

Addendum No. 01

Issue Date: 12/15/2023

Project Name: Stephens-Lee Phase 2 Restroom Renovations

RFQ Number: 298-CP24-D2401-BID

TO: Prospective Bidders

This addendum forms a part of the Request for Bids and modifies the original Bid #298-CP24-D2401 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.ashevillenc.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. **NOTE:** An onsite Optional Pre-bid meeting was held on 12/14/2023 at 1:00pm. The sign-in sheet and notes from that meeting are attached (see Attachment 1).
2. **REVISE:** In the Project Manual, the City of Asheville Bid Form, has been revised as follows (Revised Bid Form is included herein as Attachment 2).
 - a. ADD new Section 7.3 Unit Price Work.

Attachments include:

- Attachment 1: Pre-Submittal Meeting Sign-In and Notes (5 pages total)
- Attachment 2: Revised City of Asheville Bid Form (3 pages total)

-End of Addendum No. 01-



Pre-Bid Meeting Attendance*

Project Name: Stephens-Lee Phase 2 Restroom Renovations

Project Location: 30 George Washington Carver Ave, Asheville 28801

Project Number: D2401

Project Manager: Nicole George

Engineer / Architect: Legerton Architecture

Date and Time: 12/14/2023 @ 1pm

Location: Stephens-Lee Rec Center

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

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

Name	Company	GC/ Trade / Owner / Other	E-Mail Address	Phone Number
Nicole George	City of Asheville, Capital Projects PM	Owner	ngeorge@ashevillenc.gov	828-747-1976
Cody Walker	Carolina Cornerstone Construction	Scott Crockett	Cody.CarolinaCornerstone@gmail.com	828-230-5677
Bryan Duvall	Pisgah Plumbing	Chris Ashe	bduvall@PisgahPlumbing.com	828-884-2838
Chris Ashe	Pisgah Electrical Services	"	cashe@pisgahlectric.com	828-400-8993
Scott Chandler	Hoyes Industrial	GC	schoandler@mhoyes.com	828-708-3691

Steven@PattonConstructiongroup.com

SCOTT CROCKETT	CAROLINA CORNERSTONE CONSTRUCTION	GC	SCOTDALECROCKETT@ GMAIL.COM	828-243- 2438
Justin Diggins	Patton Construction group	GC	Steven@PattonConstructiongroup.com	
Max DeHoll	Modern Mountain Builders	GC	Info@ModernMountainbuilders.com	828-687-7887
JARED WHEATLEY	WHEATLEY CONST.	GC	jared@wheatley.construction	828-989-1004
LAUREN BARTHOLOMEW	BARTHOLOMEW CONST.	GC	Lauren@div7.org	828-331-7632 828-707-5952

Pre-Bid Meeting

Date: 12/14/2023
Time: 01:00 pm
Location: Stephens-Lee Recreation Center,
30 George Washington Carver Avenue

Project Name: **Stephens-Lee Phase 2 Restroom Renovations**
Bid Number: **298-CP24-D2401-BID**

INTRODUCTION

- This is the pre-bid meeting for the Stephens-Lee Phase 2 Restroom Renovation Project, Bid Number 298-CP24-D2401-BID. **Bids will be accepted until December 29, 2023 at 2:00 pm.**
- Meeting Attendance Sign-In Sheet (attached)

***NOTICE:** 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.*

PROJECT SCOPE:

- This facility is the only remaining building of the former Stephens-Lee High School. At the time when it opened in 1923 it was the only African-American high school in the region. The school closed in 1965 during desegregation. And in 1975 it was demolished, with the exception of this building. This building is recognized as a Local Historic Landmark.
- Scope for the project includes:
 - Second Floor Restroom Renovation:
 - Renovate the restroom portion of the locker rooms to complete the renovations already installed on the shower portion of the locker rooms.
 - Scope includes new toilet fixtures and partitions, new accessories, floor tile and wall tile.
 - Bid Alternates:
 - #1 - New pendant lighting fixtures for the first floor Multi-purpose room (plan pages A3.01 and E101)

PROJECT SPECIFICS:

- This project is **federally funded** through HUD's Community Development Block Grant program. There are some important contracting terms, outreach requirements and reporting that go along with the grant funding.

SECTION 3

- HUD Section 3 requirements relating to low-income businesses and workers apply (refer to Exhibits in bid documents for additional information).

- Contractors are required to identify registered Section 3 businesses within the local targeted area (1-mile radius of project site) and perform outreach to these businesses for any subcontracting opportunities.
- After contract award, the contractor and subcontractor are required to outreach to Section 3 workers in the local targeted area for any new hiring needs for the project.
- Contractors are encouraged to contact the regional North Carolina HUD office for assistance with Section 3 outreach. Additionally, Contractors can contact Section3@HUD.gov

WEEKLY CERTIFIED PAYROLL

- The Contractor and all subcontractors of all tiers will be required to pay prevailing wages for all workers assigned to the project (applicable wage determination is included as an exhibit in the Bid Documents)
- The Contractor and all subcontractors of all tiers will be required to submit weekly certified payrolls.

For general questions about the CDBG federal grant requirements, contact the City of Asheville Community Development Department: Laura Near, lnear@ashevillenc.gov

- **MWBE Outreach** - Contractors are required to engage in sincere outreach to minority, women and historically underutilized businesses. All outreach efforts and outreach results must be documented and included with your bid submittal
- Bidders should pay special attention to the **Special Requirements** included in the bid documents.
- Safety (personal protective equipment, trench safety, etc.) and Job Site Security (fencing, graffiti or other vandalism) are the Contractor's responsibility.
- Permits are the responsibility of the Contractor. Note, there are no permitting fees collected on City of Asheville projects.
- Retainage (per [N.C.G.S. 143-134.1](#)):
 - Until the project is 50% complete, 5% per periodic payment owed to the prime contractor will be withheld;
 - When the project is 50% complete, no further retainage is withheld as long as performance is satisfactory;
 - When a certificate of substantial completion is issued or upon beneficial occupancy, all remaining retainage will be released
- Questions pertaining to the bid will be answered in the form of a written Addenda posted to the City of Asheville's bid page no later than (7) days before the opening of bids. Any Addenda become part of the Advertisement for Bids and modify the original project only to the extent specifically noted in the Addenda. Failure to acknowledge any and all Addenda in the bid submittal may subject the submitter to being deemed non-responsive.
- **SITE WALK**

- **CLOSING:**

- The deadline to submit questions (RFIs) is Monday 12/18 at 3:00pm
- **Bids will be accepted up to and until 2:00 pm on 12/29/2023.**
- Bids can be delivered in person to City Hall, 70 Court Plaza Suite 100
- Bids can be e-mailed to CapitalProjects@ashevillenc.gov
- **If you need to do an additional site visit prior to bid, contact Nicole George (ngeorge@ashevillenc.gov) to schedule.**

- End -



City of Asheville Bid Form (rev.1)

BID FORM

For Project: D2401 - Stephens-Lee Phase 2 Restroom Renovations

BID SUBMITTED BY:

Bidder: _____ Date _____
(Name of Firm or Corp. making Bid)

Telephone Number: _____ E-Mail: _____

Fed ID. No. _____ NC Contractor Type & License No. _____
(provide proof of current license with bid submittal)

OFFER

1. In response to the *Advertisement for Bids*, and in compliance with the *Instructions to Bidders* for the above-named Project, the undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into a Contract with the City of Asheville ("Owner") in the form included in the Bidding Documents, and to perform all Work as specified or indicated in the Bidding Documents, for the prices and within the time frames indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents
2. Bidder, by submitting this Bid, affirms that it has carefully examined the Bidding Documents and the other related information and data identified in the Bidding Documents, has visited the actual location of the Work, has satisfied itself as to all conditions and understands that, in signing this Bid Form it waives all rights to plead any misunderstanding regarding same and agrees to be bound by the provisions of said Bidding Documents and all statements made therein.
3. Bidder acknowledges the receipt of the following Addenda to the Bidding Documents and has incorporated the effects of said Addenda into its Bid: *(list addenda below)*
ADDENDUM No.(s)

4. Bidder acknowledges that neither the Owner nor any of its employees or agents shall be responsible for any bid preparation costs, or any costs or charges of any type, should all bids be rejected or the Project cancelled for any reason prior to the issuance of the Notice to Proceed.
5. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid Proposal in connection with the Contract for which the attached Bid Proposal has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid Proposal or of any other Bidder, or to fix the overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Asheville, or any person interested in the proposed Contract.
6. By submitting this Bid, the Bidder hereby agrees to all of the terms and conditions of the *Advertisement for Bid* and to all of the terms and conditions of the *Instructions to Bidders*. Bidder agrees that this Bid, including all Bid Alternates, if any, may not be revoked or withdrawn after the opening of bids, and shall remain open for acceptance for a period of 60 days following the Bid Date, or for such longer period of time that Bidder may agree to in writing upon request of



BID FORM

the Owner. Bidder understands that Bid Alternates that are not accepted in an initial award shall remain open for acceptance for the entire period set above and for such longer period as requested by Owner and agreed to by the Bidder.

7. Bidder herewith submits its offer to provide all labor, materials, equipment, tools of trades and labor, accessories, appliances, warranties and guarantees, and to pay all royalties, fees, permits, licenses and applicable taxes necessary to complete the construction work in accordance with the Bidding Documents:

7.1 BASE BID

BASE BID:	\$
WRITTEN:	

- 7.2 ALTERNATE BID WORK (as indicated in the Bidding Documents and generally described as follows): (Bidder shall STRIKE THROUGH "ADD" or "DEDUCT" so as to clearly indicate the price adjustment offered for each alternate)

<u>ALTERNATE #01</u> Multi-Purpose Room Lighting Fixtures (Plan Pages A3.01 and E.101)	ADD/DEDUCT \$ (to or from BASE BID)
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7.3 UNIT PRICE WORK Bidder offers for the Owner's consideration and use the following UNIT PRICES. The UNIT PRICES offered by Bidder indicate the amount to be added to or deducted from the Base Bid for each item-unit combination. UNIT PRICES include all costs to the Owner, including those for materials, labor, equipment, tools of trades and labor, fees, taxes, insurance, bonding, overhead, profit, etc. The Owner reserves the right to include or not to include any of the following UNIT PRICES in the Contract and to negotiate the UNIT PRICES with Bidder.

No.	ITEM (Refer to Finish Legend A10.01)	QTY	UNIT	UNIT PRICE
1	Porcelain Floor Tile CT-1A	1	SF	\$
2	Porcelain Floor Tile CT-1B	1	SF	\$
3	Porcelain Wall Tile CT-2	1	SF	\$
4	Porcelain Cove Base CTB-1	1	SF	\$

8. CONTRACTOR LIST FOR SUB-DIVISIONS OR BRANCHES OF WORK: Per GS 143-128(d) All bidders in a single-prime project shall identify on their bid the contractors they have selected for the sub-divisions or branches of work for: (1) Heating, ventilating, and air conditioning, (2) Plumbing, (3) Electrical, and (4) General.

(Trade)

(Company Name)

(NC License #)

(Address)

(Trade)

(Company Name)

(NC License #)

(Address)



BID FORM

_____ (Trade)	_____ (Company Name)	_____ (NC License #)	_____ (Address)
_____ (Trade)	_____ (Company Name)	_____ (NC License #)	_____ (Address)
_____ (Trade)	_____ (Company Name)	_____ (NC License #)	_____ (Address)

9. Bidder has included in the bid submittal the following required documents:
- The completed and signed Bid Form, including:
 - acknowledgement of addenda (item 3)
 - Price Offer: Base Bid, Bid Alternate and Unit Price (items 7.1, 7.2 and 7.3)
 - subcontractor listing (item 8)
 - Appendix A 44 C.F.R. Part 18 - Certification Regarding Lobbying (completed and signed)
 - Identification of HUB Certified/ Minority Business Participation and Affidavit
 - Proof of current North Carolina contractors license and expiration date

Respectfully submitted this _____ day of _____ 20_____

(Name of Firm or Corp. making Bid)

Witness:

By _____

(Proprietorship or Partnership)
or Vice President, only)

Title _____
(Owner, Partner, Corporation President

Attest:

Address _____

By _____

Contractor License No. _____

Title _____
(Corporation Secretary or
Assistant Secretary, only)

Federal I.D. No. _____

-END OF BID FORM-