



## Henderson County Capital Projects

100 North King Street, Suite 206  
Hendersonville, North Carolina 28792

---

**From:** Thad Ninnemann  
Capital Projects Project Manager  
Marshall Morris  
Blue Ridge Community College Project Coordinator

**Subject: Request for Proposals:**  
**Blue Ridge Community College Continuing Education Building Chiller Replacement**

**Date:** March 3, 2020

---

**Mandatory Pre-Bid Meeting:**

**March 10th, 2020 @ 11:00am**  
Continuing Education Building Main Entrance  
Blue Ridge Community College  
625 College Drive  
Flat Rock, NC 28731

**Proposals are due:**

**March 17th, 2020 by 2:00 pm**  
Henderson County Government Offices  
Attention: Thad Ninnemann  
100 North King Street, 2<sup>nd</sup> Floor, Suite 206  
Hendersonville, NC 28792

**Location of Work:**

Continuing Education Building  
625 College Drive  
Flat Rock, NC 28731

**Engineer:**

Sims Group - Derek Stewart  
P.O. Box 5534  
Asheville. NC 28813

**Carrier Engineer:**

Mark Varadi  
(336) 709-0089  
[Mark.b.varadi@carrier.com](mailto:Mark.b.varadi@carrier.com)



## Henderson County Capital Projects

100 North King Street, Suite 206  
Hendersonville, North Carolina 28792

---

**Preferred Rigger:**

Imoco Inc.  
Geoff Bagwell  
111 Guaranteed Way  
Fletcher, NC 28732  
(828) 684-2000 Ext. 120  
Gbagwell@ImocoInc.net

Sealed hard copy bids will be received from bidders by Henderson County at the Henderson County Government Offices, 100 North King Street, Suite 206, Hendersonville, North Carolina 28792 until March 17<sup>th</sup>, 2020 @ 2:00 pm.

**Scope of Work:**

**GENERAL:**

Henderson County/BRCC requests proposals to provide a turnkey project inclusive of all labor, materials, concrete pads, traffic control, supervision, disposal fees, permits, inspections to remove and replace existing chiller system located at the Continuing Education building on the campus of Blue Ridge Community College with the specified Carrier product. Contractor is to meet or exceed all requirements and specifications outlined in the engineered drawings. Work area and equipment room to be left in a clean and good condition

- It is the strong desire of BRCC to not have existing sidewalks broken by cranes or lift equipment. Imoco has done a site survey of access paths to the equipment, sidewalks which BRCC does not want broken by heavy equipment (such as a crane) and equipment to be lifted and removed or delivered.
- Imoco has a 15 ton Broderson which it believes can be used and not break existing sidewalks. This would require the temporary removal of several sidewalk lightpoles and ground lights for maneuverability. It is requested the Contractor use Imoco's services for any lifting, removal or delivery of the equipment to the job site.
- If the Contractor chooses to use a crane instead of a 15 ton Broderson, the Contractor must use crane matting to protect any sidewalks to be used for access.
- BRCC is requesting the Carrier replacement model specified in the engineered drawings. **Substitutions are not permitted.**
- Time of Completion: The awarded Contractor may commence work on May 25<sup>th</sup>, 2020. Contractor must be complete by July 31<sup>st</sup>, 2020. Work completion includes receiving and passing all inspections.
- Install all materials and equipment in accordance with manufacturer's instructions and warranty requirements.



## Henderson County Capital Projects

100 North King Street, Suite 206  
Hendersonville, North Carolina 28792

---

- Contractor must submit a timeline for beginning and completion of the project.
- Any streetlight or ground lights which need to be temporarily removed for crane or lift access will be the contractor's responsibility. Lighting must be reinstalled and made operation upon completion.
- This chiller is the sole means of cooling the Continuing Ed building. Any downtime must be scheduled in advance with BRCC's Project Coordinator. All downtime must be kept to a minimum. Work should be coordinated to keep downtime to an absolute minimum.
- Existing chiller will not be disabled or disconnected until the new chiller and its components have been received.
- Contractor is to obtain and pay for any and all required permits and inspections. Any deficiencies found in the installation or materials used in the installation which prevents receiving a green tag from inspectors will be the Contractor's responsibility and expense to correct.
- All Freon (CFC) will be reclaimed in approved Contractor provided canisters labeled with the refrigerant type. Both Freon (CFCs) and canisters will become the property of the College's Facility Maintenance. The Contractor's technician must have CFC certification.
- Contractor is to remove the existing unit, remove the unit from the premises, and disconnect piping and electrical in a way that it can be reconnected.
- Any modifications to gates, doors or door frames for the removal of equipment or delivery of equipment will be at the Contractor's expense. If modifications are needed, the Contractor is to restore gates, doors & and door frames to existing conditions.
- Contractor is to reconnect to existing piping and/or replace piping in the vicinity of the unit to make the systems fully functional. Any piping or electrical which must be rerouted or replaced is the responsibility of the Contractor.
- Contractor will be responsible for all utility disconnections, reconnections including gas, electrical, plumbing, flue, fire alarm systems and Metasys.
- Contractor is to reintegrate the existing Metasys building automated system controls to the new chiller with existing functionality.
- Furnish the necessary supervision, labor, tools, equipment and materials to complete the work outlined in the engineered drawings and pre-bid meeting.
- All piping between chiller and building is to be neatly wrapped with insulation and aluminum jacketing.
- Work schedule limitations to be coordinated with the Blue Ridge Community College Project Coordinator.
- Project includes disposal of the chiller & evaporator being replaced and associated debris offsite at the Contractor's expense. The contractor will not be allowed to use



## Henderson County Capital Projects

100 North King Street, Suite 206  
Hendersonville, North Carolina 28792

---

College dumpsters. Construction dumpsters will be the responsibility of the Contractor and at the Contractor's expense.

- Contractor will provide traffic flaggers for any road or lane closures needed for delivery of equipment or work to be done.
- Daily Cleanup of all affected work areas and paths of entry and material delivery or removal.
- Any damage to buildings, walk ways, pads, patios and foliage will be the responsibility of the Contractor to repair or replace at their expense. This includes work associated with the crane.
- Owner is to receive training on all major equipment and controls for Facilities maintenance. Training will include a scheduled walk-through seminar for the owner's personnel. Explain the identification system, operation diagrams, emergency and alarm provisions, and sequencing requirements. Also explain requirements related to: seasonal provisions, security, safety and efficiency.
- Chemical Treatment will be provided by BRCC once chiller is operational. All other flushes or treatment are the responsibility of the Contractor.

### **The following information must be included in the proposal:**

1. All applicable licensure with North Carolina.
2. General Work Day Schedule for "all anticipated work day start and completions" or stoppage.
3. Warranty on all above work
4. Proposals to be in the form of a proposed contract signed by the bidder and ready for the County's approval, Blue Ridge Community College's approval and having signature lines for signatures by both agencies.
5. Include a copy of COI and W-9 form
6. Proposals should include a lump sum price for the base bid work with separate pricing for each alternate listed.

**OPTION A:** Provide turnkey pricing to provide, install, and uninstall (including freight and transportation) temporary chiller to provide cooling to entire building the entire time the existing chiller is offline or disabled.

**Option B:** Provide turnkey pricing to disconnect, remove and dispose of the abandoned Evapco cooling tower. Work would be done in conjunction with the chiller replacement.



## Henderson County Capital Projects

100 North King Street, Suite 206  
Hendersonville, North Carolina 28792

---

**Option C:** Provide turnkey pricing to disconnect, remove and dispose of the abandoned Trane evaporator and compressor (model # 6RH1-3500-TSK) located in the equipment room. Work would be done in conjunction with the chiller replacement.

**Project will be awarded based on base bid.**

### **SITE CONDITIONS:**

1. The building will be occupied. Contractors and sub-contractors are limited to the work area of the chiller and associated equipment rooms.
2. This chiller is the sole means of cooling the building. Any downtime must be scheduled in advance with BRCC's Project Coordinator. All downtime must be kept to a minimum. Work should be coordinated to keep downtime to an absolute minimum.
3. If additional isolation valves are necessary, this will be at the Contractors expense.
4. The College has testing which is required by the State and there may be times that noise from machines, power drills and saws and welders may not be allowed. Coordination of these times will be discussed during construction meetings. A schedule of classes for the Continuing Ed building will be provided to the contractor before the start of the job.
5. Contractor will not be allowed to work on Graduation day. The date of Graduation will be provided to the Contractor well in advance for scheduling.
6. Work will be permitted Monday – Friday from 7:00am – 8:00pm (with exceptions of the before mentioned College's testing times and Graduation). Work outside of these hours (including weekends may be permitted with prior approval of the College's Project Coordinator
7. Contractor must provide proper ventilation when welding inside the equipment room. Appropriate measures must be taken to prevent welding fumes from entering the building.
8. A 120 volt/ 20 amp/ single phase circuit will be provided by the owner for power tools. Any electrical needs beyond this are the responsibility of the Contractor.
9. Cranes, lifts, hoists and temporary storage pods for supplies may be parked at a designated area of the Maintenance building parking lot. BRCC will not be responsible for the security of this equipment or stored items.



## Henderson County Capital Projects

100 North King Street, Suite 206  
Hendersonville, North Carolina 28792

---

10. If the Contractor requires a dumpster, this will be the responsibility of the Contractor. The contractor will not be allowed to use College dumpsters. Space for a contractor provided dumpster will be provided at a designated area of the small Continuing Ed parking lot.
11. Sanitary facilities will not be available at the job site. The contractor will not be allowed to use restrooms inside the buildings. The Contractor shall be responsible for the provision and maintenance of portable toilets. A convenient location will be provided at a designated area at the chiller work area.
12. Space for (4) Contractor Vehicles will be discussed at the pre-bid. No Contractors will be allowed to park on the side of the access road.
13. Smoking is not permitted on the job site or the college campus. The Contractor and sub-contractors are allowed to smoke inside their vehicles.
14. There will be pedestrian traffic outside of building. Contractor will need to barricade the work area with safety cones, caution tape and construction signage to prevent pedestrians from entering the work area.
15. No vehicles, cranes, equipment will be allowed to cross or drive over sidewalks or concrete pads and patios without specific approval by the College (this will be discussed further at the pre-bid). Damage to walkways, pads, patios will be discussed during the pre-bid.
16. Damage to foliage will be the responsibility of the Contractor to repair or replace at his expense.
17. All road closures for material delivery, removal of boiler, cranes, etc. must be scheduled with the BRCC Project Coordinator in advance. The Contractor must provide flaggers at any time roads or lanes are closed.
18. All utility interruptions are to be scheduled with the owner. This includes times which the fire notification may need to be taken offline for welding.
19. The contractor will not be allowed to use College dumpsters. If the Contractor requires a dumpster, this will be the responsibility of the Contractor. Space for a contractor provided dumpster will be provided at a designated area across the street from the chiller.
20. Free parking permits will be issued to Contractor and his Subcontractors. These must be displayed from the rear-view mirror and visible.
21. Communication with students is not permitted. Shirts are required at all times.



## Henderson County Capital Projects

100 North King Street, Suite 206  
Hendersonville, North Carolina 28792

---

22. Weapons are prohibited on school property. It is the policy of Blue Ridge community College that the campus shall be free of unauthorized weapons. No Contractor, subcontractor or employee, while on campus, shall carry or encourage another person to carry, whether openly or concealed an unauthorized weapon as defined by G.S 14-284.1.

### ACCEPTANCE OF WORK

1. New chiller system is to be fully functional and operating as intended when the Contractor has completed the project. Contractor shall demonstrate sustained, satisfactory performance of all equipment and systems in a test run of appropriate duration. Owner's personnel will be notified in advance so that they can be present during test run.
2. Chiller system should receive all inspections, certifications and permits required by local and State agencies. Owner is to receive written copies of all.
3. Owner is to receive all test reports, warranties, maintenance manuals, product data, closeout documents and as-built drawings. This training will include written preventative maintenance schedules and how to adjust or correct equipment as required for proper performance.

See "Doing Business with Henderson County" for general information and Henderson County Insurance and Bond Requirements along with Minority Business Participation Guidelines at <https://www.hendersoncountync.gov/county/page/doing-business-henderson-county>

As a party wishing to contract or otherwise do business with Henderson County, You must understand that you have a duty (imposed by North Carolina Law in 2013), as a condition of payment for goods provided or services rendered, to Comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify). Further, if you provide the goods and services to the County utilizing a subcontractor, you must require the subcontractor to comply



## Henderson County Capital Projects

100 North King Street, Suite 206  
Hendersonville, North Carolina 28792

---

With the requirements of Article 2 of Chapter 64 of the General Statutes as well.

You are required to verify, by affidavit, compliance of these terms of this

Section upon the County's request.

Henderson County/BRCC reserves the right to reject any and / or all bids. Qualified contractors interested in bidding on this project may contact **Mr. Marshall Morris** @ [marshallm@blueridge.edu](mailto:marshallm@blueridge.edu)