



Henderson County Capital Projects

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

Memorandum To: Interested Qualified Bidders

From: Thad Ninnemann
Capital Projects Project Manager

Subject: Request for Proposals:
Blue Ridge Community College Sink Building Boiler Repairs

Date: September 22, 2021

Mandatory Attendance

Pre-Bid Meeting: **September 30th, 2021 @ 9:00 am**
Sink Building Main Lobby
Blue Ridge Community College
130 Eagles Reach Drive
Flat Rock, NC 28731

Proposals are due: **October 8th, 2021, by 3:00 pm**
Henderson County Government Offices
Attention: Thad Ninnemann
100 North King Street, 2nd Floor, Suite 206
Hendersonville, NC 28792

Location of Work: BRCC Sink Building
130 Eagles Reach Dr. Drive
Flat Rock, NC 28731

Last Day for Questions: October 1st, 2021, at 5:00pm. Question must be in written form by email or USPS letter on or before date indicated. Submit all questions to the BRCC Project Coordinator:
Marshallm@blueridge.edu

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 October 8th, 2021 @ 3:00 pm.

It is the sole responsibility of the vendor that it's bid reaches Henderson County by the designated date and time indicated above.



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Scope of Work:

GENERAL:

Henderson County requests proposals to provide a turnkey project inclusive of all labor, materials, concrete pads, traffic control, supervision, disposal fees, permits, inspections to make repairs to the boiler located at the Sink building on the campus of Blue Ridge Community College. Work includes providing & replacing the designated boiler metal jacket and jacket insulation with Weil-McLain metal jacket kit or owner approved compatible parts. Work also includes replacing circulating pump "P-3" motor, impeller & impeller housing with exact replacement. Contractor is to meet or exceed all requirements and specifications outlined in the RFP and Pre-Bid. Work area and equipment room to be left in a clean and good condition

- **The boiler system cannot be turned off during cold weather season when the Sink building or Bo Thomas Auditorium are occupied. Dependent on weather, this may mean aspects of work involving shutting down the boiler system may not be possible until April 2022.** Contractor must be complete by May 30th, 2022. Work completion includes receiving and passing all inspections.
- Alternate #1: BRCC prefers work be complete by March 31st, 2022. Due to cold weather, classes and events, this preferred goal will require work involving any boiler shutdown be done during BRCC's Winter break or require weekend work. Alternate #1 is to provide for these additional costs.
- Contractor must submit a timeline for beginning and completion of the project.
- Existing boiler will not be disabled or disconnected until all repair components have been received.
- Contractor is to obtain and pay for 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.
- Contractor is to remove the boiler components designated in the RFP & Pre-Bid meeting and remove those components from the premises. Any packing materials for new components will be the responsibility of the Contractor to dispose of.
- Any piping and electrical which need disconnection should be done in a way that it can be reconnected. 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.
- Furnish the necessary supervision, labor, tools, equipment and materials to complete the work outlined in the RFP and pre-bid meeting.
- Work schedule limitations to be coordinated with the Blue Ridge Community College Project Coordinator.
- Project includes disposal of removed components being replaced and associated debris offsite at the Contractor's expense. The contractor will not be allowed to use College dumpsters. Construction dumpsters will be the responsibility of the Contractor and at the Contractor's expense.



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- 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, walkways, pads, patios, and foliage will be the responsibility of the Contractor to repair or replace at their expense.
- 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.

The following information must be included in the proposal:

1. All applicable licensure with North Carolina.
2. General Workday Schedule for "all anticipated workdays 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 (which includes the Performance and Payment Bond) with separate pricing for each alternate listed.

SITE CONDITIONS:

1. The building will be occupied. Contractors and sub-contractors are limited to the work area of the boiler and associated equipment rooms.
2. This boiler is the sole means of heating the building. The boiler is the sole means of heat for the Bo Thomas Auditorium. 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 Sink 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.



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6. Work will be permitted Monday – Friday from 7:00am – 8:00pm (with exceptions of the before mentioned limitations to shutting down the boiler system, BRCC’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. Lifts, hoists and temporary storage pods for supplies may be parked at a designated area of the parking lot between Sink Building and the Spearman building. BRCC will not be responsible for the security of this equipment or stored items.
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 parking spaces across the road from the boiler. Handicap parking may not be used by Contractor
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 boiler work area.
12. Space for (4) Contractor vehicle will be allowed in the parking spaces across the street from the boiler. Vehicles will not 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. Any damage to walkways, pads, patios, and foliage will be the responsibility of the Contractor to repair or replace at his expense.
16. All road closures for material delivery, etc. must be scheduled with the BRCC Project Coordinator in advance. The Contractor must provide flaggers at any time roads or lanes are closed.
17. 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.
18. Free parking permits will be issued to Contractor and his Subcontractors. These must be displayed from the rear-view mirror and visible.
19. Communication with students is not permitted. Shirts are always required.
20. 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.



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ACCEPTANCE OF WORK

1. Boiler 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. Boiler 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.

Alternate #1: Additional cost to work on weekends and during BRCC's Winter Break to avoid turning off the boiler system & pump during occupancy of the sink Building & Bo Thomas Auditorium. This may require working weekends.

Alternate #2: Provide turnkey pricing to provide combustion testing & adjustment to the Weil-McLain boiler.

Alternate #3: Provide turnkey pricing to insulate boiler piping designated during the Pre-Bid.

Alternate #4: Provide turnkey pricing identify & label piping designated during the Pre-Bid.

Project will be awarded based on base bid and selected alternates.

See "Doing Business with Henderson County" for general information and Henderson County Insurance and Bond Requirements, Purchase Order/Contract Terms and Conditions Requirements, and Minority Business Participation Guidelines and Requirements 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



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County utilizing a subcontractor, you must require the subcontractor to comply 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 reserves the right to reject any and / or all bids, and to waive any bid informalities in so far as it is authorized to do so. Qualified contractors interested in bidding on this project may contact **Mr. Marshall Morris @ marshallm@blueridge.edu** .