Beacon Point Development 1425 Promise Beacon Circle, Raleigh NC. Self-Help Ventures Fund

May 16, 2024

Shell Tenant Suite Improvements

Tenant Suite 201 - NC Legal Aid Tenant Suite 208 - NC Legal Aid Innovation Lab

Project Team

Self – Help

Project manager - Dustin Rawlings

Dustin.rawlings@self-help.org / 919-671-9110

DTW Architects

Project Architect – Robert Sotolongo

rsotolongo@dtwarch.com / 919-697-7816

Project Manager - Susan Straw

sstraw@dtwarch.com / 919-317-4020

Edmondson Engineers

Project Engineer – Charles Crowl

charles@edmpa.com / 919-544-1936

Project Manager - Miles Smith

miles@edmpa.com / 919-544-1936

JD Sprinkler

Farrin Dunn – Project Manager

farrin@jdsprinkler.com / 919-553-2356

Federal Funding & Requirements

The Legal Aid suites at Beacon Point will be partially supported by federal funds from the American Rescue Plan Act of 2021 (ARPA) as a subaward (subrecipient) from the City of Raleigh (acting as a pass-through entity), and thus needs to follow the below provisions and procedures. Prospective contractors must comply with all applicable local, state, and federal laws, regulations, executive orders, and terms and conditions of the funding of the bid award. Funding is contingent upon this compliance.

The following federal provisions apply according to <u>2 C.F.R.</u> § <u>200.326</u>, <u>2 C.F.R. Part 200</u>, Appendix II (as applicable), and other applicable laws:

- 1) Equal Employment Opportunity (41 C.F.R. Part 60);
- 2) Davis-Bacon Act (<u>40 U.S.C. 3141-3148</u>);
- 3) Copeland "Anti-Kickback" Act (40 U.S.C. 3145);
- 4) Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708);
- 5) Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387);
- 6) Debarment and Suspension (Executive Orders 12549 and 12549)
- 7) Byrd Anti-Lobbying Amendment (31 U.S.C. 1352);
- 8) Procurement of Recovered Materials (2 C.F.R. § 200.323);
- 9) Record Retention Requirements (See Award Terms and Conditions Exhibit G and Compliance and Reporting Guidance);
- 10) Governmentwide Requirements for Drug-Free Workplace (31 CFR Part 20);

Bidding Schedule

Thursday May 16, 2024 – Public Advertisement of the bid on the State of North Carolina eVP (electronic vendor portal) public website - Drawings and Specifications available to bidders.

Tuesday May 28, 2024 – Onsite Prebid meeting at 1:30 pm at 1425 Promise Beacon Circle, Raleigh, NC 27610. Please meet at 1st floor lobby of the shell building.

Monday June 3rd, 2024 - Last day for questions from GC's

Wednesday June 11, 2024 – Sealed bids due at 3pm / sealed bids are to be delivered to the offices of DTW Architects, 3333 Durham Chapel Hill Blvd / Suite D100 / Durham, NC 27707 Sealed bids will be publicly opened starting shortly after 3pm at DTW Conference room.

Project award expected by late June.

Design Team + contractor to submit for Express permit review.

Self-Help and NC Legal Aid reserve the right to reject any or all bids for sound documented reasons.

General Contractor Bids

Bids shall include the following items.

Bids shall be Firm Fixed-Price (lump sum or unit price) as a Guaranteed Maximum Price for the construction scope shown on the drawings and specifications. The bid will be awarded to the responsible bidder whose bid, conforming with all the material terms and conditions of the invitation for bids, is the lowest in price.

Tentative schedule for the project.

Acknowledgement of addendums issued during the bid period from the design team.

Bidders must be properly licensed to perform this work as required under Chapter 87 of the General Statutes of North Carolina.

Please include information listed below for Owner contractor selection criteria.

- Firm fixed-price (lump sum or unit price) Basis Bid
- Completeness of the overall proposal
- Percentage of MBE and WBE subcontractors / please list percentages of each and good faith efforts to contact MBE and WBE subcontractors. The State HUB solicitation requirements of <u>G.S. 43-128.2</u> will apply.
- Firm overall experience in this project type.
- Contractors proposed staffing for this project.
- Breakdown of bid proposal per CSI divisions especially for PME subcontractors.
- Proposed project construction schedule.
- Experience in City of Raleigh permitting and inspections process.
- The bidder must be properly licensed to perform this work and provide evidence of their license as required by NC G.S. 87-12.
- If the total bid price is greater than (>) \$250,000, then a Bid bond/guarantee is required with the bid. (2 CFR 200.326)
 - After the award of the bid, a performance bond is required on the part of the awarded bidder/contractor for 100 percent of the contract price, and a payment bond is required on the part of the awarded bidder/contractor for 100 percent of the contract price.

Additional Items

JD Sprinkler will provide permit drawings for fire sprinkler work for each suite and contractors to contact JD Sprinkler for construction pricing to include on their bid proposal.

Self-Help will provide an emergency fire responder survey at the end of the project from Pinnacle Fire Systems who has surveyed the shell building and also provided the shell building fire alarm system.

Drawings and Specifications

Electronic PDF Drawings and specifications are available at this website, https://evp.nc.gov/ or by contacting DTW Architects.

Robert Sotolongo <u>rsotolongo@dtwarch.com</u> Susan Straw <u>sstraw@dtwarch.com</u>

ADVERTISEMENT FOR BIDS

BID NUMBER: 274-BPD-SHVF-NCLA

Project: Beacon Point Development / Shell Tenant Improvements NC Legal Aid Suite 201 / NC Legal Aid

Innovation Lab Suite 208

Owner: Self- Help Ventures Fund Contact: Dustin Rawlings Self - Help Designer: DTW Architects + Planners

Sealed Bids will be received until 3pm Wednesday June 11th, at the offices of DTW Architects 3333 Durham Chapel Hill Blvd / Suite D100 / Durham, NC 27707 at which time and place bids will be publicly opened and read aloud for the construction of the Beacon Point Development / Shell Tenant Improvements NC Legal Aid Suite 201 / NC Legal Aid Innovation Lab Suite 208 project.

After Bids are opened, the Owner shall evaluate them in accordance with the methods and criteria set forth in the Instructions to Bidders. The Owner reserves the right to waive any informality or to reject any or all Bids. The award will be made to the lowest responsible and responsive Bidder, taking into consideration quality, performance and the time specified in the Bid Form for the performance of the Contract.

A Non-Mandatory Pre-Bid Meeting will be held at 1:30 pm Tuesday May 28 at Beacon Point Development 1425 Promise Beacon Circle / 1st Floor Lobby of the shell building.

The Project consists generally of the following major items:

New offices for NC Legal Aid on the 2nd floor Suites 201+208. The suite sizes total 9,781 sf. Improvements include new architectural walls, ceilings and finishes. New plumbing, HVAC, electrical, fire alarm and fire sprinkler improvements are part of this project.

Complete Bidding Documents may be obtained at the office of the Designer or at this website, https://evp.nc.gov/ Electronic documents will be provided for no cost. If desired, hard copies may be obtained upon providing a \$100 non-refundable fee for each set of documents, which includes all contracts.

With each request for Bidding Documents supply the following information: Company name, contact person, street address, phone number, and email address for Bidding point of contact; N. C. contractor's license with limitation and classification; indicate if the firm will be a Prime bidder, Supplier or Sub-Contractor.

Bidders will be required to show evidence that they are licensed to perform the work in the Bidding Documents as required by North Carolina General Statute, Chapter 87 and the Instruction to Bidders.

Bid Security in the amount of five percent (5%) of the Bid must accompany each Bid and shall be subject to the conditions provided in the Instruction to Bidders.

Pursuant to General Statutes of North Carolina sections 143-128.2 and 143-131, and in accordance with City policy, the City of Raleigh encourages and provides equal opportunity for certified Minority and Woman-Owned Business Enterprise (MWBE) businesses to participate in all aspects of the City's contracting and procurement programs to include Professional Services; Goods and Other Services; and Construction. The prime contractor will be required to identify participation of MWBE businesses in their Bid, and how that participation will be achieved.

END OF DOCUMENT

LEGAL AID © BEACON POINT

RALEIGH, NORTH CAROLINA

CONSTRUCTION DRAWINGS FOR BIDDING

APRIL 25, 2024

DESIGN TEAM

FIRE PROTECTION ARCHITECTURAL MECHANICAL STRUCTURAL ELECTRICAL PLUMBING

DTW ARCHITECTS & PLANNERS, LTD. EDMONDSON ENGINEERS, P.A.

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ROSS LINDEN ENGINEERS PC

ROCK QUARRY ROAD

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LOCATION MAP



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SELF-HELP BEACON POINT LEGAL AID

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(viluos season)	SERVICE CONTROL CAREGORY Control C	State Form Out of the continue and to State	Septimber draw 11. 460k ly 460k	fest januás cap, of test report								
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A details consult but he said with done	=	5) N/A is above		THE BUMIS PROMED			OBO	B ACCESS ARLE	2	2		
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1 🗵		The appare testing of each the area (2007) The appare testing of each strate concentration to Coupance Met any code exception or believes that may have been in Thefine and no Other Roul, chance with the or of Their Stul, chance		107.01.18815				LOT CR. PARSANG ASEA.	VELTTDANCTREDG	90163646	TOTAL	

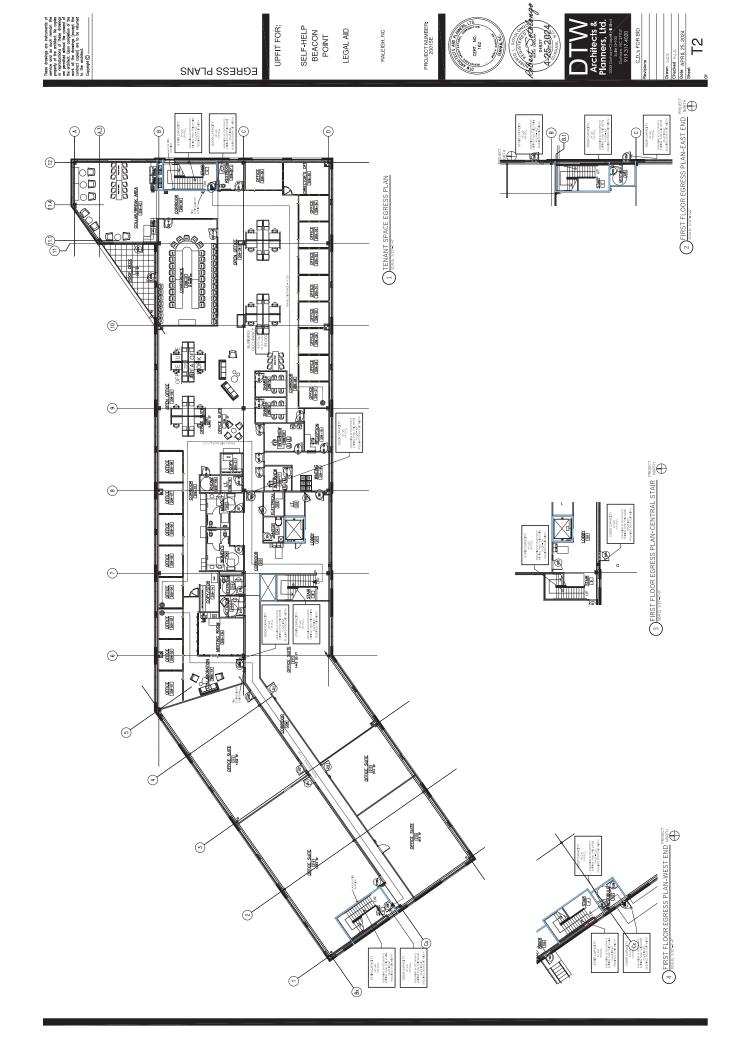
	MECHANICAL SUMMARY (Also found on M 0.1)
MECHANICAL SYSTEMS	MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
Thermal Zone (4A)	16° F
Surmer dy bulb	30°F
Interior design conditions	-22
Samerdybdb	75° F
Relative hurridity	50%
Building heating load	558.0 MBH
Building cooling load	1158.4 MBH
Mechanical Spacing Conditioning System	ifioning System
Unitary Description of cell	PACKAGED BOOFTOP DX VAV UNITS
Hedro efforce	ELECTRIC HEATING COILS
Coderedition	11.0 EER
Six caleany of unit	(3) > 65,000 BTUH
Baller	
Size category. If oversized, state wason,	ired, stole resorn. NVA
She category. If overstred, state reason,	Ired, state reason. N/A
List equipment efficiencies	VARIES - SEE EQUIPMENT SCHEDULES

CENT	Perference Perference	In granted by general future 1950 should be seen that the second be seen to see the second be seen to second be seen t	y y y terent y y y y y y y y y y y y y y y y y y y
AND EQUIPM	Presolptive	thture type) or See Fittins Sch time See Fittins Sch time See Fittins Sche See Fittins Sche See Fittins Sche See Fittins Sche Chief in, allewel chief in, allewel	complance It Meterical Spir thig Power Dankl ery Verfathan Spir stry Serdes Water for Recessible Er fulfitting Control S
ELECTRICAL SYSTEM AND EQUIPMENT	Method of Complance Energy Code ASHRME 91.1:	Lighting schedul, (such thann typo) Luny years with if the art Emer Schole or Decicil to Anny very wing if the art. Schole or Schole or Schole Batt several to the farm a careful and schole or Bestrick Batt several to the farm. Schole Schole or Bestrick Total waying por law as "Schole Schole" or Bestrick Total waying por law as "Schole Schole" or Bestrick Total schole wazing postable "Schole" a "Bestrick" or Bestrick and Schole "Bestrick" Total schole wazing schole as "Bestrick" a "Bestrick" a "Bestrick" and "Bestrick" a	Additional Prescriptive Complance 995.11 live Effect Methorised Content 805.22 bload selfup flower beauty 905.25 bload selfup flowers in the Selfue 955.45 flower flowers in the Halley 955.45 flowers for the Selfue of Prescriptions 955.55 flowers for the Selfue of Prescriptions 955.55 flowers for the Selfue of Prescriptions

ABBREVIATIONS	Ş		
8	at	LAM.	aminate
ALT.	alternate	LAV.	avatory
ALUM.	eluminum e	H.	Intel
APPR.	approximate	LT, WT,	Ight weight
8D.	board	MAG.	magnetic
BLDG.	pullding	MAS.	masonry
B.U.R.	built up roof	MAX	maximum
	control joint	MECH.	machanica
CLG.	celing	MIN	minimum
CLR.	clear	M.O.	masonry opening
CMU	concrete masonry unit	M.R.	moisture resistant
000	column	M.T.	meta threshold
COMC.	concrete	MTL. or MET.	meta
COMT.	continuous	MIC	not in contract
COMTR.	contractor	N.T.S.	not to soble
C.T.	ceramic tille	0.0	on center
DIM.	dimension	OPN'S	Suluado
DN.	down	OPP.	opposite
DS.	downspout	PART'N.	partition
DWG.	drawing	E.	plate
3	each	PLYWD.	plywood
	expansion joint	PREFIN.	pre-fluish
EL. or ELEV.	eleration	E.	point
ELEC.	electrical	PWR.	power
E0.	edna	R.A.G.	return air grill
E.W.C.	electric water cooler	R.D.	roof drain
EXIST.	estating	REF.	reference
EXP.	expension	REINF.	reinforced
F.D.	floor drain	REQ'D.	regulred
£.	finish	RM.	room
FL.	floor	RW.L.	ralnwater leader
F.O.B.	face of britck	SIM.	similar
FO.C.	face of concrete	S. STL.	stainless steel
FOM.	face of masonry	STL.	stee
64.	gange	STRUCT.	structura
GALY.	galvanized	SUSP.	papuadsns
6.8	grab bar	THLD.	threshold
GL.	glists	TYP.	typical
GYP.	Bypsum	V.C.T.	viny composition ti
H.M.	ho con mets	VIF.	verify in field
Ħ,	height	V.W.C.	viny was covering
MSUL.	insulation	WD.	hoow
MV.	Invert	///	with
П.	joint		

	V.I.E. verify in field						CONCRETE CONCRETE	xdun //////	777777		THE CHARLE	The second secon
gapenii	hollow meta	helght	insulation	Invert	joint	SYMBOLS AND NOTATIONS	AND MARK	DOOR TYPE 7		DIGAMING NUMBER	SHEET NUMBER	ELEVATION NUMBER
GYP.	H.M.	H.	MSUL.	NV.	Л.	SYMBOLS A	NAME OF	(0	(D	

	THE STATE CONCRETE	xclus 7777777	CONSISTE CONSISTE	GOOWLINE PLYMODO	INSH WOOD	7000000000 BATT BATT BATT BATT BATT BATT	HSTATIONAL CONTRACTION	PLASTER, GTP, BD.	1	
SYMBOLS AND NOTATIONS	AREA NAME AREA NUWBER	DOOR TYPE OR NUMBER	DRAWING NUMBER SHEET NUMBER	ELEYATION NUMBER & DIRECTION OF VEW SHEET NUMBER	SECTION NUMBER & DISCOTON OF VIEW	SHEEL NOWBER	SHEET NUMBER	COLUMN LINE NUMBER	CASEWORK TYPE OR NUMBER	
SYMBOLS AN	390	0	(Φ	•) ((a)	o 🖸	





OVERALL FLOOR PLANS

SELF-HELP BEACON POINT LEGAL AID

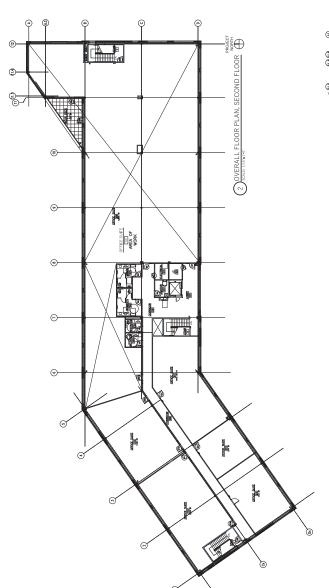
RALEIGH, NC

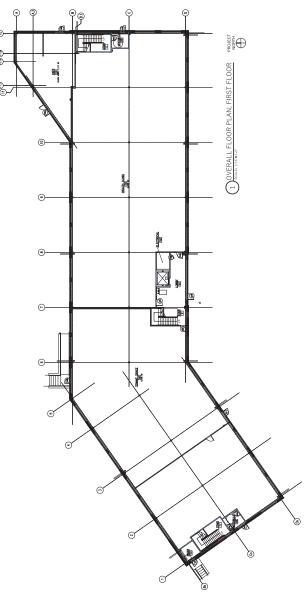












Architects & Planners, Ltd. PROJECT NUMBER: 20015E SELF-HELP UPFIT FOR C.D.'s FOR BID BEACON -EGAL AID RALEIGH, NC POINT DOOR & APPLIANCE SCHEDULES ENLARGED FLOOR PLANS NAJA ROOJA TIAAU 5) ENLARGED MTG ROOM & COPY/STOR PLAN 209-14 **P P** Ţ 4 ENLARGED BREAK ROOM FLOOR PLAN COMER 000 000 RESTROOM PREST CELLAR AREA
COLLAB/BREAK AREA
COLLAB/BREAK AREA

206-42 1) UPFIT FLOOR PLAN SOME: 1/8"=1"-0" 2- HUL-H 1- HOUSE BULL-H FRO BULL-H FRO HESSORY KITCHAND WORK SPACE W/ STORAGE BELOW OFFICES-209-34 **(** (4) OFFICE 209-33 ADDITIONAL S" STUD WALL FOR PLUMBING UNES/ SEE PLUMB DWGS TO DECK ABOVE RUNS OFFICE 208-32 SOLID SUBTACE COUNTRIES/SEE EU RED'D 30"x46" CLEAR-OFFICE 209-31 6 ENLRG COPY ROOM PLAN SCHE1/4"=1"-0" 29K 10VW e-ej-vist. OFFICE 209-30 4 OFFICE 209-29 OFFICE 209-28 ô SHARE SHARE 7 ENLRG RESTROOM PLAN SCHE1/4"=1"-0" 209-37 OFFICE 209-27 UU • Aluminum Storefront Elevations shown on Elevations 6+7 sheet A3 Auminum storefront Elevations be qualito Kowneer Titlah 400 Framing System Finish to be Clear anotized 4H at 2 Commercial control of the Clear and 2 Source 350 medium style with C0-12 Push pull handles and 3 butt finishes. RECEPTION Z08-19 **(** 0 STAFFAELL WALL NOTE: SEE 9/A2 ACCESSIBILITY DETALS OFFICE 209-08 - 8 8 8 8 8 8 RHONE 209-16A (B) (1) (2) 3.H.M. FRAME ELEVATIONS OFFICE 209-06 (A)
(2)
DOOR ELEVATIONS
(2)
SOME: 1/4"-1"-0" OFFICE 209-05 OFFICE 209-04 APPLIANCE SCHEDULE OFFICE 209-03 1. FURNITURE, PARTITION WALLS & WORK STATIONS FURNISHED & INSTALLED BY TENAMT'S FURNITURE VENDOR, SHOWN ON PLAN FOR INFO ONLY. OFFICE 209-02 GA38 8MA d OFFICE 208-01 GENERAL NOTES: DOOR SCHEDULE LOUVER GLASSING GLASS & EI – 3," MTL. STUDS AT 16" O.C. W, 5,78" GPP. BD ON EACH SIDE, FILL W,4" R-13 BATT INSULATION BETW/ STUDS. NEW STUD PARTITIONS TO EXTEND TO CELLING GRID ONLY. 68 – 3, MT. STUDS AT 16"
O.C. W, 5,6" GPP. BD ON
EACH SIDE/ FILL W/4" R-13
BATT NSULATION BETW/ STUDS.
NEW STUD PARTIMONS TO
EXTEND TO DECK... 33 – WALL TO BE PROVIDED & INSTALLED BY TENANT'S FURNITURE & PARTITION INSTALLER, NOT IN CONTRACT/ SHOWN ON PLAN FOR INFORMATION ONLY. 2 EXISTING WALL AT BUILDING COPRIDOR RUNS TO DECK/ NOT IN UPFIT, EXCEPT FOR PAINTING. S. EXISTING DEMISING WALL RUNS TO DECK/ NOT IN UPFIT EXCEPT FOR PAINTING. IM - 3 #" MTL STUDS AT 16" O.C. W/ #" GYP BOARD ON ONE SIDE. ACCESSIBILITY DETAILS PARTITION TYPE LEGEND NOTE: BY COOE, T.P.
DISPENSER MAY BE
WOUNTED AGENE ON-B
BAR, BUT THIS LOCATION
IS NOT PREFERED BY
DIVE. ○ BI-LOID\ SEE NOIE
○ 2,×3,×1-2,4"
○ 2,×3,×1-3,4" 100 TO TOT

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Date APRIL 25, 2024
Sheet

A2

INTERIOR ELEVATIONS FINISH SCHEDULE UPFIT CEILING PLAN

SELF-HELP BEACON POINT -EGAL AID RALEIGH, NC







C.D.'s FOR BID tevisions A 3-28-2023 for Febra

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A3

