



Henderson County Capital Projects

100 North King Street, Suite 204
Hendersonville, North Carolina 28792

Memorandum To: Interested Qualified Bidders

*From: Bryan Rhodes
HC Capital Projects Construction Manager
Marshall Morris
Blue Ridge Community College Capital Project Coordinator*

*Subject: Request for Proposals:
Blue Ridge Community College Health Sciences Center Concrete Step
Repairs*

Date: July 17th, 2023

Mandatory Pre-Bid Meeting: **August 1st, 2023 @ 3:15 pm**
Health Science Building (6th Avenue Main Entrance)
805 6th Avenue West
Hendersonville, NC 28739

Proposals are due: **August 17th, 2023 by 3:15 pm**
Henderson County Government Offices
Attention: Bryan Rhodes
100 North King Street, 2nd Floor, Suite 204
Hendersonville, NC 28792

Location of Work: Health Science Building (6th Avenue Main Entrance)
805 6th Avenue West
Hendersonville, NC 28739

Last Day for Questions: **August 4th, 2023 at 4:00pm.** Questions must be in written form by email or USPS letter on or before, but NLT date indicated. Submit all questions to: the BRCC Capital 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 204, Hendersonville, North Carolina 28792 until **August 17th, 2023 @ 3:15 pm.**



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Scope of Work:

GENERAL:

Henderson County requests proposals to provide a turnkey project inclusive of all labor, materials, cold weather additives or other additives, curing agents, traffic control, supervision, disposal fees, permits, inspections to demo and dispose existing concrete and repour and finish concrete steps and associated walkways and reinstall existing handrails and sidewalk lighting located at the Health Science located at 805 6th Avenue West, Hendersonville, NC. This work is to take place in coordination with Blue Ridge Community College, Wingate and Pardee Cancer Center scheduling needs. This may require work to be done during evenings and weekends. Contractor is to meet or exceed all requirements and specifications outlined in the attached drawings and details. Work area to be left in a clean and good condition.

- **Time of Completion: Contractor must be complete by December 31st, 2023.**
- Contractor must submit a timeline for beginning and completion of the project.
- Install all materials in accordance with manufacturer's instructions and warranty requirements.
- Contractor is to obtain and pay for all required permits and inspections.
- 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 concrete being replaced and debris offsite at the Contractor's expense. The contractor will not be allowed to use College or Pardee 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, walkways, pads, patios and foliage will be the responsibility of the Contractor to repair or replace at their expense.

Job Specifics:

- Contractor to call 811 Location Services and locate underground utilities before any digging or excavation takes place. No work is to proceed until location services are complete.
- Sawcut between concrete which is to remain and concrete which will remain. These areas will be discussed during the Pre-Bid. Saw cuts will be straight and cut to ensure removal of concrete designated for removal without damage to concrete edges which remain.
- Demo and dispose of offsite the existing concrete (Contractor should assume that though the existing concrete may be 4" thick typical per drawings, there may be areas of concrete that are much thicker. Contractor should allow for this in his pricing).
- Compact subgrade and install an ABC stone as needed for 6" thick base.
- Form, pour and finish concrete as drawings indicate using 4,000 PSI fiber reinforced concrete.
- Contractor will provide and replace metal nosing in demo areas as nosing detail shows (non-skid abrasive metal nosing with ½" radius). The intent is to match existing as closely as possible.
- Existing handrails that are removed during the course of the work will be reused and reinstalled by the Contractor per drawing details. Contractor is to take every precaution to prevent damage to the handrails during concrete demolition.
- Existing sidewalk lighting fixtures will be replaced by a 3rd party electrician after demo and removal of existing concrete. Contractor is to allow time for this electrical work to be done before new concrete is



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poured. Concrete Contractor will be responsible to imbed the new light fixtures into the concrete. Proper operation of the lights is to be verified both before and after the new concrete is poured and finished. Contractor is to take every precaution to prevent damage to the new light fixtures.

- Install thermal expansion joint between new concrete & existing building and concrete slabs.
- Contractor to apply curing agent per manufacturer's instructions.
- Concrete to have positive drainage away from all doors, walls and steps.
- Concrete to be finished to match the surrounding finish.
- Concrete is to have a smooth transition where it terminates at existing walkways and steps.
- Saw cut control joints in finished concrete. Saw cut joints at control joints shall be made as soon as the concrete has hardened sufficiently to prevent raveling out of the aggregate and damage to the edges, but no later than 24 hours after finishing of the slab surface has been completed.
- Saw cuts will be 1/8" wide. Cut depth will be 1/4 slab depth.

SITE CONDITIONS:

- The building will be occupied. Contractors and sub-contractors are limited to the work area where the concrete is being replaced.
- The College and Wingate has testing which is required by the State. In addition, the ground floor contains Pardee's Cancer Center with associated patient treatment. Due to medical treatments, many of these patients are very sensitive to noise and smells. There may be times that noise from machines, power drills and saws may not be allowed. Coordination of these times will be discussed during construction meetings.
- It will be the Contractor's responsibility to provide portable generators for any electrical needs.
- Equipment, materials, and temporary storage pods for supplies may be parked at a designated area of the parking lot discussed during the Pre-Bid. BRCC, Wingate nor Pardee will not be responsible for the security of this equipment or stored items.
- If the Contractor requires a dumpster, this will be the responsibility of the Contractor. The contractor will not be allowed to use College or Pardee dumpsters. Space for a contractor provided dumpster will be provided at a designated area of the parking lot discussed during the Pre-Bid.
- 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 of parking lot by the generator enclosure.
- Pedestrian access and use of the main sidewalk bordering Highway 64 and ADA ramp will not be blocked at any time.
- Vehicles will not be allowed to park on the side of the road. All vehicles must park in the parking lot at an area designated during the Pre-Bid.
- Smoking is not permitted on the job site or campus. The Contractor and sub-contractors are allowed to smoke inside their vehicles.
- 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.
- No vehicles, concrete trucks, pumper trucks, dump trucks and 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.



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- All road closures for material delivery, debris removal, concrete trucks, pumper trucks, dump trucks etc. must be scheduled with the BRCC Project Coordinator in advance. The Contractor must provide flaggers at any time roads or lanes are closed.
 - Communication with students is not permitted. Shirts are always required.
 - 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.

Project will be awarded based on base bid.

Base Bid

\$ _____

Alternate #1:

Additional pricing is requested for if all work is required to be done Monday – Friday after 5:00 pm and during Saturday & Sundays 7:00am – 10pm.

\$ _____

The following information must be included in the proposal:

1. All applicable licensure with North Carolina.
 2. General Workday Schedule for “all anticipated workday 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.
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ACCEPTANCE OF WORK

1. All work must be permitted by Henderson County and receive County inspections. Owner is to receive written copies of all.
2. Owner is to receive all warranties, maintenance manuals and product data.

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>



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Terms & Conditions:

Any proposal submitted to Henderson County shall be deemed to include all the Terms and Conditions shown in the document found online at

https://www.hendersoncountync.gov/sites/default/files/fileattachments/henderson_county/page/42611/terms_and_conditions_02.23.2022.pdf

These Terms and Conditions, which refer to a “purchase order”, shall be deemed to be included in any contract entered into as a result of this Request for Proposals (“RFP”).

Any attempt by a proposed contracting party (the “Bidder”) under the RFP to exclude any of these Terms and Conditions shall cause any Proposal made in response to this RFP to be deemed to be non-responsive (unless Henderson County has notified the Bidder that the funding source for the goods or work sought under this RFP is not federal funds, in which case those provisions under number 15 of the Terms and Conditions (and all subparts thereunder) may be excluded from a Proposal.

Henderson County 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
