

The documents on this website are NOT the bid documents. These documents summarize the scope of work. Electronic copies of complete plans, specifications, and contract documents may be obtained without charge from H2L Consulting Engineers, 116 S. Pleasantburg Drive, Greenville, SC 29607. Contact Holly Edgeworth, 864-233-8844 or email hedgeworth@H2L.com

DOCUMENT 001116: INVITATION TO BID

1.0 PROJECT INFORMATION

- A. Notice to Bidders: Qualified bidders are invited to submit bids for Project as described in this Document according to the Instructions to Bidders.
- B. Project Identification: Balsam Building Crack and Settlement Remediation, Southwestern Community College
 - 1. Project Location: 447 College Drive, Sylva, NC 28779 Southwestern Community College, Sylva, NC
- C. Owner: Southwestern Community College,
 - 1. Owner's Representative: Mr. Clifford Stalter, VP Finance & Administrative Services, Southwestern Community College, 447 College Drive, Sylva, NC 28779
- D. Engineer: H2L Consulting Engineers, 116 South Pleasantburg Dr., Greenville, SC 29607
- E. Project Description: Project consists of repairs and refurbishment to portions of the Balsam Center damaged by ground settlements and resulting building movements. Work is for cosmetic repairs. No evidence of structurally significant conditions has been discovered.
- F. Construction Contract: Bids will be received for the following Work:
 - 1. General Contract (inclusive of all trades).

2.0 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed bids until the bid time and date at the location indicated below.
 - 1. Bid Date: October 13, 2016
 - 2. Bid Time: 2:00 PM, Local Time
 - 3. Location: Auditorium, Balsam Center, 447 College Drive, Sylva, NC 28779
- B. Bids will be thereafter publicly opened and read aloud.

3.0 BID SECURITY

- A. Bid Bond is required. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

4.0 PREBID CONFERENCE

- A. A mandatory pre-bid conference will be held on October 3, 2016 at 2:00 PM in the Auditorium, Balsam Center, 447 College Drive, Sylva, NC. Pre-register by calling Holly Edgeworth or Carla Powell, H2L Consulting Engineers, Greenville, SC (864-233-8844) or email hedgeworth@H2L.com with copy to cpowell@H2L.com.

5.0 DOCUMENTS

- A. Electronic copies of complete plans, specifications, and contract documents may be obtained without charge from H2L Consulting Engineers, 116 S. Pleasantburg Drive, Greenville, SC 29607. Contact Holly Edgeworth, 864-233-8844 or email hedgeworth@H2L.com.

6.0 TIME OF COMPLETION AND LIQUIDATED DAMAGES

- A. The Work is to be performed in Phases. See Outline of Work Items- Phases 1, 2 and 3. Time of Completion for Phase 1 shall be December 2, 2016; Time of Completion of Phase 2 shall be January 6, 2017; and, Time of Completion for Phase 3 shall be March 3, 2017. Liquidated Damages of Five Hundred Dollars (\$500.00) per day shall apply to each of the three phases.

7.0 BIDDER'S QUALIFICATIONS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, a separate Payment (Labor and Material) Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

END OF DOCUMENT 001116

**BALSAM BUILDING CRACK AND SETTLEMENT REMEDIATION
SOUTHWESTERN COMMUNITY COLLEGE
SYLVA, NORTH CAROLINA**

OUTLINE OF WORK ITEMS - PHASES 1, 2 & 3

PHASE 1 - EXTERIOR :

Work Item No. 3. Repair of Kitchen Exit Door. Movement of the Balsam Center east wall has caused the hollow metal door frame to move out of plumb to such an extent the exterior (exit) door cannot be opened.

- a) Provide temporary shoring as may be required to plumb or replace door frame. Reuse existing door. Contractor is to provide fully operable door movement utilizing existing or replacement door hardware. Engineer has seen no evidence that existing door hardware (hinges and locksets) are not reusable, and work is to be priced assuming that hardware is suitable for reuse.
- b) Demolish existing CMU surrounding door only as necessary to square and replumb existing hollow metal door frame. At Contractor's option, door panel may be removed and reinstalled.
- c) After repair of door frame, rebuild CMU around door, providing frame anchors and CMU reinforcement conforming to original construction requirements.
- d) Provide an engineered sealant joint at perimeter of frame (backer rod and elastomeric sealant), and paint CMU to match adjacent wall color. Blend new paint to old.

Work Item No. 11. Auditorium – North Vestibule, Exterior Knee Walls. At bottom of ramp by the auditorium vestibule, there are two brick knee walls that abut the building wall. Settlement movements have caused gaps to develop between the two walls.

- a) Route the head joints where the knee walls abut the building walls.
- b) Point the space with mortar, leaving a $\frac{3}{4}$ " deep x $\frac{1}{2}$ " wide recess at top and sides.
- c) Fill recess with backer rod and elastomeric sealant.

Work Item No. 12. Loom Room Exit, Exterior Knee Walls.

- a) Same type of repair as described in Work Item No. 11.

Work Item No. 13. Southeast Corner, Exterior Cracks. Brick movement cracks have developed at the southeast corner exterior brick veneer, above and beyond the south side exit corridor door.

- a) Route cracked mortar joints and point with replacement mortar mixed and colored to match existing. Tool joint to conform to existing.
- b) Where crack extends through brick batt, fill joint with mixture of exterior glue and brick particles (dust) prepared to blend into existing and work into crack, then wiped to blend. Work should be performed by a specialty artisan experienced in such work.

PHASE 2 - LOBBY :

Work Item No. 8. Repair Main Lobby of Terrazzo Floor Cracks. Two floor cracks extending between the east and west walls of the Main Lobby formed with settlement of the buildings.

- a) Sequence work and schedule repairs such that students and others are not left without a suitable egress and egress route between lobby entrance and stairs to upper levels of Balsam Center. Coordinate with university fire marshal in planning this work.
- b) Repair cracks at terrazzo flooring in manner described in technical specification Section 09660.

Work Item No. 9. Repair of GWB Crack in Information Office. Information office is located on east side of Main Lobby. Drywall crack has formed in west wall of office in line with one of the terrazzo floor cracks noted above.

- a) Prepare wall, tape crack and apply drywall patching compound. Paint west wall (only) of office interior with two coats latex paint. University employees will be responsible for providing contractor access for drywall repairs and painting. Paint corner-to-corner and floor-to-ceiling.

PHASE 3 - AUDITORIUM :

Work Item No. 1. Repair Cracked Slab in Auditorium. Crack extends from West End of Auditorium to Stage. Locations of some differential settlement exist. See plans for building section.

- a) Remove all carpet from the Auditorium. Dispose of removed carpeting in compliance with local codes and ordinances.
- b) Saw cut and remove existing slab-on-grade floor in area of longitudinal slab crack. Remove portion of approximately 4-inch thick concrete slab from north wall of Auditorium to not less than 6 inches south of crack line. Dispose of demolished concrete off-site in compliance with local codes and ordinances.
- c) Restore existing stone base and install 10 mil. polyethylene vapor barrier lapping minimum of 4 inches with existing.
- d) Construct new 4-inch thick reinforced concrete slab as specified in attached technical specification Section 03300. Screed and finish flush with existing floor slab. Refer to plan sections and details.
- e) Install new Auditorium carpet and pad complying with technical specification Section 09680. Carpet coverage areas to be the same as that removed.

Work Item No. 2. Refurbish NW Corner of Wall in Auditorium. Existing wall finishes include CMU, GWB and Upholstered Panels. Gap has developed along corner of CMU and GWB.

- a) Carefully remove (if necessary) and save upholstered panel at west end of north wall.
- b) Prepare corner joint to receive backer rod and paintable caulk.
- c) Install backer rod and caulk to fill gap at corner joint.
- d) Paint to match color of existing drywall.
- e) Reinstall upholstered panel in manner previously installed.

Work Item No. 4. Stage Floor Refurbishment. Wood parquet flooring has developed gaps between some the parquet joints. Following technical specification in Section 09640.

- a) Clean and sand all exposed parquet floor surfaces on elevated slopes.
- b) Apply wood filler in joints and crevices.

- c) Finish sand and stain flooring to color close to existing.
- d) Apply polyurethane finish as specified.

Work Item No. 5. Repair Hallway East of Auditorium. Hallway is exposed concrete. Small transverse cracks have developed in the pathway.

- a) Clean slab and apply a cementitious crack filler as indicated in technical specification Section 03930.
- b) Polish (sand) slab to remove any fins and to establish blended walking surface appearance.

Work Item No. 6. Refurbishment of “Loom Room” Floor and Walls. Loom Room has wall cracks and open corner joints resulting from building movement. Minor cracks in exposed concrete slab area also present. Wall cracks, where present, occur in CMU.

- a) At corner joint, prepare area and install flexible, paintable crack filler and backer rod.
- b) At CMU wall cracks, clean wall and work into crack flexible, paintable crack filler.
- c) Repair slab cracks in manner specified above for Work Item 5.
- d) For walls in which cracks are repaired, clean and paint corner-to-corner and floor-to-ceiling two coats of latex paint. Color to be selected by Owner.

Work Item No. 7. Masonry Repair at North Vestibule at Auditorium. Significant CMU wall crack exists at and below fixed window at west wall of vestibule. Crack extends through brick veneer on exterior. Repair encompasses both sides of wall.

- a) Clean interior side of wall, fill CMU cores with low pressure urethane foam.
- b) Route crack and point with mortar. Where crack extends through face shell, use suitable cloth or other material to match texture of block.
- c) At completion of repair, paint west wall (only) corner-to-corner and floor-to-ceiling with two coats latex paint matching color of adjacent walls.

Work Item No. 10. Repair Interior Floor and Walls at Kitchen. Minor wall cracks have developed in walls and tile floor of Kitchen.

- a) Identify areas of cracks in floor and walls. Point cracks in mudset tile floor. Repair CMU and drywall cracks in manner previously described. Allow for 75 linear feet of wall cracks.
- b) Prepare corner joint to receive backer rod and paintable caulk.
- c) Install backer rod and caulk to fill gap at corner joint.
- d) Paint to match color of existing drywall.
- e) Reinstall upholstered panel in manner previously installed.

Work Item No. 14. Auditorium, South Exit Corridor Wall Repairs. A series of near vertical hairline cracks have developed at a number of locations along both sides of the corridor walls. Walls are built with CMU and extend to underside of roof deck.

- a) Inspect walls to identify locations of each crack. Work paintable filler into cracks and wipe flush to face of block.
- b) At both sides of walls, clean, prime and paint two coats of latex paint matching color of end walls. Paint corner-to-corner and floor to top of wall.