

LS3P



New Hanover County Government Center  
Pre-bid Conference

Minority Outreach Session

Owner Preferred Alternates Review

January 6, 2021



## Agenda

- **Introductions**
- **Project Overview**
- **Key Project Dates**
- **Minority Participation**
- **Project Review and Bidding**
- **Schedule and Logistics Plan**
- **RFIs and Addendums**
- **Q/A**

# Project Team Introductions



## New Hanover County

- Sara Warmuth – Chief Facilities Officer
- Kevin Caison – Facilities Project Manager
- Leslie Chaney – Chief Information Officer

## Cape Fear FD Stonewater

- Mike Brown – Cape Fear Commercial
- Brian Eckel – Cape Fear Commercial

## Thomas Construction Group

- Jim Hundley – EVP/Director of Preconstruction
- Jason Lovelace – Senior Project Manager
- Kyle Brooks – Estimator

## LS3P

- Laura Miller – Vice President



# Key Project Dates



Project Link: <https://app.buildingconnected.com/projects/5fbc223098eb0600513e1de9/bid-packages>

~~Project Pre-bid and Minority Outreach Meeting 1~~ ~~12/18/2020 @ 3:00 PM~~

Project Pre-bid and Minority Outreach Meeting 2 1/8/2020 @ 3:00 PM

~~Last day for Questions — Addendum 1~~ ~~12/16/2020~~

Addendum 1 12/22/2020

~~Last day for Questions — Addendum 2~~ ~~1/5/2021~~

Addendum 2 1/8/2021

Project Bid Date/Time: 1/14/2021 @ 3:00 PM

# MWBE, HUB and Local Participants



- The project goal is to meet or achieve a 10% Minority Participation Goal
- The plan provides for equal opportunities for MWBE, HUB and Local companies as defined and certified by the North Carolina HUB Offices
- Bid Packages have been provided to reduce barrier bid packages and encourage maximum utilization of the local subcontracting community
- The plan encourages local participation from New Hanover, Brunswick, Columbus, Bladen, Sampson, Pender, Duplin, Onslow, Jones and Carteret Counties
- All currently listed North Carolina HUB companies can be found at the following link:  
<https://www.ips.state.nc.us/vendor/searchvendor.aspx?t=h>
- To submit a qualifying bid, you must Submit Affidavit A or Affidavit B with bid
  - Affidavit A if you have 2<sup>nd</sup> Tier Subcontractors
  - Affidavit B if you are to perform contract with Own Workforce
  - Affidavit C or D not needed at time of Bid.



# Affidavits and Good Faith Efforts

**Documentation of “Good Faith Efforts” must be maintained by all bidders and will be reviewed as part of the bid selection process**

To submit a qualifying bid, you must Submit Affidavit A or Affidavit B with bid:

- Affidavit A if you have 2<sup>nd</sup> Tier Subcontractors
- Affidavit B if you are to perform contract with Own Workforce

After Bid:

- Affidavit C if participation is Greater than 10%
- Affidavit D if participation is less that 10%

GOOD FAITH EFFORT REQUIREMENTS WITH TIPS	
1. Contacted minority businesses that reasonably could have expected to submit a quote and that were known to the contractor, or available on State or local government maintained lists, at least 10 days before the bid date and notified them of the nature and scope of the work to be performed.	<b>NEWSPAPER/TRADE ADS DON'T COUNT FOR NOTIFICATION; PRODUCE LIST OF POTENTIAL BIDDERS CONTACTED BY CONTRACTOR; SUBTRACT 10 DAYS FROM BID DATE THEN ADD 1 DAY TO DETERMINE LATEST TIME TO NOTIFY</b>
2. Made the construction plans, specifications and requirements available for review by prospective minority businesses, or providing these documents to them at least 10 days before the bids are due.	<b>NEWSPAPER/TRADE ADS DON'T COUNT FOR NOTIFICATION; NOTICE SHALL STATE AVAILABLE IN OWN OFFICE OR PROVIDE MBE'S THE DOCUMENTS; SUBTRACT 10 DAYS FROM BID DATE THEN ADD 1 DAY TO DETERMINE LATEST TIME TO NOTIFY</b>
3. Broken down or combined elements of work into economically feasible units to facilitate minority participation.	<b>SHOW THAT WORK IS BROKEN DOWN INTO SMALL COMPONENTS (EG: FOR MECHANICAL CONTRACTOR - BREAK DOWN TO INSULATION, CONTROLS, AND AIR BALANCE); INDICATE IN SOLICITATION THAT MBE'S CAN BID WORK FOR THIS PROJECT IN ANY AREAS THAT THEY ARE QUALIFIED</b>
4. Worked with minority trade, community, or contractor organizations identified by the Office of Historically Underutilized Businesses and included in the bid documents that provide assistance in recruitment of minority business.	<b>OBTAIN LETTER OR OTHER DOCUMENTATION FROM ONE OF THESE ORGANIZATIONS INDICATING THAT YOU ARE WORKING WITH THEM IN THE RECRUITMENT OF MINORITY BUSINESSES</b>
5. Attended pre-bid meetings scheduled by the public owner.	<b>OWNER/CONSTRUCTION MANAGER IS KEEPING LIST OF ATTENDEES (MAKE SURE YOU SIGN-IN)</b>
6. Provided assistance in getting required bonding or insurance or provided alternatives to bonding or insurance for subcontractors.	<b>DOCUMENT, OR INDICATE IN SOLICITATION TO NOTIFIED SUBS, THAT BONDS AREN'T REQUIRED, OR THAT BONDS AREN'T REQUIRED IN CERTAIN DIVISIONS, OR THAT BONDS AREN'T REQUIRED BELOW CERTAIN CONTRACT AMOUNTS, OR THAT WILL ASSIST IN PROCURING BONDS OR INSURANCE</b>

# Project Overview



Core/shell construction and Interior upfit of a new four-story, approximately 110,000 SF office building containing offices and workspaces for various New Hanover County (NHC) departments, training and conference rooms, and multiple areas of customer service

The exterior of the building will be predominantly tilt-up concrete panels. The northeast corner of the building will be conventional steel with steel stud infill with storefront windows and various cladding systems.

Project will include a two-story, approximately 26,000 SF hardened structure containing the Emergency Operations Center (EOC), 911 Center, and Hub.

The project will be constructed adjacent to the existing Government Center on Government Center Drive and will be sited so that the existing facility can remain operational during construction.

Scope of Work includes all items outlined in the Project Manual for a fully operational and complete building



# Work Categories / Bid Packages

*\*Subject to revisions, additions or deletions*



01A	GENERAL TRADES	09L	HARD TILE
01C	FINAL CLEANING	10A	TOILET PARTITIONS / ACCESSORIES
01D	FENCING AND GATES	10B	SOUND ABSORBING WALL UNITS
02A	SELECTIVE DEMOLITION	10C	SIGNAGE
03T	TERMITE TREATMENT	10D	LOCKERS
05C	ARCHITECTURAL RAILINGS	10E	FIRE EXTINGUISHERS / CABINETS
06A	ROUGH CARPENTRY	10G	CANOPIES / AWNINGS
06F	ARCHITECTURAL MILLWORK	10I	LOUVERS
07A	WATERPROOFING & CAULKING	10P	ACCESS FLOORING
07B	ROOFING	10Q	FOLDING PARTITIONS
07E	SIDING	12A	WINDOW TREATMENTS
07F	COLUMN COVERS	14A	ELEVATORS
07I	EXPANSION JOINTS	21A	FIRE PROTECTION
07J	EIFS	22A	PLUMBING
08A	DOORS, FRAMES & HARDWARE	23A	HVAC
08D	OVERHEAD DOORS	23C	CONTROLS / INTEGRATED AUTOMATION
08F	STOREFRONT, GLASS AND GLAZING	26A	ELECTRICAL
09A	METAL FRAMING AND DRYWALL	27A	COMMUNICATIONS
09B	CEILINGS	28A	FIRE ALARM
09D	PAINTING/WALLCOVERING	31D	SITWORK/SITE UTILITIES/SITE CONCRETE
09E	FLOORING	32O	LANDSCAPING & IRRIGATION

## Project Alternates



ALTERNATE 01 – Storefront and Curtainwall cap Extensions

ALTERNATE 02 – Storefront and Curtainwall Sunshades

ALTERNATE 03 – Fritted Glazing

ALTERNATE 04 – Rooftop Mechanical Screen

## Owner Preferred Alternates



In accordance with GS 133-3, Section 64 the following preferred brands are being considered for this project:

ALTERNATE 05 – Owner Preferred Alternate - Building Automation Controls

ALTERNATE 06 – Owner Preferred Alternate - Server Room Equipment

# Project Schedule



## Project Phases/Durations

Phase 1 – New Office Building, HUB and EOC

- March 2021 – September 2022

Phase 2 – Demolition and Removal of Existing Building, Park Project

- September 2022 – July 2022

# Schedule and Phasing



Phase 1 – Parking lot demo, New Office Building, HUB and EOC Construction  
March 2021 – September 2022

Phase 2 – Demolition and Removal of Existing Building and site  
September 2022 – July 2022

*Phase 2 limits and plans are being determined at this time; This bid will cover the demo of the existing building, site prep for a future park area and sitework associated with making the site ready for a future TBD project*



# Bidding Procedures



All Bidders are encouraged to visit the project website to download a copy of the Thomas Construction Project Bid Manual. This manual outlines the following:

1. General Information
2. Guidelines for Equal Opportunity and Employment
3. Bid Forms (Per scope as part of scope of work)
4. Bid Package Scopes of work
5. Current Project Schedule
6. Current Site Logistics
7. Safety Plan
8. Quality Assurance and Control Plan
9. Sample Subcontract Agreement
10. Other Pertinent Project Information

# Bid Forms



Bid Forms will be by each trade scope of work and will have the following sections:

**Items required with Bid submission:**

1. [Completed Work Package \(form from TCG Bid Manual\)](#)
2. Bid Bond (if required)
3. Bid Proposal Affidavit (Proposal Signature Page)
4. Identification of Minority Business Participation

<b>00 – BID PACKAGE</b>		
<b>SCOPE OF WORK SUMMARY:</b> Furnish all labor, engineering, submittals and shop drawings, fabrication, material, equipment and tools, competent supervision, hoisting, scaffolding, and transportation required for a complete installation of all <b>XXXXXX</b> , as outlined in the following specification sections:		
Primary Specification Sections applicable in total to the work of this bid package:		
Spec Section #	Spec Section Name	
Specification Sections, As applicable:		
Spec Section #	Spec Section Name	
<b>WORK/DIVISION DESCRIPTION:</b>		
Bid package No. <b>XX</b> – Subcontractor is exclusively responsible for work required to furnish all labor, materials, supervision, equipment, insurance, overhead and profit, necessary or incidental, as required to complete the scope of work identified in the construction drawings and applicable specification sections referenced above for this project. Performance of the work must include, but is not necessarily limited to the following:		
<b>01 SCOPE OF WORK</b>		
1. SCOPE ITEM		
<b>02 EXCLUSIONS</b>		
1. EXCLUSION 01		
<b>03 ALLOWANCES</b>		
ALLOWANCE 1:		
<b>04 ALTERNATES</b>		
ALTERNATE 1:		
<b>05 UNIT PRICES</b>		
Provide unit rates for the following:		
UNIT RATE NAME	UNIT TYPE	UNIT RATE
<b>06 BID BREAKDOWN</b>		
ITEM	VALUE	
SUB ITEM	VALUE	

# RFI's & Addenda



Submit all RFIs to Kyle Brooks at [kBrooks@thomasconstructiongroup.com](mailto:kBrooks@thomasconstructiongroup.com)

Addenda will be issued via BuildingConnected

~~Last day for Questions – Addendum 1~~ ~~12/16/2020~~

~~Addendum 1~~ ~~12/22/2020~~

~~Last day for Questions – Addendum 2~~ ~~1/5/2021~~

~~Addendum 2~~ ~~1/8/2021~~

Project Bid Date/Time: 1/14/2021 @ 3:00 PM

# Questions



14:56:13 From Jim Hundley : Please enter your name and company name for attendance record:  
14:56:27 From Jim Hundley : Jason Lovelace = Thomas Construction Group 910-742-5607  
14:56:44 From Greg : Gregory Philligin = Pitt Electric  
14:57:02 From John / Tino Tile & Marble : John Starkey - Tino Tile & Marble  
14:57:06 From Buddy Watts : Buddy Watts-Harrelson Mechanical  
15:02:36 From Laura Miller : Laura Miller - LS3P  
15:02:38 From BOB OSBORNE : Bob Osborne  
15:02:41 From kcaison : Kevin Caison NHC  
15:02:45 From Phillip Parrish to Jason Lovelace - TCG(Direct Message) : Phillip Parrish  
15:02:45 From Jafet Hernandez : Jafet Hernandez- Carolina Classic Window & Glass  
15:02:47 From Mark VanCleaf : Mark VanCleaf - Precision Walls, Inc.  
15:02:50 From Consuela Johnson : Consuela Johnson- S & S Glazing  
15:02:52 From David Boardman : David Boardman - Martin Architectural Products  
15:02:56 From marc duchaine : Marc duchaine- Maxson & Associates  
15:03:05 From BOB OSBORNE : Bob Osborne @Rivers Plumbing & Electric  
15:11:57 From Jessica Barley - MSJ Glass and Glazing : Jessica Barley - MSJ Glass and Glazing, Inc.  
15:12:02 From Barak.Quesada : Barak Quesada  
15:12:11 From steve : Steve Allington - Highland Roofing Company  
15:12:12 From kcarraway : Ken Carraway-Hardware Specialties, Inc-ken@hdwespec.com  
15:12:23 From Barak.Quesada : Acousti Engineering barakquesada@acousti.com  
15:13:17 From Phil Broom : Phil Broom Faulconer Construction  
15:13:34 From Phillip Parrish to Jason Lovelace - TCG(Direct Message) : Would it be possible to provide breakdown pricing within 24 hours after bid time?  
15:14:52 From BOB OSBORNE : Bob Osborne- Rivers -- Bob.Osborne@rpecontracting.com  
15:16:22 From Ronald Miner : Ron Miner - Watson Electric