

NOTICE TO BIDDERS

Sealed proposals will be received from Single Prime Contractors by the North Carolina Department of Public Safety / North Carolina National Guard in Raleigh NC, in the Raleigh USPFO Office Renovation, Breakroom 108, 4201 Reedy Creek Road, Raleigh, North Carolina 27607 (accessed via Goldstar Drive) on **September 16, 2025** for the furnishing of labor, material and equipment entering into the construction of:

Raleigh USPFO Office Renovations
4201 Reedy Creek Road
Raleigh, North Carolina 27607

Bids shall be submitted and opened on September 16, 2025 according to the following schedule:

Bids will be received by the Owner and publicly opened and read aloud at **2:00 PM on September 16, 2025**, at the **Breakroom 108, Raleigh USPFO Office, North Carolina National Guard** located at **4201 Reedy Creek Road, Raleigh NC 27607 (accessed via Goldstar Drive)**. No bid will be accepted after this time.

This project consists of the renovation of the office area portion (25,055sf) of the existing USPFO building (79,114sf). The scope of work at the office area includes removal of hazardous materials such as asbestos and PCB containing materials, removal of existing ceiling and finishes, new floor finishes, new ceiling/finish, (including lighting, mechanical grilles, audio speakers, removal and reinstallation of fire alarm devices), paint walls and frames, new interior glazing and frames, casework, plumbing (miscellaneous base bid, renovate toilet rooms per alternates), miscellaneous new mechanical, miscellaneous electrical and communications, removal and reinstallation of existing fire alarm devices and limited installation of new fire alarm devices, new interior glazing and frames, replacement of limited door/hardware, removal, storage, and reinstallation of workstation furnishing (including disconnection and reconnection of electrical and communications), removal, storage, and reinstallation of physical fitness equipment, new building signage (base bid and alternate), and removal and infill of existing openings. Site work alternate includes tree removal, removal and replacement of a portion of existing sidewalks for purposes of grading, and new stormwater drainage. The project includes all other work as shown, indicated, or reasonably implied on the drawings and/or specifications for a complete, first-class job. The existing building (original construction and modifications) is a one-story interior and exterior load-bearing masonry/column supported by steel roof framing structure with steel deck and cementitious fiber wood deck. Note this project is subject to the "Buy American Act." Refer to 00 09 10, Special Conditions. The project proposes no change to: occupancy, number of stories, building height, building area, construction type, fire-resistance rating requirements for building elements, egress width, exit access/exits. The warehouse areas of the building are not in the work area.

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

Pre-Bid Meeting

An Open pre-bid meeting will be held for all interested bidders on **August 28, 2025 at 10:00am** Raleigh USPFO, 4201 Reedy Creek Road, Raleigh NC 27607

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 5: Owner Preferred Manufacturers:
Room Signage Manufacturer
Fire Alarm Device Manufacturer

Justification of any approvals will be made available to the public in writing no later than (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 \$300 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 ground for rejection of the bid. (GS143-128.2c Effective 1/1/2002.)

All contractors are hereby notified that they must have a 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 Raleigh USFPO Office, Breakroom 108, 4201 Reedy Creek Road, Raleigh, NC 27607 (accessed via Goldstar Drive), 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 Raleigh USPFO Office Renovations bid opening with Project Manager Gregory Jackson. Park in the "Contractor Parking Area," southwest of the building and enter the door under the green USPFO canopy.

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 Gregory Jackson at (984) 664-6282

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:
Jamey Glueck, AIA
Smith Sinnett Architecture. P.A.
(Name)

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

(919) 781-8582
(Phone)

jglueck@smithsinnett.com
(Email)

Owner:
Gregory Jackson, Project Manager
North Carolina National Guard
(Agency/Institution)

1636 Gold Star Drive
Raleigh, NC 27607
(Address)

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(Phone)

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(Email)