

NOTICE TO BIDDERS

Sealed proposals will be received by Appalachian State University in Boone, NC, in the office of Planning, Design & Construction at 2458 NC Hwy 105, Boone, NC up to 3:00 pm Tuesday, August 23, 2022 and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the construction of

University Bookstore Remodel
SCO ID# 21-22868-01A

The project consists of an interior renovation of the first floor of the University Bookstore. In addition to architectural and finish items, the renovation includes reconfiguring of existing mechanical, electrical, fire protection and plumbing. Exterior work includes adding a new entrance and reconfiguring of the existing canopy.

Some minor work on the second floor is anticipated to support the renovation. The second floor will be occupied and in use during the full duration of the renovation.

Bids will be received for Single Prime General Contractor. All proposals shall be lump sum.

Pre-Bid Meeting

An open, non-mandatory pre-bid meeting will be held for all interested bidders on Tuesday, August 2 at 1:00 PM. The meeting will address project specific questions, issues, bidding procedures and bid forms.

The pre-bid meeting will be held in Plemmons Student Union on the campus of Appalachian State University, New River Room 100. A short walk-through of the existing conditions will occur following the meeting.

The meeting is also to identify preferred brand alternates and their performance standards that the owner will consider for approval on this project.

In accordance with General Statute GS 133-3, Specifications may list one or more preferred brands as an alternate to the base bid in limited circumstances. Specifications containing a preferred brand alternate under this section must identify the performance standards that support the preference. Performance standards for the preference must be approved in advance by the owner in an open meeting. Any alternate approved by the owner shall be approved only where (i) the preferred alternate will provide cost savings, maintain or improve the functioning of any process or system affected by the preferred item or items, or both, and (ii) a justification identifying these criteria is made available in writing to the public.

In accordance with GS133-3 and SCO procedures the following preferred brand items are being considered as Alternates by the owner for this project:

1. *OPA01* – Provide Johnson Controls Systems, DDC Controls System (no substitution) as detailed on drawings and described in Division 23 Specification Sections.
2. *OPA02* – Provide Simplex Fire Alarm System (no substitution) as detailed on drawings and described in Division 28 Specification Sections.
3. *OPA03* – Provide the following preferred brands for the noted Door Hardware item: Sargent Locksets, Sargent Closers, and Von Duprin Exit/Panic Devices

Justification of any approvals will be made available to the public in writing no later than seven (7) days prior to bid date.

Complete plans, specifications and contract documents will be open for inspection at the following:

1. Jenkins Peer Architects, 112 South Tryon Street, Suite 1300, Charlotte, NC 28284, Phone: (704) 372-6665
2. Owner – Appalachian State University
3. Digital copies of the plans, specifications and contract documents will be available at the following:
 - a. Jenkins•Peer Architects, Patrick Paige at ppaige@jenkinspeer.com
 - b. Construct Connect at content@constructconnect.com, (800) 364-2059
 - c. North Carolina Offices of Dodge Data & Analytics (formerly McGraw-Hill Construction) (800) 393-6343 – <http://construction.com/dodge>
 - d. Metrolina Minority Contractors Association (MMCA), mmca@mmcaofcharlotte.org.
 - e. [Richa Graphics Plan Room: https://planroom.richa.com/pnonline/index.asp](https://planroom.richa.com/pnonline/index.asp)
4. Hard copies of the design documents can also be obtained for a refundable deposit of Two Hundred Fifty Dollars (\$250.00) in cash or by certified check per set. Deposit fee will be returned upon receipt of a clean set of documents in good condition within ten (10) days after bid date. Contact Patrick Paige at ppaige@jenkinspeer.com for instructions to obtain hard copies.

NOTE: The bidder shall include with the bid proposal the form *Identification of Minority Business Participation* identifying the minority business participation it will use on the project and shall include either *Affidavit A* or *Affidavit B* as applicable. Forms and instructions are included within the Proposal Form in the bid documents. Failure to complete these forms is grounds for rejection of the bid. (GS143-128.2c Effective 1/1/2002.)

All contractors are hereby notified that they must have proper license as required under the state laws governing their respective trades.

General contractors are notified that Chapter 87, Article 1, General Statutes of North Carolina, will be observed in receiving and awarding general contracts. General contractors submitting bids on this project must have license classification for Building Contractor - Unlimited

NOTE--SINGLE PRIME CONTRACTS: Under GS 87-1, a contractor that superintends or manages construction of any building, highway, public utility, grading, structure or improvement shall be deemed a “general contractor” and shall be so licensed. Therefore a single prime project that involves other trades will require the single prime contractor to hold a proper General Contractors license. **EXCEPT:** On public buildings being bid single prime, where the total value of the general construction does not exceed 25% of the total construction value, contractors under GS87- Arts 2 and 4 (Plumbing, Mechanical & Electrical) may bid and contract directly with the Owner as the SINGLE PRIME CONTRACTOR and may subcontract to other properly licensed trades. [GS87-1.1- Rules .0210](#)

Each proposal shall be accompanied by a cash deposit or a certified check drawn on some bank or trust company, insured by the Federal Deposit Insurance Corporation, of an amount equal to not less than five percent (5%) of the proposal, or in lieu thereof a bidder may offer a bid bond of five percent (5%) of the bid executed by a surety company licensed under the laws of North Carolina to execute the contract in accordance with the bid bond. Said deposit shall be retained by the owner as liquidated damages in event of failure of the successful bidder to execute the contract within ten days after the award or to give satisfactory surety as required by law.

A performance bond and a payment bond will be required for one hundred percent (100%) of the contract price.

Payment will be made based on ninety-five percent (95%) of monthly estimates and final payment made upon completion and acceptance of work.

No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of 90 days.

The owner reserves the right to reject any or all bids and to waive informalities.

Designer:

Jenkins Peer Architects
112 S Tryon St, Ste. 1300
Charlotte, NC 28284
704-372-6665

Owner:

Appalachian State University
ASU Box 32050
Boone, NC 28608