

H. G. Reynolds Company, Inc.

CM Instructions to Bidders

Project Name: Renovations and Additions to Franklin Vance Warren Opportunity, Inc.
Architect: DTW Architects & Planners Ltd
Owner: Franklin Vance Warren Opportunity Inc.
Construction Manager: H. G. Reynolds Company, Inc. - Henderson, NC

On behalf of Franklin Vance Warren Opportunity, H. G. REYNOLDS CO., INC. will receive bids on **October 31, 2024, until 2:00 PM at the Franklin Vance Warren Opportunity located at 180 S. Beckford Drive Henderson, NC 27536.** After close of receipt of bids, all sealed bids will be reviewed to determine packages that meet criteria to proceed with bid opening. Public bid opening will follow.

Bids accepted: Sealed bids only in accordance with these instructions.

Proposal Bids to: H. G. Reynolds Co., Inc. Phone: 252-492-3071
Email: blong@hgreynolds.net

1. BIDS

- a. Bids shall include the following: **Bid Proposal Form** (per plans and specs); **Unit Prices Form (If applicable)**; **MBE reporting forms**; **Acknowledgement of Addenda: and Attachments A or B.**
- b. Bids may be mailed, or hand delivered prior to the bid time. No telephoned, faxed, email, or oral bids will be considered.
- c. Any bid submitted prior to the bid date should be delivered to the office of H. G. Reynolds NC Office by Mail: P.O. Box 209, Henderson, NC 27536,
Hand Delivered or UPS/FedEx: 3595 US 1 Business North, Henderson, NC 27537
Mailed or UPS/FedEx bids should seal the bid envelope marked **Sealed Bid/Do Not Open Until January 11th at 2:00 PM** inside a second envelope that contains the mailing or UPS/FedEx address.
- d. **ALL BIDDERS WILL BE REQUIRED TO PROVIDE SUFFICIENT WORK FORCES AND MATERIAL SUPPLY TO MAINTAIN THE ORIGINAL PUBLISHED PROJECT SCHEDULE.**

Please contact Bert Long 252-492-3071 or email blong@hgreynolds.net with questions regarding the scope of the Specification package or the bid to be submitted.

2. RFI's and BID QUESTIONS and CLARIFICATIONS

RFI's must be submitted in writing not later than 7 days prior to the bid. Submit RFI's to the Construction Manager H. G. Reynolds. Submit to Jesse Hill via email jhill@hgreynolds.net and copy Bert Long via email blong@hgreynolds.net. Early questions are encouraged.

3. PRE-BID MEETINGS

Informational pre-bid meetings will be held on Wednesday October 2, 2024 at 2:00pm

4. PARTIAL BIDS

- a. No partial bids will be accepted. Bids should include the full scope of work for each package submitted. Contractors may submit bids for more than one package.
- b. Unit Costs must be submitted with the Bid as Applicable to the Individual Specification Sections.

5. MODIFICATION OR WITHDRAWAL OF BIDS

- a. No bids may be withdrawn or modified for a period of **sixty (60)** days after the scheduled closing time for receipt of bids.

6. BIDDING DOCUMENTS

Documents are available for review at the following locations:

Bid Documents are available at the below Locations:

H. G. Reynolds' Office: 3595 US 1 Business North, Henderson, NC 27537, 252-492-3071

On Line Plans Available:

iSQFT

HGR Website (www.hgreynolds.net)

7. BID INSTRUCTIONS - CLARIFICATIONS

Submit Bids on the provided Bid Forms Only-Bids in any other format will be rejected.

8. PROJECT SPECIFIC INSTRUCTIONS: Franklin Vance Warren Opportunity Inc

Schedule:

The allocated project construction time is 180 calendar days from the notice to proceed.

Unit Pricing-Costs -

Unit Pricing Forms - Are required for site packages S-1, S-2, S-3, and S-4. These forms are included only in these packages. No unit prices are required for any of the other bid packages.

**** Division 1 (General Requirements) in specifications apply to all bid packages as applicable. ****

Building Trade Packages

Package 1A for General Trade

Package 1B for Material Testing Package

Package 2 for Demolition (Interior)

Specification Section 02 40 00

Package 3 for Concrete (Building)

Specification Section 03 30 00

Specification Section 07 11 00 (Under Slab Vapor Barrier Only)

Specification Section 31 31 16

Specification Section 33 46 00

Specification Section 03 45 00

Package 4 for Masonry

Specification Section 04 05 13

Specification Section 04 05 23

Specification Section 04 20 00

Specification Section 04 22 00

Specification Section 07 11 00 (Wall Treatment -Masonry Only)

Specification Section 07 20 00 (Rigid Perimeter and Cavity Wall Insulation Only)

Package 5 for Structural Steel and Metals

Specification Section 05 10 00

Specification Section 05 20 00

Specification Section 05 31 00

Specification Section 05 52 00

Package 6 for Rough Carpentry

Specification Section 06 05 73

Specification Section 06 10 00

Package 7A for Waterproofing, Firestopping, and Joint Sealants

Specification Section 07 10 00
Specification Section 07 90 00

Package 7B for Roofing, Soffit, Trim

Specification Section 07 30 11
Specification Section 07 41 13
Specification Section 07 54 19
Specification Section 07 60 00
Specification Section 07 70 00

Package 7C for Metal Wall Panels

Specification Section
Specification Section

Package 8A for Hollow Metal Doors, Frames, and Hardware

Specification Section 08 11 00
Specification Section 08 14 00
Specification Section 08 30 00 – Access Doors
Specification Section 08 70 00 –

Package 8B for Aluminum Storefront and Glazing

Specification Section 08 40 00
Specification Section 08 80 00

Package 9A for Drywall Framing and Finishing

Specification Section 05 40 00
Specification Section 07 20 00
Specification Section 09 21 16

Package 9B for Lath & Plaster

Specification Section 09 21 13

Package 9C for Acoustical Ceilings

Specification Section 09 80 00

Package 9D for Flooring (Resilient Base, Tile, and Carpet)

Specification Section 09 65 00
Specification Section 03 50 00

Package 9E for Tiling

Specification Section 09 30 00
Specification Section 04 40 00

Package 9F for Painting and Floor Sealing

Specification Section 09 90 00

Package 10B for Toilet and Accessories and Fire Extinguishers

Specification Section 10 28 00
Specification Section 10 44 00

Package 12A for Window Treatment

Specification Section 12 20 00

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HENDERSON, NORTH CAROLINA**

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Package 12B for PL Faced Cabinetwork
Specification Section 06 20 00
Specification Section 12 32 16

PME Packages

Package 22 for Div 22 Plumbing (See Specifications Sections in Div 22)

**Package 23 for Div 23 HVAC (See Specifications Sections in Div 23 and
Specifications Section 10 83 00)**

**Package 26 for Div 26 Electrical, Div 28 Electronic Safety and Security (See Specifications Sections in Div
26 & 28)**

Site Packages

Package S-1 for Earthwork

Specification Section 31 10 00

Specification Section 31 20 00

Package S-2 for Storm Drainage

Specification Section 33 41 00

Package S-3 for Utilities

Package S-4 for Hardscapes

Specification Section 32 12 16

Specification Section 32 13 13

Specification Section 32 13 73

Specification Section 05 50 00 (Stair Nosings)

Package S-5 for Temporary Fence

Package S-6 for Landscaping

Specification Section 32 92 00

Specification Section 32 93 00

Alternates Bid Form

Scope Package/Specifications Section _____

Bidder (Company Name) _____

Bid Date _____

Alternate Bids are to be provided with each bid. Should any Alternate not affect the work included in the package, indicate "No Change" under the appropriate Alternate. **Failure to fill in all alternates may render your bid non-responsive.**

Alternate G-1: ADD Replace Existing Exterior Windows and Doors

Description: ADD alternate to replace existing exterior windows and doors as shown on drawings.

ADD _____ Dollars \$ _____

Alternate G-2: ADD Renovate Existing Bathrooms and Break Rooms

Description: ADD alternate to renovate existing bathroom and breakroom as shown on drawings.

ADD _____ Dollars \$ _____

Alternate G-3: ADD Replace Existing Interior Doors, Frames, and Hardware

Description: ADD alternate to replace existing interior doors, frames, and hardware as shown on drawings.

ADD _____ Dollars \$ _____

Alternate G-4: ADD Plumbing waste & Water Line

Description: ADD alternate to provide plumbing waste and water line improvements as shown on plumbing drawings.

ADD _____ Dollars \$ _____

Alternate G-5: ADD Front Elevation Metal Wall Panels Installments

Description: ADD alternate to wall panels on existing walls of front elevation only as shown on drawings.

ADD _____ Dollars \$ _____

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