



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 Spearman Building Boiler #2 Replacement

Date: August 26th, 2021

Mandatory Pre-Bid Meeting:

September 10th, 2021 @ 2:00 pm

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

Proposals are due:

September 24th, 2021, by 2:00 pm

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

Location of Work:

BRCC Spearman Building
150 East Campus Drive
Flat Rock, NC 28731

Engineer:

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

Lochinvar Representative:

Jeremy Butdorf (James M Pleasants Company)
Jeremyb@Jmpco.com
(864) 270-3909

Last Day for Questions:

September 13th, 2021, at 5:00pm. Question must be in written form by email or USPS letter on or before the date and time indicated. Submit all questions to:
the BRCC Project Coordinator (Marshallm@blueridge.edu).



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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 September 24th, 2021 @ 2:00 pm. **It is the sole responsibility of the vendor that its bid reaches Henderson County by the designated date and time indicated above.**

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 remove and replace existing boiler #2 located in the Spearman building on the campus of Blue Ridge Community College. 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

- Time of Completion: The awarded Contractor may commence work on October 8th, 2021. Contractor must be complete by February 28th, 2022. Work completion includes the Contractor scheduling the State Boiler Inspector and passing State Boiler inspection.
- Contractor must submit a timeline for beginning and completion of the project.
- Install all materials and equipment in accordance with manufacturer's instructions and warranty requirements.
- Contractor is to obtain and pay for all required permits and inspections. This includes scheduling and passing the State boiler inspection. Any deficiencies found in the installation or materials used in the installation which prevents receiving a green tag from the State Boiler inspector will be the Contractor's responsibility and expense to correct. The only exception to this is that BRCC will pay for the actual State Boiler inspection.
- Contractor is to remove the existing unit, remove the unit from the premises, and disconnect piping in a way that it can be reconnected.
- Any modifications to doors or door frames for the removal of the old boiler #2 or delivery of the new boiler will be at the Contractor's expense. If modifications are needed, the Contractor is to restore doors & 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.
- 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 boiler 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.
- As an option/alternate, the Contractor will provide pricing to rebuild any leaking pumps associated with boiler & repair/replace any leaking circulating pipes associated with the boiler.



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- Work schedule limitations to be coordinated with the Blue Ridge Community College Project Coordinator.
- Project includes disposal of the boiler being replaced and 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.
- 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.
- Chemical Treatment will be provided by BRCC once boiler #2 is operational.

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.

SITE CONDITIONS:

1. The building will be occupied. Contractors and sub-contractors are limited to the work area of the boiler room.
2. At all times, the 1st boiler and circulating pumps associated with boiler #1 must remain operational and able to heat the building. At no time will the 1st boiler or associated circulating pumps be turned off without prior permission from the College. If additional isolation valves are necessary, this will be at the Contractors expense.
3. 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



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be discussed during construction meetings. A schedule of classes for the Spearman building will be provided to the contractor before the start of the job.

4. 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.
5. 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
6. Contractor must provide proper ventilation when welding inside the boiler/equipment room. Appropriate measures must be taken to prevent welding fumes from entering the building.
7. 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.
8. Cranes, lifts, hoists, and temporary storage pods for supplies may be parked at a designated area of the parking lot between Spearman building and the Greenhouse. BRCC will not be responsible for the security of this equipment or stored items.
9. 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 paved courtyard by the Spearman boiler room.
10. 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 paved courtyard by the Spearman boiler room.
11. Access to Automotive and Alternative Fuels will not be blocked at any time. Space for (2) Contractor vehicle will be allowed at the Spearman boiler room entrance. Vehicles will not be allowed to park on the side of the access road. All other vehicles must park at the parking lot between Spearman and the Greenhouse.
12. Smoking is not permitted on the job site or the college campus. The Contractor and sub-contractors are allowed to smoke inside their vehicles.
13. 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.
14. 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.
15. 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.
16. 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.



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17. 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 of the Continuing Education building side parking lot.
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.
21. Project will be awarded based on **base bid**.

ACCEPTANCE OF WORK

1. New 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.

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



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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 .