



ALAMANCE COUNTY, NORTH CAROLINA

124 West Elm Street
Graham, NC 27253

INVITATION TO BID

911 / Emergency Operations Center Facility Project:

Alamance County Emergency Services Center
780 Plantation Drive
Burlington, NC 27215

Issued on: Tuesday, September 2, 2025
Due Date: Wednesday, October 15, 2025, at 2:00 pm

Issued By:
Alamance County Finance Department

Alamance County invites qualified contractors to submit SEALED BIDS for the renovation of the Alamance County Emergency Services Facility.

Alamance County's Emergency Management and Emergency Communications Center project will consist of renovations of an existing +/- 70,955 sq. ft. building. The renovations total approximately 19,935 SF. The existing building sits on a 7.46-acre site.

The construction package will include:

All new sitework scopes of work include new security fencing, access gates and other force protection elements, parking reconfiguration and parking space striping, new sidewalk, new exterior ramp, new bollards, electrical services to the building, and generator placement on the existing site. The scope of work also includes elimination of a curb cut and apron which currently provides access to Plantation Drive. Refer to contract drawings for additional information.

Based on available information, it is assumed the existing building is made up of the original building, and two previous additional additions. The exterior walls are constructed of CMU with a brick veneer at the basement and first floor. The second floor is constructed of metal stud with a brick veneer. Some of the existing windows are to be removed and infilled with like construction. Some of the existing windows are to be removed and replaced with a new window system. A portion of the existing roof will be replaced with a new PVC roofing system. Existing skylights will be removed and new structural deck provided to support the new roofing system. Reference contract drawings for additional information.

The interior renovation work scope includes demolition of existing walls, doors, floors, finishes, ceilings, etc. New walls will be constructed to reconfigure the floor plan into new offices, conference rooms, toilet rooms, break areas, utility spaces, communications floor, and data center. Reference contract drawings for additional information.

Sealed bid proposals for the new Alamance County Emergency Services Center will be received by Alamance County, Brian Baker, Assistant County Manager, 124 W. Elm Street, Graham, NC 27253 until 2:00 P.M. on Wednesday, October 15, 2025. Bidders are to submit one (1) original of their bid package. Bids submitted after the 2:00 P.M. deadline will NOT be accepted. The bids will be opened and read aloud at 2:30 P.M. at the Alamance County Offices located at 124 W. Elm Street, Graham, NC 27253. Faxed bids will not be accepted. No award of the contract will be made at the bid opening.

Bids must be submitted in a sealed envelope and clearly marked with the project name and opening date. Bids must be received directly to the Assistant County Manager's Office of Alamance County, 124 W. Elm Street, Graham, NC 27253 prior to 2:00 P.M. local time on the day of the bid opening at which time all proposals will be publicly opened and read at their scheduled time and location per the bid documents.

As part of the bid evaluation process, Alamance County reserves the right to hold bid evaluation meetings with selected contractors prior to selection and recommendation for a construction contract. If such bid evaluation meetings are needed, they will be held on Wednesday, October 22, 2025, starting at 9:00AM at a location to be determined. Contractors will be notified prior to the scheduled time should it be deemed necessary.

A **MANDATORY** Pre-bid Meeting will be held at the Alamance County Emergency Services Center, 780 Plantation Drive, Burlington, NC 27215, on **Wednesday, September 17, 2025**, at 1:00 P.M., a site visit will follow the meeting.

The project consists of the demolition and renovation of a Alamance County Emergency Services Center for Alamance County.

BID SECURITY

- A. Bid Security shall be made payable to the Owner, Alamance County, in the amount of five percent (5%) of the Base Bid sum. Security shall be either CERTIFIED CHECK, BANK CASHIERS CHECK or BID BOND issued by the Surety licensed to conduct business in the state in which the Project is being constructed. The Owner reserves the right to approve the sufficiency of the required bid security.
- B. The successful bidder's Security will be retained until the successful bidder has signed the Contract and furnished the required PAYMENT and PERFORMANCE BONDS. The Owner reserves the right to retain the Security of the next three (3) lowest bidders until the lowest Bidder enters into a Contract or until ninety (90) days after bid opening, whichever is the shorter. All other Bid Security will be returned as soon as practical. If any Bidder refuses to enter into a Contract, the Owner will retain its Bid Security as liquidated damages, but not as a penalty.
- C. The Bid Security is to be submitted and attached to the BID FORM at the time of submission of Bids.

All contractors and subcontractors involved with the project will, to the extent practical, use North Carolina products, materials, services and labor in the implementation of their projects. Additionally, contractor compliance with equal employment opportunity requirements of North Carolina NC G. S. 126-16 Equal Employment Opportunity shall be required.

Alamance County is an affirmative action/equal opportunity employer that selects contractors without consideration of race, religion, color, ethnic background, sex, age or handicapped status. Minority-owned businesses are encouraged to submit bids.

It is the policy of Alamance County to award public building contracts without regard to race, religion, color, creed, national origin, sex, age, or handicapping condition, as defined in G.S. 168A-3. [143-128.2(h)].

The Alamance County Minority Business Participation Outreach Plan was developed in accordance with N.C.G.S. 143-128.2. The policy is referenced in Alamance County's Purchasing Policy and the complete policy can be found in the County Clerk's Office.

Alamance County reserves the right to reject any or all bids and to waive any or all irregularities, mistakes, omissions or informalities relative thereto. The date and time for the submittals of questions and for the submittal of bids as set forth in the Contract Documents shall be deemed mandatory. The failure to meet all submittal dates as set forth shall constitute a defect in the bid submission, which shall be grounds for rejection of the bid as non-responsive. The failure to meet any submittal dates shall not be considered a waivable irregularity omission or informality.

E-mailed questions should be directed to: SCHRADERGROUP architecture LLC, Attn: Harry Pettoni at hpettoni@sgarc.com.

Bidders must comply with the Davis Bacon Prevailing Wage Rates as determined for Alamance County, North Carolina as determined by the North Carolina Department of Labor and the United States Department of Labor's Wage and Hour Division.

Drawings and Specifications will be available beginning, **Tuesday, September 2, 2025**, by requesting *Alamance County Emergency Services Center* documents from Harry Pettoni at hpettoni@sgarc.com. Digital files will be distributed via ShareFile at no cost to the bidder. Document printing will be at the expense of the bidder.