

## Notice to Bidders

Blum Construction and WC Construction have been hired, in a Joint Venture, as the Construction Manager @ Risk by Guilford County and will receive and publicly open sealed proposals from prequalified bidders for the construction of the Guilford County Sheriff's Office Renovation Project. Bids will be delivered to the Nussbaum Center at 1451 S. Elm-Eugene St., Greensboro, NC 27406 and then read aloud.

**PROJECT DESCRIPTION:** Selective demolition of the old Guilford County Jail, approximately 113,400 sf, composed of a multi-story (9 levels) building. Demolition will include the basement and 2-story west portion of the building and mass demolition of the tower.

New construction includes an elevated 2-story addition on the east side, infill of new construction in select areas connecting the existing 2-story west section to the east addition, complete interior renovation on all levels, interior drywall partitions, doors/frames/hardware; floor, wall, and ceiling finishes; casework, new elevator and stair towers and renovation of 2 existing stair towers on the west side, new aluminum storefront and glazing and new single-ply roofing system. Work also includes new HVAC systems, new plumbing systems, new security cameras, and access control, CTV, data, fire alarm and new electrical/lighting systems.

Mass demolition of the Otto Zenke Building and existing parking and includes the construction of a new expanded parking lot for staff and visitors.

### The bid opening process will be as follows:

- **Wednesday, December 20, 2023:**  
Bids will need to be dropped off in a box at the Nussbaum Center at 1451 S. Elm-Eugene St., Greensboro, NC 27406. All sealed bids will be required to be placed in a sealed envelope labeled with the required details listed in the bid manual.
- **Receipt of bids will officially close at 10:00 A.M.** – no bids or supplemental documents will be accepted after the bid closing.
- Bid Opening will be at 11 A.M., held in person and via video conferencing, publicly read out loud via the video conferencing system (and viewed). We will go systematically by bid package until all qualified bids are read.
  - **Bid Opening Via Zoom:**  
Video conferencing will begin for bidders to join one hour after Bid Delivery Time at 11:00 A.M.  
Zoom meeting <https://flblum.zoom.us/j/89739783596?pwd=NHk3cXhzcnp1VIFTZkdwRUQvK1Rjdz09MeetingID:89739783596>  
Passcode: 838021  
Join by phone: +1 646 931 3860
  - **Bid Opening in Person:**  
Location: 1451 S Elm-Eugene St, Greensboro, NC 27406  
Time: 11:00am

**PREBID MEETING - Online:** A Virtual Prebid Meeting – Register in advance at the link below. Once registered the Zoom Link and Meeting Information will automatically be sent via email.

Meeting Date: Tuesday, November 28, 2023 @ 3:30 P.M.

Registration Link: [https://flblum.zoom.us/meeting/register/tZArdOCprjsvEt0AOyJTMxm-g\\_jKx1I1tyPS](https://flblum.zoom.us/meeting/register/tZArdOCprjsvEt0AOyJTMxm-g_jKx1I1tyPS)

### Site Visit:

Day/Time: Wednesday, December 6, 2023 @ 2:30

Location: 401 W. Sycamore Street, Greensboro, NC 27401

RSVP If Attending: [Sarah.neblett@flblum.com](mailto:Sarah.neblett@flblum.com)

Principal trade contractors are solicited for the following bid packages:

Bid Package	Bid Package Description
01A	General Trades
01B	Final Cleaning
02A	Selective/Building Demo, Haul Off
02B	Abatement/Building Demo – Otto Zenke Building
03A	Concrete Building, Turnkey
03B	Rebar Furnish
04A	Masonry
05A	Structural Steel
05B	Misc Metals/Rails & Stairs
06A	Millwork
06B	Countertops
06C	In-Wall & Exterior Blocking Labor/Material
07A	Roofing
07B	Thermal Insulation
07C	Joint Sealant
07D	Firestopping
07E	Waterproofing
07F	Aluminum Comp Metal Panel Canopy
07G	Composite Panels, Fiber Cement
07H	Spray-Applied Fireproofing
08A	Doors and Frames
08B	Overhead Coiling Doors
08C	Aluminum Storefront, Entry Doors, Glass, & Glazing, Ext. Sun Shades
09A	Framing, Drywall, & Insulation
09B	Ceilings
09C	Resilient Flooring & Carpet
09D	Tile
09E	Painting
10A	Project Specialties Labor/Material
10B	Signage Labor/Material
10C	Lockers Labor/Material
10D	High Density Storage Labor/Material
10E	Corner Guards – Stainless Steel
12A	Horizontal Louver Blinds & Roller Shades
12B	Furniture & Furnishings Labor/Material
14A	Elevators
21A	Fire Protection
22A	Plumbing Complete
23A	HVAC & Insulation
23B	Test and Balance
23C	HVAC Controls/Building Automation System
26A	Electrical
27A	Structured Cabling
28A	Fire Alarm
28B	Security/Access Controls
31A	Sitework
31B	Erosion Control
32A	Concrete Sidewalks
32B	Curbs & Gutters
32C	Asphalt Paving
32D	Markings
32E	Traffic Signage
32F	Fencing
32G	Landscape and Irrigation
32H	Site Utilities
32I	Site Furnishings

Additional packages may be added and deleted by the Owner and Construction Manager.

RFI Questions are due Friday, December 01, 2023 @ 2:00 pm.

RFI Questions regarding the bid should be in writing and emailed to [sarah.neblett@flblum.com](mailto:sarah.neblett@flblum.com) on the RFI submission form located in the bid manual and this project's plan room; Questions submitted after the noted RFI deadline will not be answered.

Blum Construction and WC Construction has a long-standing commitment to maximize minority and other HUB participation on all of our projects, and we recognize the importance Guilford County places on minority and HUB participation for all of their projects. There is an established 40% MWBE goal for this project. Historically underutilized and minority business participation is strongly encouraged. Blum Construction/W.C. Construction has the ability to create custom solutions to support a successful project outcome. Examples of Trade Partner Support: quick pay arrangements, modified insurance limits, bonding access or alternative bonding solutions, joint check agreements, prequalification assistance, disaggregation of bid packages, Guilford County Capital Access Program providing working capital loans up to \$75,000, alternate options for financial statements prequalification requirements, break out of materials and equipment to support cash flow.

No facsimile or email submissions are permitted. Sealed bids must be received prior to the bid opening time at the location noted above. Sealed Bids can be mailed but should arrive before 4:00 pm on the day before the bid to Frank L. Blum Construction Company, 2601 Pilgrim Ct, Winston-Salem, NC 27106, Attention: Sarah Neblett. Blum & WC will receive, open and read publicly all bids received.

Bids will only be accepted from prequalified bidders. Contact [sarah.neblett@flblum.com](mailto:sarah.neblett@flblum.com) for information on prequalifying.

The Construction Manager and Owner reserve the right to add prequalified bidders. The Construction Manager and Owner reserve the right to reject any and all bids. No facsimile or email submissions are permitted.

Information can be obtained through our online plan room at <https://www.flblum.com/subcontractors.php>. For more information contact Sarah Neblett at 336-748-4407 or [sarah.neblett@flblum.com](mailto:sarah.neblett@flblum.com)