



TOWN OF RANLO

1624 Spencer Mountain Road
Ranlo, North Carolina 28054



REQUEST FOR BIDS

2022 GENERAL RENOVATIONS TO THE RANLO LODGE

Date of Issue: August 11, 2022

Bids Due: August 25, 2022

PRE-BID CONFERENCE: August 12, 2022 at 10:00 am at Ranlo Town Hall

For more information contact:

Jonathan Blanton

Town Manager

704-824-3461

jblanton@townofranlo.org

Town of Ranlo 2022 General Renovations to the Ranlo Lodge

INSTRUCTIONS FOR BIDDERS

In accordance with Section 143-131, North Carolina General Statutes, the Town of Ranlo (hereinafter referred to as “the Town”), is requesting informal quotations for construction renovations to the Ranlo Lodge, located at 2000 Spencer Mountain Road, Gastonia, North Carolina 28054. Bids will be received by the Town to provide all labor, equipment, and materials necessary to renovate the Ranlo Lodge specified in this Request for Informal Bids (hereinafter referred to as “RFB”) until **5:00 pm on August 25, 2022**, at Ranlo Town Hall, 1624 Spencer Mountain Road, Gastonia, North Carolina or electronically at jblanton@townofranlo.org. Should bids exceed \$300,000.00 the Town will use the single-prime construction method.

There will be a pre-bid conference held at 10:00 am, August 12, 2022 at Ranlo Town Hall, 1624 Spencer Mountain Road, Gastonia, North Carolina 28054. All General Contractors are encouraged to be represented at the conference to familiarize themselves with the Town of Ranlo’s Minority Business Participation Outreach Plan and Guidelines for Recruitment and Selection of Minority Businesses for Participation in the Town of Ranlo Building Construction or Repair Contracts for minority business participation in building construction or repair contracts. The Town of Ranlo has a 10% verifiable percentage goal for participation by minority businesses in the total value of work for building projects awarded by the Town of Ranlo under this project that is subject to \$100,000.00 state funding, pursuant to North Carolina General Statute 143-128.2.

Bids must be submitted on the Bid Pricing Sheet (Exhibit 2) which is included as part of this RFB Package and must be completed in its’ entirety.

The Town reserves the right to reject any or all bids, to waive informalities, and to accept any bid which, in the opinion of the Town, appears to be in its best interest or to award this project in part or in total.

Bids will be evaluated by determining the lowest responsive, responsible bidder considering:

- Bidder's ability and capacity to provide the designated materials.
- Bidders price for services.
- Character, integrity, reputation, judgment, experience, and efficiency of bidder.

All bids shall be notarized. Bidders responding to this RFB are hereby notified that North Carolina General Statutes relating to licensing of contractors will be observed in receiving bids and awarding projects.

This RFB and all Bidder responses are considered public information after the project is awarded, except for trade secrets specifically identified in writing by the Bidder, which will be handled according to North Carolina State Statute or other laws. Any section of the Bidder’s response package that is deemed to be a trade secret by the Bidder shall be submitted in a separate envelope clearly marked “TRADE SECRET INFORMATION- DO NOT DISCLOSE.”

INFORMATION FOR BIDDERS

1. SCOPE OF WORK

The Bidder shall provide all labor, equipment, and materials necessary to renovate the Ranlo Lodge.

Bids must be recorded on the Bid Pricing Sheet (Exhibit 2).

Bidders are strongly urged to physically inspect the work location before submitting a proposal. Site visits are by appointment only Monday – Friday 8 am to 5 pm. Please contact Town Manager Jonathan Blanton at 704-824-3461 to schedule an appointment.

TIME OF PERFORMANCE

As time is of the essence in completing this project, after receiving a written Notice to Proceed from the Town, all work shall be completed within ninety to one hundred and twenty (90-120) consecutive calendar days.

The Contractor shall at all times during the continuance of the Project work, with such resources as are sufficient to complete the work within the time specified. The Contractor must have the ability to bring in additional equipment as necessary, should any onsite equipment require repairs that extend beyond five (5) calendar days.

WARRANTIES

Bidder shall warranty all work for no less than (90) days for workmanship, and for the full manufacturer warranty period on materials.

ERRORS/DEFICIENCIES

Bidder shall immediately, without additional compensation, make any corrections regarding inferior or incomplete work or materials furnished under any project issued as a result of this solicitation, if it is determined by the Town that the Bidder is responsible for the errors or deficiencies.

ADDITIONAL WORK

Any additional work or repair identified during the 2022 General Renovations to the Ranlo Lodge shall be described and submitted to Jonathan Blanton, via email at jblanton@townofranlo.org prior to performing the additional work.

2. SUBMITTAL OF BIDS

Bids must be written legibly on the Bid Pricing Sheet (Exhibit 2) and addressed to:

Town of Ranlo
General Renovations to the Ranlo Lodge Project
Attn: Jonathan Blanton, Town Manager
1624 Spencer Mountain Road
Gastonia, North Carolina 28054

Bids may be received prior to the date and time of the bid opening. It is the Bidders responsibility to ensure that the bid is received by the Town before the hour and date specified in this RFB. Any bids received after that hour and date will be returned unopened. Bids may also be submitted electronically to jblanton@townofranlo.org.

3. PRICE FOR SERVICES

Bids should be placed using the Bid Pricing Sheet (Exhibit 2) provided in the RFB.

4. ADDENDA

Any addendum issued prior to the date set forth for bid submittal shall be covered in the bid and shall be made a part of the project. It is the responsibility of the Bidder to be aware of information issued in the form of an addendum. Receipt of all addenda issued shall be acknowledged by Bidder in the space provided on the Bid Pricing Sheet.

5. INTERPRETATION OF DOCUMENTS

If any Bidder submitting a bid is in doubt as to the true meaning of any part of this RFB or finds discrepancies or omissions in the RFB, he may submit a request for an interpretation or correction to the Town. Any interpretation or correction of the documents will be made only by addendum duly issued and a copy of such addendum will be posted on the Town's website. The Town will not be responsible for any other explanations or interpretations of the documents. Receipt of addenda should be noted on the Bid Pricing Sheet (Exhibit 2).

Any questions pertaining to the Scope of Work or the Town's Specifications should go to Jonathan Blanton at jblanton@townofranlo.org

6. WITHDRAWAL OF BID

Any Bidder may withdraw their bid, either personally or by written request, at any time prior to the scheduled closing time for receipt of bids. Bids shall remain valid for ninety (90) days after submittal.

7. AWARD OR REJECTION OF BIDS

If a project is awarded, the Town will award to the lowest, responsive, responsible bidder whose bid, in the Town's opinion, best complies with the criteria outlined in this RFB taking into consideration price, methodology, quality, performance, and the time specified in the bids for the performance of the project.

The Town reserves the right to accept or reject any or all bids if it is deemed best for the public good, and to waive any informality in the bids received.

8. ISSUANCE OF PURCHASE ORDER

A Purchase Order will be issued to the selected Bidder.

9. MINORITY BUSINESS PARTICIPATION AND NON-DISCRIMINATION

The successful Bidder, and any subcontractor under him, shall be required to ensure that minority and women-owned business enterprises will be provided equal opportunity to submit bids for subcontracts to the maximum extent feasible. Further, there shall be no discrimination in employment practices based on race, religious creed, color, national origin, ancestry, age, physical handicap, medical condition, marital status, or sex. The Town of Ranlo's Minority Business Participation Outreach Plan and Guidelines for Recruitment and Selection of Minority Businesses for Participation in the Town of Ranlo Building Construction or Repair Contracts for minority business participation in building construction or repair contracts will apply to this project. The Town of Ranlo has a 10% verifiable percentage goal for participation by

minority businesses in the total value of work for building projects awarded by the Town of Ranlo under this project that is subject to \$100,000.00 state funding, pursuant to North Carolina General Statute 143-128.2. More information can be found on the Town of Ranlo's website.

10. INSURANCE

Bidder must include, with their Bid, a Certificate of Insurance showing the limits as outlined in this section. During the performance of the work under this Project, the Project shall maintain the minimum levels of insurance shown below and is responsible for ensuring original certificates of such coverage are submitted to the Town directly from the insurance provider prior to performance. Policies shall list the Town as additional insured on all applicable policies. All policies shall be obtained from insurance companies that are duly licensed in the State of North Carolina to issue insurance policies for the limits and coverages so required, must cover the term of the project, and provide thirty (30) days advance written notice to the Town in the event of cancellation, expiration, or alteration.

1. General Liability Insurance, with a combined single limit of \$1,000,000 for each occurrence and \$2,000,000 in the aggregate or as otherwise specified in an addendum, whichever is greater.
2. Automobile Liability Insurance, with a combined single limit of \$1,000,000 for each person and \$1,000,000 for each accident.
3. Workers' Compensation Insurance in accordance with statutory requirements and Employers Liability Insurance, with a limit of \$500,000 for each occurrence.
4. Excess Liability/Umbrella Insurance, with a limit of \$1,000,000 per occurrence

In the event the Contractor is excluded from the requirements of the North Carolina Workers Compensation Act and does not voluntarily carry workers compensation coverage, the Contractor shall carry or cause its employees to carry adequate medical/accident insurance to cover any injuries sustained by its employees or agents during the performance of service.

11. PROJECT ADMINISTRATION

The selected Bidder will coordinate all activities with Jonathan Blanton at jblanton@townofranlo.org. The selected Bidder shall receive approval from the Town prior to performing the work.

12. E-VERIFY/ IRAN DIVESTMENT

The Bidder shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes by filling out the E-Verify Affidavit (Exhibit 4). By acceptance of this project, the Contractor affirms they are not listed on the Final Divestment List created by the North Carolina State Treasurer pursuant to N.C.G.S. 143-6A-4, Iran Divestment Act Certification.

13. VENDOR FORM

The Bidder shall complete the Town of Ranlo Vendor Form (Exhibit 3) and include it with submission of the Bid.

Exhibit 1
SCOPE OF WORK
Town of Ranlo 2022 General Renovations to the Ranlo Lodge

The Contractor shall provide all labor, equipment, and materials necessary to renovate the Ranlo Lodge as provided for in this RFB.

All materials and work on this project shall conform to the following:

1. GENERAL REQUIREMENTS

- a) Work shall be performed in accordance with all applicable State and local codes and regulations governing this project; and
- b) Specifications, and specific performance and design characteristic, shall conform with all approved, specified, and adopted technical and standard specifications of the Town.

2. EXTERIOR REQUIREMENTS

- a) Remove outside fireplace, structure, and install a 30x12 freestanding structure with two ceiling fans (provided by the Town);
- b) Remove front entrance ceiling and build a new porch to cover six cedar columns wrapped with stone up to 36 inches high with across the front of the building;
- c) Build and install new gutters and downspouts across the front of the building;
- d) Install new trim and soffits around remaining sides of the building with the installation of new gutters on back with downspouts;
- e) Apply stucco system to all walls and fireplace on exterior and paint to color;
- f) Replace existing lights and install two ceiling fans on the front porch;
- g) Install new 36x10 patio at gutter hat with lighting and two ceiling fans (provided by the Town) at the back of the building;
- h) Install new TREX steps from door to concrete pad
- i) Remove all windows and install new commercial storefront glass to all windows; and
- j) Additional work which may be necessary to the proper competition and protection of the work described in the RFB.

3. INTERIOR REQUIREMENTS

- a) Remove paneling and install sheet rock ½ inch, finish and paint;
- b) Install furring strips to all concrete walls and above fireplace, install sheetrock, finish, and paint;
- c) Remove exhaust fans and frame for sheetrock inside and stucco outside;
- d) Install new commercial grade steel doors to all three entrance with auto closures and keyed to match;
- e) Install new knotty pine chair rail bathroom doors;
- f) Install new knotty pine 1x6 baseboard and 1x4 knotty pine chair rail to match;
- g) Paint block wall in kitchen;
- h) Remove serving area bar and install new stainless steel countertop;

- i) Install new vinyl plank flooring throughout;
- j) Remove toilets and sinks to complete construction;
- k) Replace lighting fixtures on the walls and ceiling;
- l) Cover fireplace with stone or stone veneer; and
- m) Additional work which may be necessary to the proper completion and protection of the work described in the RFB.

4. OTHER REQUIREMENTS

- a) Drawing plans have been provided by The Wooten Company and are included in schematic design narrative form and site improvement drawings.

Ranlo - Lodge

GENERAL RENOVATION DESCRIPTION

The Lodge in Ranlo is an existing, concrete masonry block, single space assembly building constructed in 1956. The single space consists of one main room with an adjacent kitchen area and an adjacent toilet room area. The interior of the building is 1888 square feet with an attached, covered, porch of approximately 427 square feet. Typical wall height of the structure is nine (9) feet with a ceiling open to the roof structure.

Existing flooring throughout is assumed to be an asbestos containing material (ACM) that is in good condition. The intent of the project is to encapsulate the ACM flooring entirely using new subflooring and finish materials, i.e. vinyl composite tile. Minimal, strategic demolition of existing floor tile to accommodate bathroom accessibility modifications is not expected to exceed limits that would trigger a full remediation per NC Department of Health & Human Services standards.

Existing restrooms will be strategically demolished and reconfigured to accommodate Accessibility Standards. The project will provide new Code compliant fixtures including toilets, hand sinks, urinals, and floor drains. New partitions, paper dispensers, bathroom exhaust fans, mirrors, and wall finishes will be provided. A new closet will be constructed as part of the restroom renovations to house a new 120-gallon, gas, water heater. New Ground Fault Interrupting Circuits to be provided in restrooms as required.

The current kitchen layout is expected to remain. New refrigerator, dishwasher, double compartment stainless steel sink, all to be provided. Utilities to be modified including grounding and bonding of electrical service and modifications to circuits as required by Code and in order to coordinate with new kitchen equipment. New Ground Fault Interrupting Circuits to be provided in Kitchen as required. New dedicated exhaust to be provided in Kitchen as Code required. New countertops and cabinets to be provided in Kitchen. Cabinets to be solid wood boxes and doors with postform tops.

All interior walls, approximately 3200 square feet to have all loose materials and dirt removed prior to being prepped and painted with low VOC paints. Exposed, interior, roof framing and decking to be thoroughly cleaned and sealed with an approved clearcoat.

All exterior walls, approximately 2500 square feet to have all loose materials and dirt removed prior to being prepped and painted with low VOC paints. Exposed, exterior, roof framing and decking (at porch) to be thoroughly cleaned and sealed with an approved clearcoat. All three existing entrance doors to be replaced with similar units and new durable hardware. The six (6) existing porch columns, three (3) entrance doors, and twelve (12) windows to be retained, thoroughly cleaned, and prepped for painting. All to be painted with low VOC paint as approved by Architect.

The existing roof of the structure appears to have been recently installed and is not expected to be replaced as part of this project.

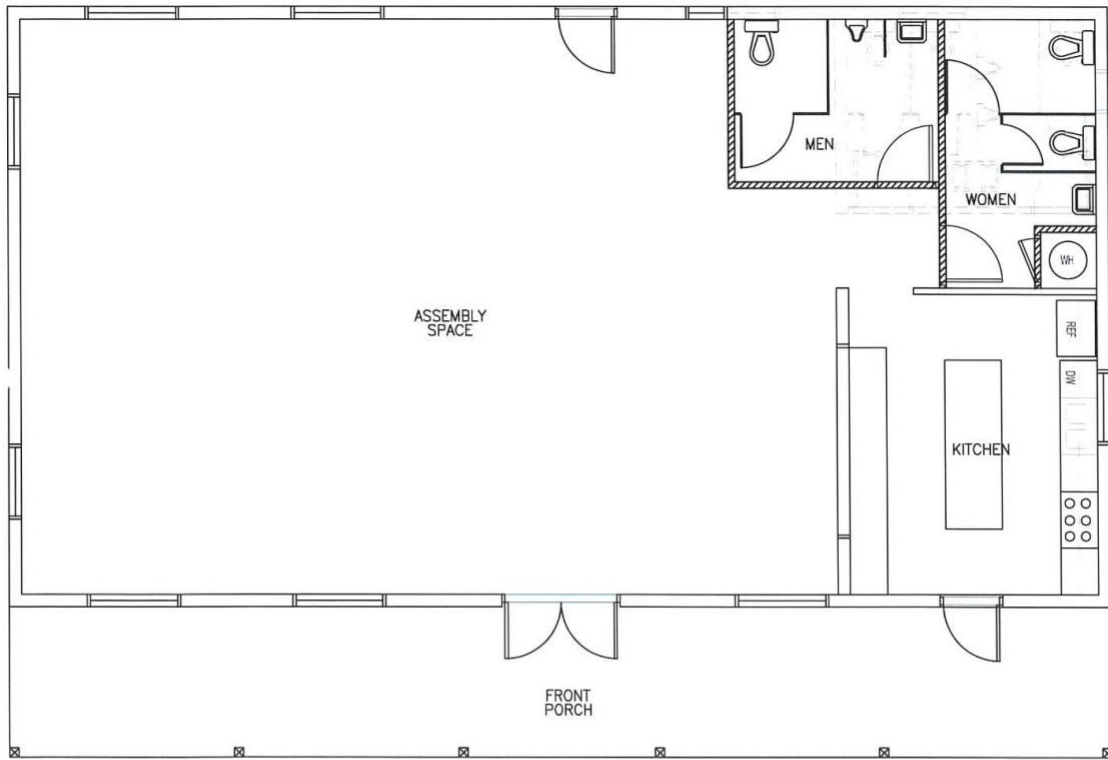
Project to provide handrails on front porch. Handrails to be 36" high on all three sides of. Rear entry will require 5' x 5' landing, new stairs, and handrail.

Code Required Exit Signs, Emergency Egress Lighting, and Smoke Detectors to be provided as part of this project. New 120A Main Electrical Service to replace existing 100A (?) Service to accommodate renovation and future growth of facility.



DISCLAIMER: THIS EXHIBIT REPRESENTS THE CURRENT AVAILABLE INFORMATION AND MAY NOT BE AN ACCURATE DEPICTION OF CURRENT SITE CONDITIONS. POST-AWARD, ACCURATE SITE PLANS WILL BE FINALIZED THROUGH PROCUREMENT OF ARCHITECTURAL DESIGN SERVICES.

 THE WOOTEN COMPANY 120 North Boylan Avenue, Raleigh, NC 27603-1425 919-828-0521 Fax 919-834-3656 License Number: F-0216	TOWN OF RANLO, NC		Designed By:	Date:
	RANLO	NORTH CAROLINA	RDP	10-29-20
	"THE LODGE" IMPROVEMENTS		Drawn By:	Scale:
	SITE IMPROVEMENTS		TSM	N.T.S.
			Checked By:	Sheet No.:
			RDP	
			Project No.:	
			3374	1 OF 1



 THE WOOTEN COMPANY 120 North Boylan Avenue Raleigh NC 27603-1423 919.828.0531 Fax 919.834.3599 License Number: F-0115	TOWN OF RANLO, NC <small>RANLO NORTH CAROLINA</small>		Designed By: RDP	10-13-20
	"LODGE" RENOVATIONS		Drawn By: TSM	Scale: 1/8" = 1'-0"
	BATHROOM RENOVATION PLAN		Checked By: RDP	Sheet No.:
			Project No.: 3374	1 OF 1

END OF SCOPE OF WORK

Exhibit 2 Town of Ranlo 2022 General Renovations to the Ranlo Lodge Project Bid Pricing Sheet

_____ (Bidder) will renovate the Ranlo Lodge including all permits, parts, labor, restoration of area and any other costs listed below.

In submitting this Bid, Bidder represents that all copies of the project Documents and the following addenda have been examined:

<u>Date</u>	<u>Number</u>
_____	_____
_____	_____
_____	_____

Total renovations described in the Scope of Work for \$ _____

By signing this General Renovations to the Ranlo Lodge Bid Pricing Sheet, the Bidder, if selected, agrees to perform the services listed in the Scope of Work (Exhibit 1) using the rates quoted on this Bid Pricing Sheet.

Signature

Company Name

Title

Exhibit 3
Town of Ranlo
Finance Office
1624 Spencer Mountain Road
Gastonia, North Carolina 28054
Vendor Form

Name (as reported on your income tax return) _____

Business Name _____

Federal ID# _____ or SS# _____

Check one of the following:

Corporation Sole Proprietorship Partnership Other _____

Order Address

Street _____

PO Box _____

City _____

State _____

Zip Code _____

Contact Person _____

Phone Number _____

Fax Number _____

E-Mail Address _____

Terms _____

Payment Address

Street _____

PO Box _____

City _____

State _____

Zip Code _____

Contact Person _____

Phone Number _____

Fax Number _____

E-Mail Address _____

Discount _____

Are you related to or have a professional relationship with any Town of Ranlo employee? Yes No
(If you answered yes, a Relationship Vendor Form will have to be completed before any payments can be made.)

Are you a minority business enterprise? Yes No

If you answered yes, please check the appropriate box:

African-American

Hispanic

Female

American Indian

Asian American

Socially and economically disadvantaged as defined in 15 U.S.C. 637

Product(s) and/or Service(s) – Please list the type of product(s) and/or service(s) that your company can provide:

Signature: _____

Title: _____

**Exhibit 4
E-VERIFY AFFIDAVIT**

I, _____ (the individual attesting below), being duly authorized by and on behalf of _____ (the entity identified as the "Employer") after first being duly sworn hereby swears or affirms as follows:

1. Employer understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).
2. Employer understands that Employers Must Use E-Verify. Each employer, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS§64-26(a).
3. Employer is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State.

Employer employs the following number of employees in this State (check which is applicable):

- | | |
|------------------------------|-----------------------------|
| a. Less than 25 _____ | b. Between 25 and 100 _____ |
| c. Between 100 and 500 _____ | d. 500 or more _____ |

4. Employer will ensure compliance with E-Verify by any subcontractors subsequently hired by Employer for specified contracts subject to E-Verify entered into with the Onslow Water & Sewer Authority Employer.

This _____ day of _____, _____.

Signature of Affiant

Print or Type Name: _____

State of _____ County of _____

Signed and sworn to (or affirmed) before me, this the _____

Affix Official/Notarial Seal

day of _____, _____.

My Commission Expires:

Notary Public