



Henderson County Capital Projects

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

Memorandum To: Interested Qualified Bidders

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

*Subject: Request for Proposals:
Blue Ridge Community College Epoxy Floor for Automotive*

Date: October 2nd, 2023

Mandatory Pre-Bid Meeting:

October 19th 2023 @ 1:00 pm

Blue Ridge Community College
Spearman Building (Main Entrance)
Blue Ridge Community College
150 East Campus Drive
Flat Rock, NC 28731

Proposals are due:

November 2nd, 2023 by 3:00 pm

Henderson County Government Offices
Attention: Bryan Rhodes
100 North King Street, 2nd Floor, Suite 206
Hendersonville, NC 28792

Location of Work:

BRCC Spearman Building (Automotive Lab)
150 East Campus Drive
Flat Rock, NC 28731

Last Day for Questions:

October 23rd, 2023 at 5:00pm. Question must be in written form by email or USPS letter on or before, but No Later Than 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 206, Hendersonville, North Carolina 28792 until November 2nd, 2023 @ 3:00 pm.



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Scope of Work:

GENERAL:

Henderson County requests proposals to provide a turnkey project inclusive of all but not limited to:

- Labor and materials
- Taxes on materials and labor
- Supervision
- Moisture testing
- Moisture mitigation
- Dust protection
- Dumpster costs and disposal fees
- Striping and lettering
- Floor preparation
- Temporary heat, ventilation or lighting
- Generator rental fees, associated temporary electrical needs to include temporary wiring
- Equipment rental
- Barricading the work area
- Permits and inspections

This includes the entire scope of work including: remove the existing epoxy floor down to concrete, conduct moisture testing, ensure surface is suitable for proper adhesion, patch all cracks and holes, caulk all functional expansion joints, apply epoxy/resinous floor system, and install striping and lettering. Contractor is to meet or exceed all requirements and specifications outlined in the RFP and Pre-Bid.

The Automotive lab has an existing epoxy floor which is approximately 15 years old. The floor does have problems with high moisture. Moisture readings above 3.0 have been recorded in other floor areas of the building. The Contractor will be responsible for conducting moisture testing or hiring an agency certified in moisture testing and ensuring the use and application of products for such use.

Any exclusion from the Base bid's scope of work when the Contractor submits his bid may result in rejection of his bid.

Neither Henderson County nor Blue Ridge Community College will be a General Contractor for this project. In all references, the "Contractor" refers to the company submitting a bid. As such, the company submitting the bid will be responsible for ALL aspects of the scope of work in the Base bid and any Alternates accepted by the Owner. The Contractor is responsible for ALL aspects of the job required for a total, turnkey project.

- The Contractor is required to provide a written Single Source Warranty.
- Neither Henderson County or Blue Ridge Community College will pay any "deposit". A payment request for stored materials may be requested by the Contractor for delivered project materials that have been visually verified by a representative of Henderson County or Blue Ridge Community College as being received by the Contractor and stored in a bonded warehouse with accompanying receipt indicating the dollar amount of the materials.



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- The Contractor will be responsible for conducting moisture testing or hiring an agency certified in moisture testing and ensuring the use and application of products for such use.
- All moisture mitigation required for proper bonding of the resinous floor system to the concrete, prevent future blistering or separation, and to provide long lasting durability is to be included in the Base bid.
- Contractor will be responsible for all surface preparation prior to work starting to include any required floor sweeping or vacuuming.
- Project includes disposal of all debris & packing materials 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. All such dumpster and associated disposal cost are to be included in the Base bid.
- The Contractor is required to include All generator and equipment rental costs in the Base bid. The Contractor will be responsible for providing generator power for anything requiring more than 120volt electrical. Additionally, the Contractor is responsible for any and all temporary wiring needed for completion of the project.
- This is NOT considered a Capital Project. Neither Henderson County nor Blue Ridge Community College will sign an E-589CI or any other affidavit of Capital Improvement. The Contractor is to include ALL taxes on materials and labor in his bid. It will not be Henderson County or Blue Ridge Community College's responsibility to pay any taxes on material or labor.
- Automotive lifts, equipment such as tire balancers and several tool cabinets will remain in place. It will be the Contractor's responsibility to cover and protect these items and equipment from dust and material splatters.
- Owner to receive a written 2 year workmanship warranty upon completion. Written 2 year workmanship warranty and manufacturers written Single Source Warranty must be received before final payment is issued.

Work schedule:

- Work to start May 8th and have total completion by May 19th.
- Total completion must allow for all drying curing times required for normal foot traffic. Classes resume May 20th.
- Contractor must submit a timeline for beginning and completion of the project.



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- The College will relocate any all removable tables, tools, cars and automotive storage cabinets so that the Contractor can start work on May 8th.
 - Contractor will not be allowed to start before May 8th.

 - Contractor will be responsible to provide any and all ventilation or drying fans and any additional heat required for proper curing of the epoxy/resinous floor system.
 - The College will relocate any all removable tables, tools, cars and automotive storage cabinets.
 - Install all materials and equipment in accordance with all manufacturer's instructions and warranty requirements.
 - Any deficiencies found in the installation or materials used in the installation will be the Contractor's responsibility and expense to correct.
 - Work schedule limitations to be coordinated with the Blue Ridge Community College Capital Project Coordinator.
 - 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.

JOB SPECIFICS:

Informational Submittals:

For each resinous flooring component that the Contractor plans on using, he should provide a submittal with product data. This should include the manufacturer's technical data, application, instructions, and recommendations for each resinous flooring component required.

Installer Qualifications:

- Manufacturer's authorized representative who is trained and approved for installation of flooring systems required for this Project.
- Engage an installer who is certified in writing by resinous flooring manufacturer as qualified to apply resinous flooring systems indicated.
- Installer Certificates: Signed by manufacturer certifying that installers comply with specified requirements.

Source Limitations:

- Obtain primary resinous flooring materials, including primers, resins, hardening agents, grouting coats, and topcoats, from single source from single manufacturer. Provide secondary materials, including patching and fill material, joint sealant, and repair materials, of type and from source recommended by manufacturer of primary materials.

Delivery, Storage, and Handling:

- Deliver materials in original packages and containers, with seals unbroken, bearing manufacturer's labels indicating brand name and directions for storage and mixing with other components.



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PROJECT CONDITIONS

- Comply with resinous flooring manufacturer's written instructions for substrate temperature, ambient temperature, moisture, ventilation, and other conditions affecting resinous flooring application.
- Close spaces to traffic during resinous flooring application and for not less than manufacturer's recommendations for pedestrian traffic.

PRODUCTS MANUFACTURERS:

Subject to compliance with requirements for written Sole Source Warranty, provide products by one of the following:

- Dur-a-flex
- Ardex
- Sherwin Williams
- American Hi-Tech Flooring Company.
- ChemMasters.
- Hempel
- Contractor proposed substitutions will be considered with written material submittals and written manufacturer Single Source Warranty
- ICS Garland Inc.
- International Coatings Inc.
- PPG America,
- Megaseal SL Self-leveling Epoxy System.
- Valspar Flooring.

Requirements for Automotive Industrial Resinous Flooring System:

- Abrasion resistant, impact resistant and chemical-resistant, industrial-aggregate-filled, resin-based, monolithic floor surfacing designed to produce a seamless floor.
- Suitable for Auto Service Areas
- Suitable for vehicular traffic
- Resistant to Tire Staining
- Wearing Surface: Textured for slip resistance.
- Impact Resistant
- Overall System Thickness: Per manufacturer specifications.
- Able to provide written manufacturer Single Source Warranty.

Primer coat:

- Resin: As recommended by the manufacturer for Single Source Warranty.
- Formulation Description: 100 percent solids.
- Application Method: Self-leveling slurry.
- Thickness and coats per manufacturer specifications

Body Coat:

- Resin: Epoxy. As recommended by the manufacturer for Single Source Warranty.
- Formulation Description: 100 percent solids.
- Application Method: Self-leveling slurry with broadcast aggregates.
- Thickness of Coats: Thickness per manufacturer specifications

Topcoat: Sealing or finish coats.

- Resin: High Solids Urethane non-skid. As recommended by the manufacturer for Single Source Warranty.



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- Formulation Description: 100 percent solids.
 - Type: Clear.
 - Finish: High Gloss.
 - Number of Coats: As recommended by manufacturer for a durable and a long lasting finish.

Primer: Type recommended by manufacturer for substrate and body coats indicated. As recommended by manufacturer for Single Source Warranty.

Patching and Fill Material: Resinous product of or approved by resinous flooring manufacturer and recommended by manufacturer for application indicated. As recommended by manufacturer for Single Source warranty.

Surface Preparation:

- Machine diamond grind or shot-blast surfaces to remove existing epoxy down to concrete. Properly prepare surface for new resinous floor system.
- Repair damaged and deteriorated concrete according to resinous flooring manufacturer's written instructions.
- Verify that concrete substrates are dry and moisture-vapor emissions are within acceptable levels according to manufacturer's written instructions.
- Use patching and fill material to fill non-moving cracks, holes, anchor bolt holes, gouges, divots depressions and other imperfections in substrates according to manufacturer's written instructions.
- Treat control joints and other nonmoving substrate cracks to prevent cracks from reflecting through resinous flooring according to manufacturer's written instructions.
- General: Prepare and clean substrates according to resinous flooring manufacturer's written instructions for substrate indicated. Provide clean, dry substrate for resinous flooring application.
- Concrete Substrates: Provide sound concrete surfaces free of laitance, glaze, efflorescence, curing compounds, form-release agents, dust, dirt, grease, oil, and other contaminants incompatible with resinous flooring.

Application:

- Apply components of resinous flooring system according to manufacturer's written instructions to produce a uniform, monolithic wearing surface of thickness indicated.
- Coordinate application of components to provide optimum adhesion of resinous flooring system to substrate, and optimum inter-coat adhesion.
- Cure resinous flooring components according to manufacturer's written instructions. Prevent contamination during application and curing processes.
- At substrate expansion and isolation joints, comply with resinous flooring manufacturer's written instructions.
- Apply primer over prepared substrate at manufacturer's recommended spreading rate.
- Apply self-leveling slurry body coats in thickness recommended by manufacturer for flooring system.
- Broadcast aggregates at rate recommended by manufacturer and, after resin is cured, remove excess aggregates to provide surface texture indicated.



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- Apply troweled or screeded body coats in thickness indicated for flooring system. Hand or power trowel and grout to fill voids. When cured, remove trowel marks and roughness using method recommended by manufacturer.
 - Apply grout coat, of type recommended by resinous flooring manufacturer, to fill voids in surface of final body coat and to produce wearing surface indicated.
 - Apply topcoats in number indicated for flooring system and at spreading rates recommended in writing by manufacturer.

Color and Pattern: As selected by Owner from manufacturer's full range of colors.

Striping:

- Contractor to stripe per layout discussed during the Pre-bid. This will be a slight reconfiguration from the existing layout. Width of new striping width will be the same as existing.
- Contractor to use Mighty Line Floor Tape 4" Yellow per manufacturer's installation instructions.

<https://mightylinetape.com/collections/industrial-safety-floor-tape-solid>

Lettering:

- Contractor to apply floor lettering as discussed during the Pre-bid.

SITE CONDITIONS:

1. The Contractor will be given 24/7 access during May 8th - May 19th.
2. 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 to provide at his expense.
3. If the Contractor requires a dumpster, this will be his responsibility to provide at his expense. 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 Spearman parking lot.
4. All utility interruptions are to be scheduled with the owner. This includes times which the fire notification may need to be taken offline due to dust from grinding or shot blasting.
5. Contractor will need to barricade the work area with safety cones and caution tape to prevent pedestrians from entering the work area.
6. Any damage to walkways, pads, patios and foliage will be the responsibility of the Contractor to repair or replace at his expense.
7. Smoking is not permitted on the job site or on campus. The Contractor and sub-contractors are allowed to smoke inside their vehicles.
8. Communication with students is not permitted. Shirts are required at all times.
9. 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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Project will be awarded based on base bid.

Base Bid:

\$ _____

Alternate #1 Automotive Classroom, Automotive Storage Room and Automotive Tool Room:
Additional cost to include these rooms to the above specifications.

\$ _____

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.
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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 written workmanship and manufacturer Single Source Warranty.
3. Owner is to receive all maintenance manuals, product data, closeout documents.

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>

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



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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**