

Designs for a changing world



BIDDER PREQUALIFICATION

TRANSYLVANIA ECONOMIC ALLIANCE 60,750 sf INDUSTRIAL BUILDING & UPFIT



THE INTENT OF THIS REQUEST IS FOR PREQUALIFICATION AND NOT FOR RECEIVING BIDS.

Date July 10, 2017

Submittals for Single Prime, General Contractor Prequalification must be in accordance with the following instructions, requirements and procedures to be eligible for consideration. The preliminary site plan, floor plan and building elevations are available for reference and are subject to change.

1. Scope of Work includes, but is not limited to the following:
 - a. Site Work: Demolition of existing hardscape and storm water system, site grading, new asphalt paving entrances, asphalt car park (50), asphalt truck court, new concrete truck apron. New utilities from main road, new storm water and drainage. Site lighting and landscaping. The balance of the site will be a graded pad ready for a +/-40,000 s.f. building expansion.
 - b. New Building: This project consists of a 60,750 s.f. new shell building located in the City of Brevard, Transylvania County, North Carolina. The project location is on Ecusta Road. The building structure will be a conventional steel structure with load-bearing insulated concrete panel exterior walls. The deck bearing at the high side of the warehouse is approximately 33' and at the low side approximately 28'.

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This allows for a clear interior height under the girder at the low end (plan north) of approximately 26'-0". There will be approximately five (5) dock doors and a drive-in door location. 30,000 s.f. of the building will house a tenant that will include approximately 5,000 s.f. of conditioned office space. The remaining space will have freeze protection and minimal lighting. The project will be fully sprinklered with an ESFR sprinkler system. The site work will include car parking for approximately 50 cars.

2. Prequalification Forms:

Interested contractors shall utilize AIA Document A305 Contractors Qualification Statement, latest edition, with requested supplemental information attached. Failure to utilize this form will disqualify the contractor from consideration.

3. Availability of Forms:

AIA Document A305, Contractor's Qualification Statement, can be obtained from AIA North Carolina, 115 West Morgan Street, Raleigh, NC 27601, also available at many blueprint and drafting supply vendors and online at www.aia.org. A draft copy is included for reference.

4. Preparation of Forms:

Fill in all appropriate blank spaces provided on the AIA, A305 form. Responses to all required supplemental information requested should be on company "letterhead" stationery and attached to the AIA, A305 form. Failure to furnish the requested information may disqualify the application.

5. Execution of Forms: Prequalification forms shall be executed in the following manner:

- a) If by Sole Proprietor, state by adding "Owner" after the name of the person executing the documents.
- b) If by Partnership, state by adding "Partner" after the name of the person executing the documents.
- c) If by Corporation, indicate if by the President or by Vice-President and attest by the Secretary. Identify the title of office of the executing entities and impress the corporate seal on each signature page of the document.
- d) If the proposal is made by a Joint Venture, it shall be executed by each member of the Joint Venture in the above format for Sole Owner, Partner or Corporation, whichever format is applicable.

6. Submittal of Documents:

Submit (2) two copies and an electronic version via thumb drive. Enclose submittal documents in an opaque, sealed envelope of sufficient size to accommodate the documents without folding. Identify the envelope in the upper left-hand corner as follows:

QUALIFICATION STATEMENT FOR:

TRANSYLVANIA INDUSTRIAL BUILDING AND UPFIT
Brevard, North Carolina

Name of Firm: _____

Address: _____

License No. _____

Contact Name: _____

Email Address: _____

Mail or Deliver Responses to: WHN+ Architects, PA
Attn: Paul R. Garafola
330 West 10th Street
Charlotte, NC 28202

Delivered or mailed documents must be received by WHN Architects by:

5 PM EST, Wednesday August 9, 2017.

7. Supplemental Information and Instructions to be provided with Application:

(Written responses on company "letter head" stationary to the following questions are required and must be attached to the AIA Document A305.)

- a) Item 3.5 on A305: Please only provide example projects completed of a similar size and complexity over the past 10 years. Include examples of precast or tilt-wall projects completed, along with the original budget, final cost and construction duration. Sample pictures are allowed.
- b) Item 5 – 5.2 on A305 Financing: Not required to be submitted at this time. Provide only upon request of Architect.**
- c) Describe company efforts that will be made to recruit historically under-utilized business suppliers and/or subcontractors for this project.
- d) Describe company projects that required Department of Labor Wage and Hour Division (Davis Bacon and related Acts)

8. Criteria for Prequalification

- a) An approved Transylvania County Prequalification Policy is available with this document.
- b) Transylvania Economic Alliance in partnership with Transylvania County will establish a Prequalification Committee to review prequalification submittals. The Prequalification

Committee will review all information to determine the contractor's prequalification eligibility for the project.

- c) The completed AIA Document A305, Contractor's Qualification Statement and the required supplemental information must be sufficient and detailed to be verifiable.
 - d) The contractor must provide relevant and similar project experience.
 - e) In determining the contractor's qualifications, the Prequalification Committee will take into consideration the past performance of the contractor on construction contracts with particular concern given to completion times, quality of work, cooperation with other contractors and cooperation with the Designer and Owner.
 - f) The contractor must have been in business, under the present business name, as a general contractor doing commercial and / or industrial work for a period of not less than five years.
 - g) The Prequalification Committee shall approve or deny the application in accordance with the prequalification criteria and scoring system established.
 - h) Failure to provide the requested information may disqualify the application.
 - i) The Transylvania Economic Alliance and Transylvania County reserve the right to reject any and all applications; to waive all technicalities and irregularities; and to request additional information from an applicant.
9. All applicants will be notified of the Prequalification results by **August 16, 2017** in writing by email from Paul Garafola, WHN+ Architects, PA.
10. Anticipated schedule: (subject to change)
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| ▪ The Contractor Prequalification Statements are due | August 9, 2017 |
| ▪ Prequalified Contractors Announced | August 16, 2017 |
| ▪ Anticipated Advertisement for Bids | August 29, 2017 |
| ▪ Anticipated Pre-Bid Meeting | September 6, 2017 |
| ▪ Anticipated Bid Date | September 20, 2017 |
| ▪ Anticipated Execution of Contract | October 10, 2017 |
| ▪ Anticipated Date to Commence Work on Site | October 16, 2017 |
| ▪ Anticipated Substantial Completion | June 2018 |
11. Any questions regarding this submittal should be in writing emailed to Paul Garafola, WHN+ Architects, PA by **5:00 PM EST, July 31, 2017** at paul@whnarch.com