

VOLUME I - PROJECT MANUAL

Onslow County Courthouse Expansion

Jacksonville, North Carolina

Onslow County

SMITH SINNETT ARCHITECTURE

PROJECT NO. 2015014

DATE: 05 JULY, 2016

Owner

Onslow County
234 NW Corridor Blvd.
Jacksonville, North Carolina 28540

Architect

Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205
Raleigh, North Carolina 27607

Civil Engineer

Grounded Engineering
4909 Liles Rd.
Raleigh, North Carolina 27627

Landscape Architect

DHM Design
218 Snow Avenue
Raleigh, North Carolina 27603

Structural Engineer

Stroud, Pence & Associates
4904 Professional Court, Suite 200
Raleigh, North Carolina 27609

Plumbing, Mechanical, Electrical, and Fire Protection Engineers

Progressive Design Collaborative
3101 Poplarwood Court, Suite 320
Raleigh, North Carolina 27604

SECTION 00 00 05 – CERTIFICATIONS

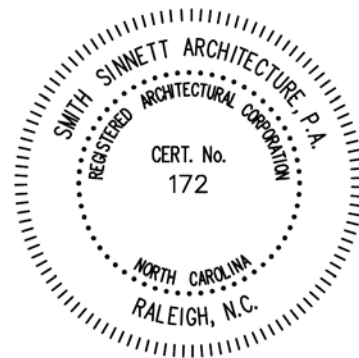
Onslow County Courthouse Expansion
109 Old Bridge Street
Jacksonville, North Carolina 28540

Onslow County

PROJECT NO. 2015014

ARCHITECTURE FIRM

Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205
Raleigh, North Carolina 27607



ARCHITECT – Rhonda Angerio, AIA

Smith Sinnett Architecture, P.A.
4600 Lake Boone Trail, Suite 205
Raleigh, North Carolina 27607



CIVIL ENGINEER – Sean Dolle, PE

Grounded Engineering, Inc.
P.O. Box 37132
Raleigh, North Carolina 27627
Firm License C-3898



Onslow County Courthouse Expansion
Jacksonville, North Carolina

Smith Sinnett / 2015014
Onslow County

LANDSCAPE ARCHITECT – Jonathan Parsons

DHM Design
218 Snow Avenue
Raleigh, North Carolina 27603



STRUCTURAL ENGINEER – Jeffrey Morrison, PE

Stroud, Pence & Associates
4904 Professional Ct., Suite 200
Raleigh, North Carolina 27609



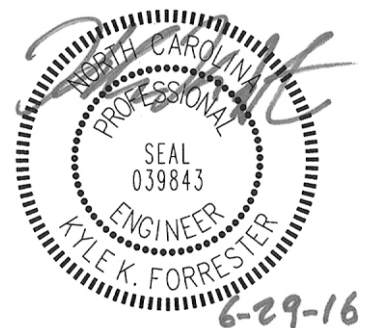
MECHANICAL / PLUMBING ENGINEER – Steve Campbell, PE

Progressive Design Collaborative
3101 Poplarwood Court, Suite 320
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ELECTRICAL ENGINEER – Kyle Forrester, PE

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SECTION 00 01 00 – ADVERTISEMENT FOR BIDS

ADVERTISEMENT FOR BIDS

The County of Onslow will accept sealed bids from prequalified single prime contractors for the **Onslow County Courthouse Expansion** located at **109 Old Bridge Street, Jacksonville, NC 28540**.

Bids will be received by the County and publicly opened and read aloud at **3:00 PM on August 2, 2016** at the **Onslow County Government Center, Room 107** located at **234 NW Corridor Blvd Jacksonville, NC 28540**. No bid will be accepted after this time.

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

The project consists of the new construction and expansion of the Register of Deeds and Courthouse functions for Onslow County. The expansion consists of a new 4 story building of approx. 58,000 sf and renovation to the existing facility of approx. 12,000 sf.

PREQUALIFIED GENERAL CONTRACTORS

- Bordeaux Construction Company
- Clancy & Theys Construction Company
- Daniels and Daniels Construction Co., Inc.
- Monteith Construction Corp.
- Pro Construction, Inc.
- Quadrant Construction, Inc.
- TEAM Construction, LLC
- Thomas Construction Group, LLC

PRE-BID AND OWNER PREFERRED MANUFACTURER MEETING

A Mandatory Pre-Bid Meeting will be held for all bidders on **July 19, 2016 at 10:30 a.m.** at the **1st Floor Conference Room, Superior Courthouse** located at **625 Court Street, Jacksonville, NC 28540**. The meeting will address project specific questions, issues, bidding procedures and bid forms. The meeting will continue on the project site where contractors will be permitted to walk the project site. The meeting will also identify Owner Preferred Manufacturer Alternates and their performance standards that the owner will consider for approval on this project.

Plans and Specifications can be downloaded from Smith Sinnett Architecture by potential bidders, upon registration with Smith Sinnett Architecture by completing the Intent to Bid Form available at www.smithsinnett.com after July 5th, 2016. The full hard copy of the plans and specifications can be purchased at the contractor's expense.

The County of Onslow reserves the right to reject any or all bids and to waive informalities.

END OF SECTION 00 01 00

SECTION 00 01 05 – NOTICE TO BIDDERS

The County of Onslow will accept sealed bids from prequalified single prime contractors for the **Onslow County Courthouse Expansion**. The project location is **109 Old Bridge Street, Jacksonville, NC 28540**.

Bids will be received by the County and publicly opened and read aloud at **3:00 PM** on **August 2, 2016** at the **Onslow County Government Center, Room 107** located at **234 NW Corridor Blvd Jacksonville, NC 28540**. No bid will be accepted after this time.

The project consists of the new construction and expansion of the Register of Deeds and Courthouse functions for Onslow County. The expansion consists of a new 4 story building of approx. 58,000 sf and renovation to the existing facility of approx. 12,000 sf. The Register of Deeds include waiting and check-in, office, conference, and storage spaces. The Courthouse includes a lobby, queuing space, courtrooms, clerk and cashier spaces, storage and office spaces. The work will include steel frame, brick, cmu, interior partition walls, aluminum glazing, single-ply membrane roofing, metal roofing, plumbing, mechanical, electrical, technology and sprinkler systems. The project includes all other work as shown, indicated or reasonably implied on the drawings and/or specifications for a complete, first class job.

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

Pre-Bid and Owner Preferred Manufacturer Meeting

A Mandatory Pre-Bid Meeting will be held for all bidders at the proposed job site on **July 19, 2016 at 10:30 a.m.** at the **1st Floor Conference Room, Superior Courthouse** located at **625 Court Street, Jacksonville, NC 28540**. The meeting will address project specific questions, issues, bidding procedures and bid forms. The meeting will continue on the project site where contractors will be permitted to walk the project site.

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 procedures the following preferred brand items are being considered as Alternates by the owner for this project:

Alternate 1: Owner Preferred Manufacturer(s): Architectural

- Door Hardware: Cylinders, Locks, and Latches: Manufacturer – Best Locks
- Door Hardware: Exit Devices: Manufacturer – Precision
- Door Hardware: Closers: Manufacturer – Stanley
- Hand Dryer: Bradley Aerix

Alternate 2: Owner Preferred Manufacturer(s): HVAC

- Air Handling Units: Manufacturer – McQuay/Daikin
- HVAC Controls: Manufacturer – Honeywell

Alternate 3: Owner Preferred Manufacturer(s): Electrical

- Electrical Panels: Manufacturer – Sneider - Square D
- Fire Alarm: Manufacturer – Edwards Systems Technology (EST)

Alternate 4: Owner Preferred Manufacturer: Access Control System

- Door Access Control System: Manufacturer – S2 Security Access Control System
- Door Access Control System Hardware: Manufacturer – Schlage AD-400-MS/MD Series

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 in the offices of *Smith Sinnett Architecture, P.A., 4600 Lake Boone Trail, Suite 205, Raleigh, North Carolina 27607 and the Onslow County Purchasing Office, 234 New Bridge St, Jacksonville, North Carolina 28540*

Plans and Specifications can be downloaded from Smith Sinnett Architecture by potential bidders, upon registration with Smith Sinnett by completing the Intent to Bid Form available at www.smithsinnett.com after July 5, 2016. The full hard copy of the plans and specifications can be purchased at the contractor's expense.

NOTE: The bidder shall include with the bid proposal the form *HUB Certified/Identification of Minority Business Participation* form 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 "Unlimited Building" or "Unclassified," required by the NC General Contractors Licensing Board under G.S. 87-1.)

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 receipt of bids for a period of **60** days unless in accordance with G.S.143-129.1.
- The County of Onslow reserves the right to reject any or all bids and to waive informalities.

Designer:
Rhonda Angerio, AIA,
Smith Sinnett Architecture, P.A.
(Name)

4600 Lake Boone Trail, Suite 205
Raleigh, North Carolina 27607
(Address)

(919) 781-8582
(Phone)

Owner:
Jeffrey L. Hudson, County Manager
Onslow County
(Agency/Institution)

234 NW Corridor Blvd.
Jacksonville, North Carolina 28540
(Address)

(910) 347-4717
(Phone)

END OF SECTION 00 01 05