(Corp. Sec. or Assistant Sec. only)

(CORPORATE SEAL)