

Addendum No. 01

Issue Date: 3/25/2025

Project Name: Parking Garage Capital Improvements FY25

Bid Number: 298-CP25-PGFY25.BID

TO: Prospective Bidders

This addendum forms a part of the Request for Bids and modifies the original Bid #298-CP25-PGFY25.BID only to the extent specifically noted below. Failure to acknowledge this addendum in the Bid submittal may subject the bidder to disqualification. The official source of this solicitation is found on the City procurement website at www.ashevilenc.gov/bids. All updates to this solicitation shall come in the form of published addenda and shall be published to the same location.

This Addendum consists of One (1) page plus attachments

This Addendum consists of the following information:

1. An onsite optional Pre-Bid meeting was held on 3/25/2025 at 1:00pm at the Wall Street Parking Garage. The sign-in sheet and minutes from that meeting are attached.

Attachments include:

- Pre-Bid Meeting Sign-In Sheet (2 pages)
- Pre-Bid Meeting Agenda (4 pages)

-End of Addendum No. 01-



Pre-Bid Meeting Attendance*

Project Name: Parking Garage Capital Improvements FY25

Project Location: Wall Street Garage 45 Wall Street | Rankin Ave Garage 12 Rankin Ave

Project Number: _____

Project Manager: Nicole George

Meeting Date and Time: Monday 3/24/2025; 1:00pm

Location: 45 Wall Street, Asheville

Please Note: This project is subject to the City's Asheville Business Inclusion (ABI) Policy to encourage minority and women participation in the bid process.

For more information regarding the requirements of this policy, please watch the video linked at ashevillenc.gov/bids. You can also contact the ABI Office at 828-259-8050 or by email at abi@ashevillenc.gov

**Note: This pre-bid meeting is Optional. Attendance is not a requirement for bidding*

*******IMPORTANT --- PLEASE INCLUDE YOUR EMAIL ADDRESS BELOW*****

Name	Company	General Contractor/ Subcontractor/ City Staff / Other	E-Mail Address	Phone Number
Nicole George <i>NG</i>	City of Asheville, Capital Projects PM	City Staff	ngeorge@ashevillenc.gov	828-747-1976
<i>Matt Wentworth</i>	<i>Enterprises Co. Inc.</i>	<i>GC</i>	<i>Matt.enterprises@gmail.com</i>	<i>828-412-1163</i>
<i>Brett Collins</i>	<i>Volunteer Restoration</i>		<i>Brett@volunteerrestoration.com</i>	<i>865-521-7663</i>
<i>Ben Pisello</i>	<i>Kennedy Richter</i>	<i>GC</i>	<i>bpisello@Kennedyrichter.com</i>	<i>239-896-7922</i>
<i>Dennis Dellinger</i>	<i>Kennedy Richter</i>	<i>G.C.</i>	<i>Dellinger@Kennedyrichter.com</i>	<i>980-286-6827</i> <i>704-773-5936</i>
<i>CS Reet</i>	<i>Stone Restoration</i>	<i>GC</i>	<i>Creed@StoneRes.com</i>	<i>704-650-6986</i>

Pre-Bid Meeting (Formal - N.C.G.S. 143-129)

Date: 3/24/2025
Time: 1:00 pm
Location: Wall Street Garage, 45 Wall St, Asheville, NC 28801

Project Name: **Parking Garage Capital Improvements FY25**
Bid Number: **298-CP25-PGFY25.BID**

I. Introductions

- A. Nicole George, Project Manager, City of Asheville
- B. Enrique Villalobos, Engineer Walker Consultants
- C. Sabrina Tolley, City of Asheville, Parking Services
- D. Joe Redford, City of Asheville, Parking Services
- E. Marcus Kirkman, City of Asheville, Business Inclusion
- F. Sarah Armstrong, City of Asheville, Contracts

II. *This is the pre-bid meeting for the Parking Garage Capital Improvements FY25 project 298-CP25-PGFY25.BID.*

III. Meeting Attendance: Be sure to sign in. The sign-in sheet, along with this agenda, will be included in Addendum #1

IV. ***Please be advised that whatever is said during this meeting is meant to be helpful but does not and cannot change the Bid Documents. Prospective contractors must rely on published Addenda for official answers to questions not currently covered by the Bid Documents.***

V. General Contracting Terms and Conditions

A. **Minority Business Plan:**

- 1. Introduce Marcus Kirkman, Business Inclusion Manager
- 2. *The City of Asheville has adopted a Minority Business Plan to encourage participation by women and minority businesses in the awarding of contracts. Prospective Contractors may outreach to any registered minority or woman owned business for their sub-contracting needs. Prospective Contractors are hereby notified that this bid and the subsequent contract are subject to the provisions of that plan. Questions regarding this should be directed to the Office of Economic Development, Business Inclusion Office at (828) 259-8050 or by email at abi@ashevillenc.gov*

- B. ***Drug-Free Workplace:*** *The City of Asheville is a Drug-Free Workplace Employer. By submitting this bid, the Prospective Contractor certifies that if awarded the Contract, they and their subcontractors shall provide a drug-free workplace during the performance of the contract; and shall notify employees that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited in the workplace, and shall specify*

the the actions that will be taken for violations of such prohibitions. Responsive actions should be appropriate and sufficient to address and remediate any violations of this requirement.

- C. **Bid Bond:** All bidders are required to submit cash, a cashier's check, or certified check in an amount equal to five percent (5%) of the bid proposal. In lieu of said money, the bidder can submit a Bid Bond (please use the City's Bid Bond Form provided in the Bid Documents) executed by a corporate surety licensed in North Carolina to execute said bonds. This deposit shall be retained if the lowest responsible bidder fails to execute the contract within ten (10) days of the award or fails to give satisfactory surety as required in North Carolina General Statutes Section 143-129.
1. All bids and bid bonds shall be sealed **in two (2) separate envelopes** and shall not be opened prior to the time set for the bid opening.
- D. **Payment/Performance Bonds:** The successful bidder will be required to furnish a Performance Bond and a Payment Bond in the amount equal to 100% of the contract amount. Those bonds shall meet the requirements of North Carolina General Statutes Section 143-129 and of Article 3 of Chapter 44A of the North Carolina General Statutes. Please use the City's Performance Bond and Payment Bond templates found in the Bid Documents.
- E. **Submission of Bid:**
1. Sealed bids should be delivered to City Hall no later than **Thursday April 10th 3:00pm.**
 2. Your two sealed envelopes (one with your bid and the other with your bid bond/cash/cashier's check/ certified check) should be delivered to the Security Guard Station at 70 Court Plaza, Asheville, NC 28801
 3. Each envelope must be labeled glued or taped shut and labeled with the Bidders Name, Bid Number and the Project Name
 4. Bids will be opened and read in the Purchasing office. The bid opening can be attended in person or virtually via the GoogleMeet link posted on the City's bid page at ashevillenc.gov/bids

Project Scope:

- VI. The City operates four downtown parking garages. This project will address repairs and restoration of the Wall Street and Rankin Avenue decks. Drawings and bid documents are available for free download on the City's bid page: ashevillenc.gov/bids
- A. Overall the scope consists of steel reinforcement and concrete repairs, replacing worn joint sealants, new traffic coatings, and striping.
 - B. In the Wall Street garage the elevator landings will be replaced
 - C. In the Rankin Ave garage there are some masonry repairs.
- VII. Special Requirements:
- A. BASE BID:
 1. The base bid calls for construction to occur while the garages are open and active. The base bid duration is 273 calendar days (9 months).

2. Under the base bid, the City requires 7 days notice prior to closing off parking spaces or drive lanes.
3. No more than 40 spaces can be closed at any one time.
4. Rerouting of traffic must be coordinated with Parking Services.
5. A detailed schedule and phasing plan that includes all of the planned parking space closures, must be submitted and approved prior to receiving a Notice to Proceed.
6. Protections must be installed and maintained to guard against damage to persons and property.
7. Work must be performed in only one garage at a time. Once the work in one garage is substantially complete, work can then begin in the other.

B. ALTERNATE

1. There is a bid alternate for an expedited timeline. The bid alternate includes full garage closures, and 4 weeks of onsite construction for Rankin and 6 weeks onsite construction for Wall Street.
2. There is also an early completion incentive included with the bid alternate.

- C. Material and Equipment Storage – to be coordinated with Parking Services

VIII. **Pre-Bid RFIs:** Questions pertaining to the bid are due by March 28th, and responses will be provided in an addendum.

IX. **Bids will be accepted until 3:00pm on Thursday 4/10/2025.**

Thank you!

Pre-Bid Meeting Notes (Formal - N.C.G.S. 143-129)

The Separate Envelope System for Bids and Bid Security Deposits:

- Some City Departments require prospective contractors to submit the Bid Security Deposit / Bid Bond in a separate envelope along with their Bid so it can first be determined if all bids meet the Bid Security Deposit / Bid Bond requirements before unsealing and opening the bid documents themselves (photos: [Separate Envelopes](#), [Envelopes Taped Together](#), [Envelopes As Delivered](#))
- This system preserves the confidentiality of prospective contractors' proposals in the event the project must be re-advertised because less than 3 bids were received

Bid Security Deposits in the form of Bid Bonds:

- Bid Bonds should be submitted on the City's [Bid Bond template](#)
- The purpose of the Bid Security Deposit / Bid Bond is to guarantee the prospective contractor will honor the bid amount and will comply with the statutory requirements for contract execution
- Surety will, upon demand, make payment to the City if the bidder fails to execute the contract in accordance with the Bid Bond
- Bid Bond is executed by corporate surety licensed under the laws of North Carolina to execute such bonds, which may be verified at the [Department of the Treasury's Listing of Approved Sureties](#)
- Bids not accompanied by a satisfactory Bid Security Deposit / Bid Bond at the time of filing must be rejected as non-responsive and cannot be accepted or considered
- Bids not accompanied by a satisfactory Bid Security Deposit / Bid Bond at the time of filing do not count toward the 3-bid minimum rule
- Bid Security Deposits must be returned after the contract is awarded
- Bid Security Deposits shall be retained if the successful bidder fails to execute the contract within 10 days after the award or fails to give satisfactory surety as required