

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 [2 C.F.R. § 200.326](#), [2 C.F.R. Part 200](#), [Appendix II](#) (as applicable), and other applicable laws:

- 1) Equal Employment Opportunity ([41 C.F.R. Part 60](#));
- 2) Davis-Bacon Act ([40 U.S.C. 3141-3148](#));
- 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 [G.S. 43-128.2](#) 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)
 - o 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 rsotolongo@dtwarch.com

Susan Straw sstraw@dtwarch.com

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

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COVER SHEET
DRAWING INDEX

UPFIT FOR:

SELF-HELP
BEACON
POINT

LEGAL AID

RALEIGH, NC

PROJECT NUMBER:
20015E



C.D.'s FOR BID

Revisions

Drawn S.O.S.

Checked R.L.S.

Date APRIL 25, 2024

Sheet

TO

OF

LEGAL AID @ BEACON POINT

RALEIGH, NORTH CAROLINA

CONSTRUCTION DRAWINGS FOR BIDDING

APRIL 25, 2024

DESIGN TEAM

- ARCHITECTURAL DTW ARCHITECTS & PLANNERS, LTD.
- MECHANICAL EDMONDSON ENGINEERS, P.A.
- PLUMBING EDMONDSON ENGINEERS, P.A.
- ELECTRICAL EDMONDSON ENGINEERS, P.A.
- FIRE PROTECTION EDMONDSON ENGINEERS, P.A.
- STRUCTURAL ROSS LINDEN ENGINEERS PC

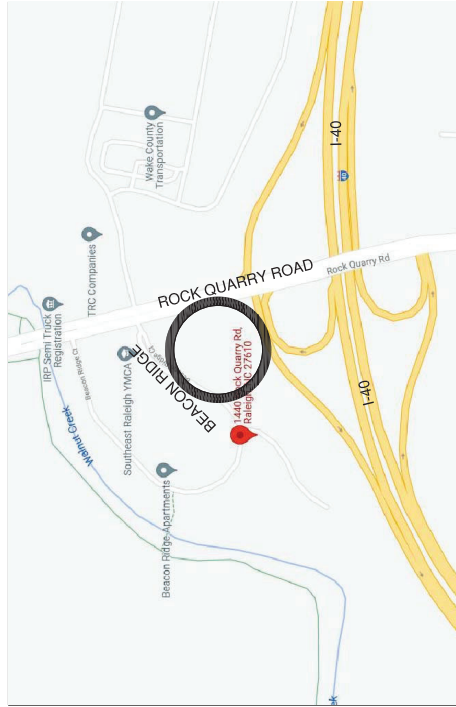
DRAWING INDEX

- TO COVER SHEET (DRAWING INDEX)
- T1 DATA SHEET - FIRST & SECOND FLOORS
- T2 ACCESSIBILITY SHEET
- A1 OVERALL FLOOR PLAN
- A2 LARGER FLOOR PLANS/DOOR SCHEDULE
- A3 UPFIT CEILING PLAN INTERIOR/ELEVATORS/ FINISH SCHEDULE
- PV-1 PLUMBING LEGENDS, NOTES & SCHEDULES
- PV-2 PLUMBING PLAN - MAIN TOILETS RESTROOM
- PV-3 WASTE & VENT TRAP DRAWINGS
- PV-4 PLUMBING DETAILS
- PV-5 PLUMBING DETAILS
- ME-1 MECHANICAL LEGENDS, NOTES & SCHEDULES
- ME-2 MECHANICAL RENOVATION PLAN
- ME-3 HVAC DETAILS
- ME-4 MECHANICAL RENOVATION PLAN
- ME-5 MECHANICAL RENOVATION PLAN
- ME-6 MECHANICAL RENOVATION PLAN
- EA-1 ELECTRICAL NOTES, SCHEDULES & POWER RIBER
- EA-2 ELECTRICAL RENOVATION PLAN
- EA-3 ELECTRICAL RENOVATION PLAN - MECHANICAL EQUIPMENT
- EA-4 ELECTRICAL DETAILS
- FA-0 FIRE ALARM NOTES & DETAILS
- FA-1 FIRE ALARM PLANS

REVISIONS: PERSONAL STAMP:

PROJECT DESCRIPTION

THIS PROJECT IS AN INTERIOR UPFIT IN A NEW 2-STORY BUILDING SHELL.
THE INTERIOR WORK WILL INCLUDE ONE OFFICE SUITE OF 9,871 SF INCLUDING CONFERENCE ROOM, BREAK ROOM, AND STORAGE ROOM. ONE SMALLER CONFERENCE ROOM WITH COFFEE COUNTER, BREAK ROOM WITH KITCHENETTE, AND A UNisex RESTROOM.



LOCATION MAP

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EGRESS PLANS

UPFIT FOR:

SELF-HELP
BEACON
POINT

LEGAL AID

RALEIGH, NC

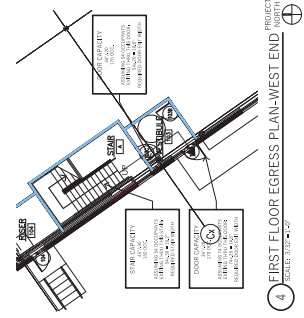
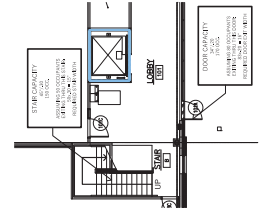
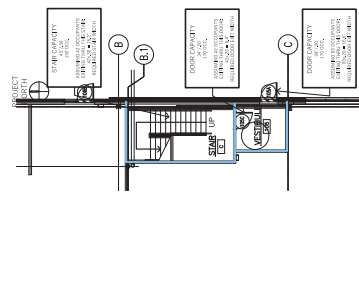
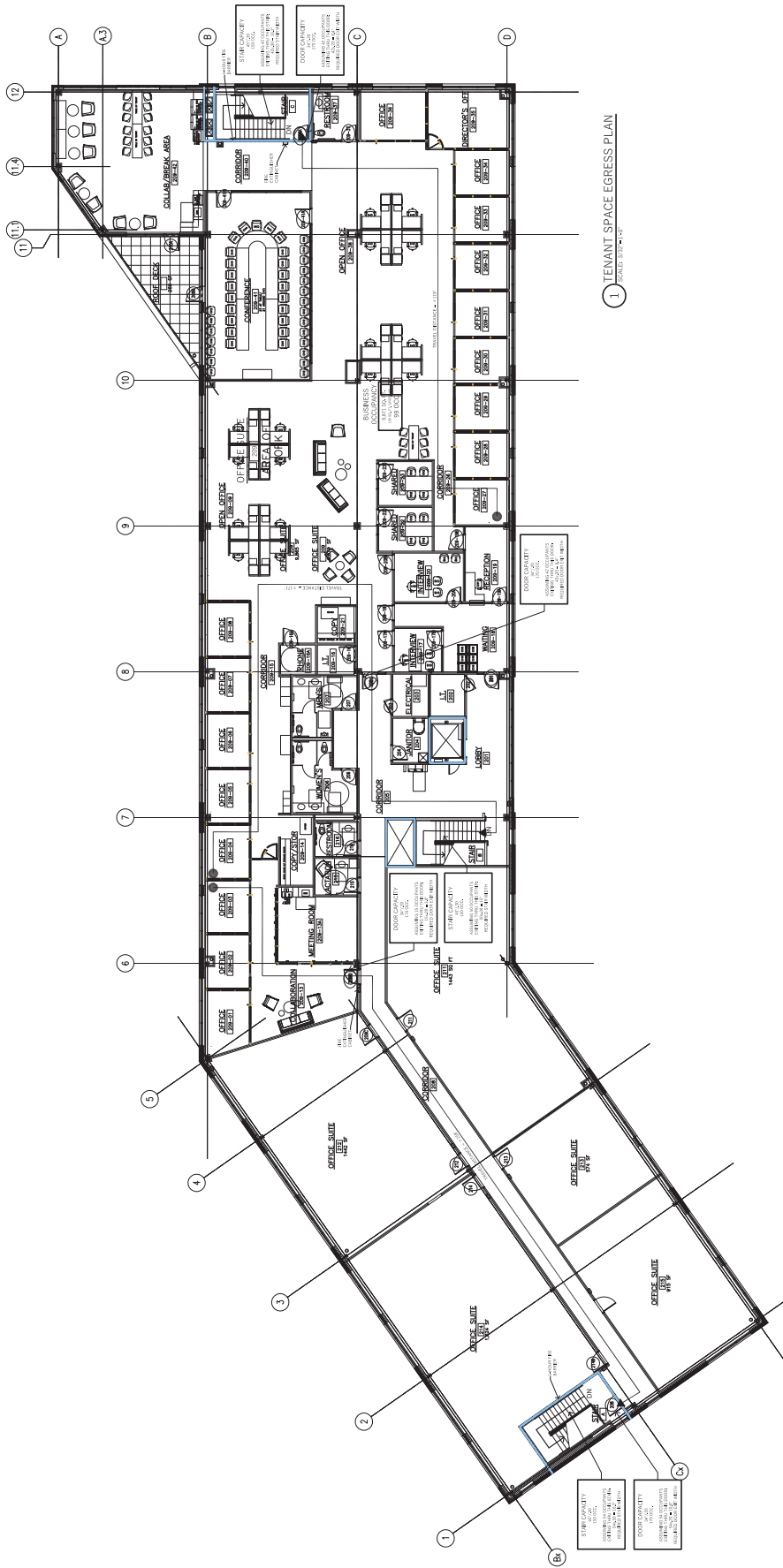
PROJECT NUMBER:
20015E



DTW
Architects &
Planners, Ltd.
3333 Durham-Chapel Hill Blvd
Durham, NC 27707
919.317.6020

C.D.'s FOR BID
Revisions
Drawn: S.O.S.
Checked: R.L.S.
Date: APRIL 25, 2024
Sheet

T2



PROJECT: BEACON POINT
PROJECT NUMBER: 20015E



PROJECT: BEACON POINT
PROJECT NUMBER: 20015E



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OVERALL FLOOR PLANS
AREA OF WORK

UPFIT FOR:

SELF-HELP
BEACON
POINT

LEGAL AID

RALEIGH, NC

PROJECT NUMBER:
20015E



DTW
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C.D.'s FOR BID

Revisions

Drawn: S.O.S.

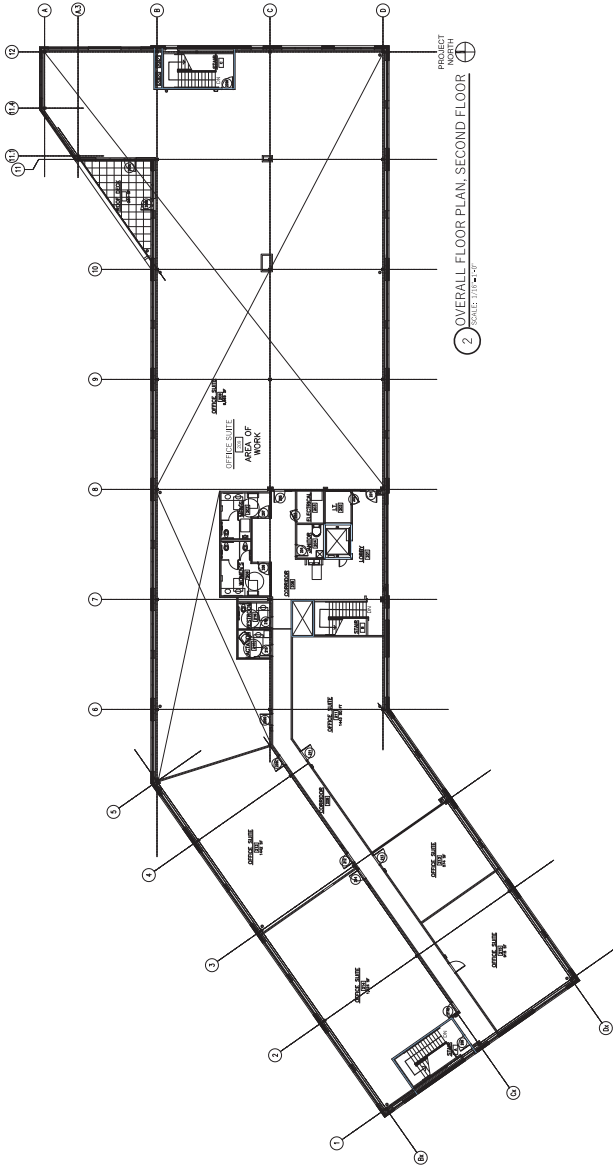
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Date: APRIL 25, 2024

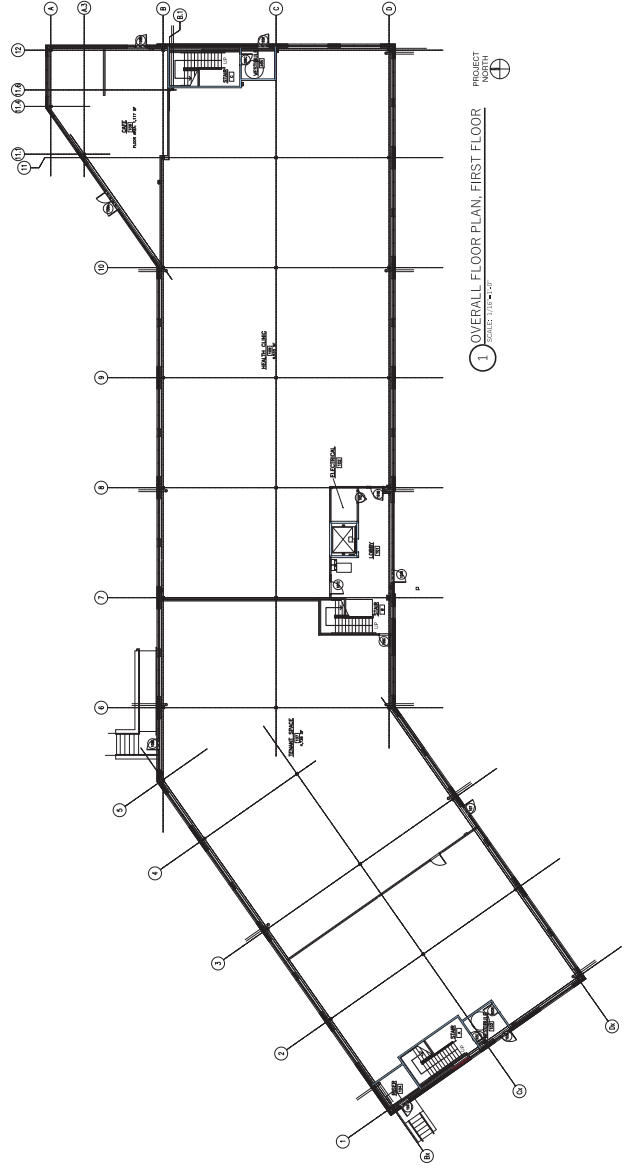
Sheet

A1

of



PROJECT NORTH
2 OVERALL FLOOR PLAN, SECOND FLOOR
SCALE: 1/8" = 1'-0"



PROJECT NORTH
1 OVERALL FLOOR PLAN, FIRST FLOOR
SCALE: 1/8" = 1'-0"

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UPFIT FLOOR PLAN
ENLARGED FLOOR PLANS
DOOR & APPLIANCE SCHEDULES

UPFIT FOR:
SELF-HELP
BEACON
POINT
LEGAL AID
RALEIGH, NC

PROJECT NUMBER:
2015E



DTW
Architects & Planners, Inc.
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C.D.'s FOR BID
Revisions

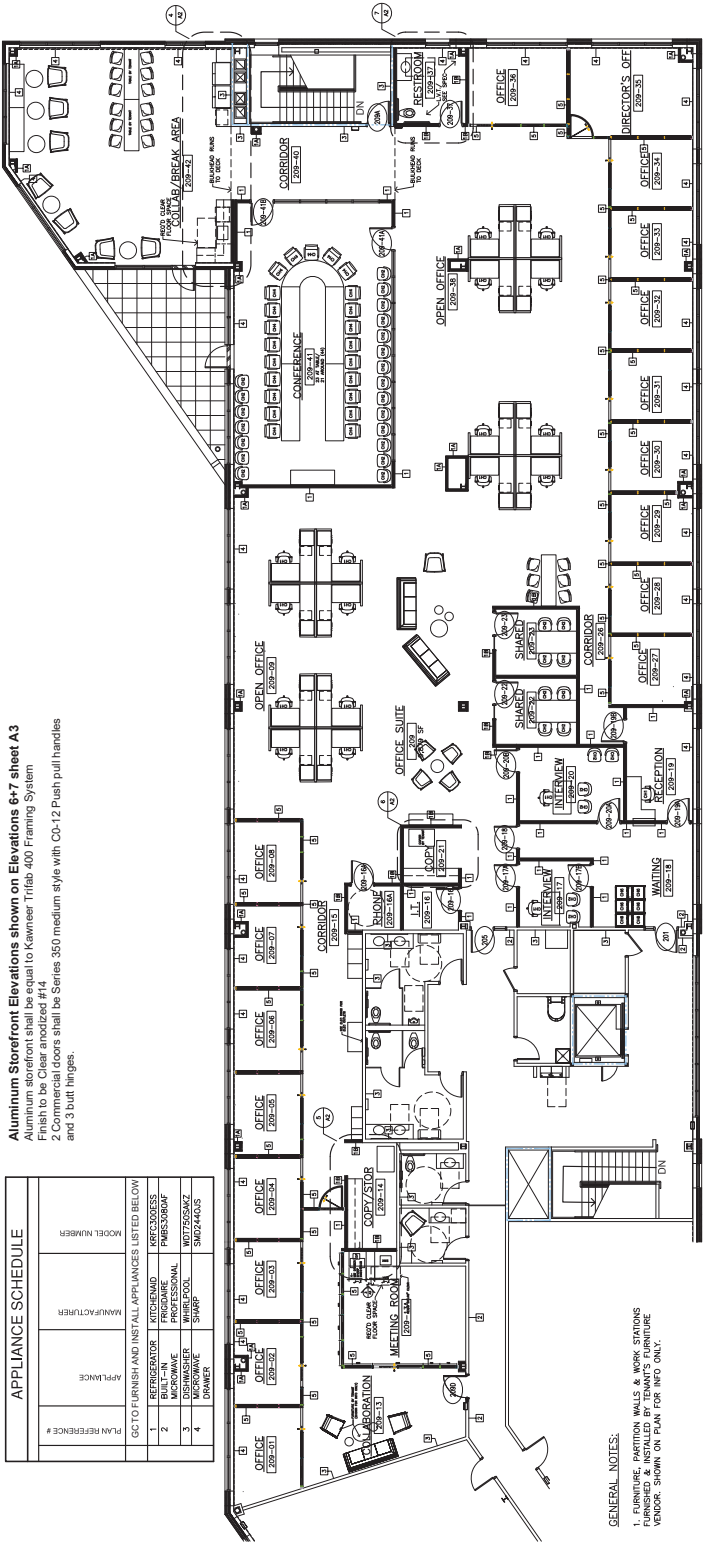
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Checked: R.L.S.
Date: APRIL 25, 2024
Sheet

A2

Aluminum Storefront Elevations shown on Elevations 6x7 sheet A3
Aluminum storefront shall be equal to Kawneer Triab 400 Framing System
Finish to be Clear anodized, #14
2. All hardware shall be Series 350 medium style with CO-12 Push pull handles and 3 butt hinges.

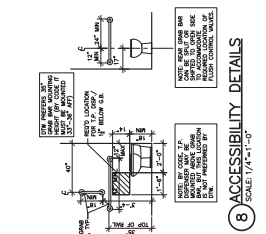
APPLIANCE SCHEDULE	
PLAN REFERENCE #	MANUFACTURER
1	REFRIGERATOR
2	BUILT-IN RANGE
3	MICROWAVE
4	DRAWER

GO TO FINISH AND INSTALL APPLIANCES LISTED BELOW
 1. REFRIGERATOR: KITCHENAID KRS25SSES
 2. BUILT-IN RANGE: FRIGIDAIRE FRMS3080AF
 3. MICROWAVE: PROFESSIONAL MWT6525S3
 4. DRAWER: SHARP SMD2440S3

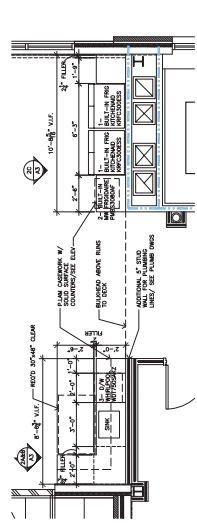


GENERAL NOTES:
 1. FINISHING PARTITION WALLS & MISC. STATIONS FINISHING SHALL BE THE RESPONSIBILITY OF THE VENDOR. SHOWN ON PLAN FOR INFO ONLY.

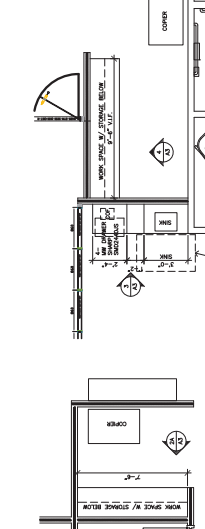
- PARTITION TYPE LEGEND**
- 1. 3/4" MIL STUDS AT 16" O.C. W/ 5/8" OPR. RD. ON BATT INSULATION BTRY. STUDS. EXTEND TO CEILING/GRID ONLY.
 - 2. 3/4" MIL STUDS AT 16" O.C. W/ 1" OPR. BOARD ON ONE SIDE.
 - 3. 3/4" MIL STUDS AT 16" O.C. W/ 1" OPR. BOARD ON BOTH SIDES/ FIN W/ 1/2" BATT INSULATION BTRY. STUDS. EXTEND TO DECK.
 - 4. EXISTING WALL AT BUILDING CORRIDOR RUNS TO BE PAINTED. UPFIT, EXCEPT RUNS TO DECK/ NOT IN UPFIT CONCEPT FOR PARTITION WALL/ AS PART OF UPFIT.
 - 5. WALL TO BE PROVIDED & FINISHED BY CONTRACTOR/ INSTALLER. NOT IN CONTRACT/ INFORMATION ONLY.



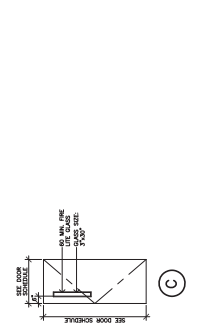
1) UPFIT FLOOR PLAN
SCALE: 1/8"=1'-0"



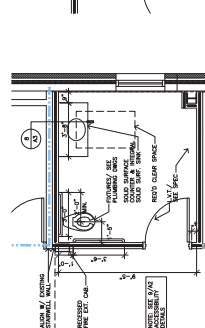
4) ENLARGED BREAK ROOM FLOOR PLAN
SCALE: 1/4"=1'-0"



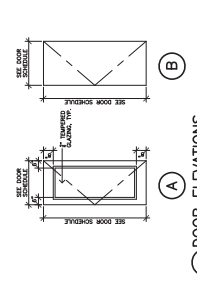
5) ENLARGED MTG. ROOM & COPY/STOR PLAN
SCALE: 1/4"=1'-0"



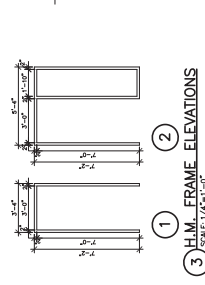
6) ENLARG. COPY ROOM PLAN
SCALE: 1/4"=1'-0"



7) ENLARG. RESTROOM PLAN
SCALE: 1/4"=1'-0"



2) DOOR ELEVATIONS
SCALE: 1/4"=1'-0"



3) H.M. FRAME ELEVATIONS
SCALE: 1/4"=1'-0"

DOOR NUMBER	DOOR TYPE	DOOR MATERIAL	GLASS & BLINDS	LOUVER	FRAME TYPE	FRAME MATERIAL	JAMB	HEAD	SILL	LABEL	HARDWARE SET	NOTE	FRAMES	
													W	H
201	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
202	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
203	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
204	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
205	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
206	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
207	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
208	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
209	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
210	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
211	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
212	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
213	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
214	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
215	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
216	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
217	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
218	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
219	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
220	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
221	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
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223	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
224	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
225	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
226	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
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245	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
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247	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
248	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
249	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1
250	DOOR	AL	GLASS		AL	AL						NOTE 1	1	1

- DOOR NOTES:
- DOOR WITH GLASS READER. SEE ELECTRICAL DRAWINGS. COORDINATE W/ OWNER'S SECURITY VENDOR.
 - DOOR WITH GLASS READER. SEE ELECTRICAL DRAWINGS. COORDINATE W/ OWNER'S SECURITY VENDOR.
 - DOOR WITH GLASS READER. SEE ELECTRICAL DRAWINGS. COORDINATE W/ OWNER'S SECURITY VENDOR.
 - ALUMINUM FRAMES TO BE EQUAL TO KAWNEER TR-FAB 400 SYSTEM WITH A CLEAR ANODIZED FINISH. SEE SPECIFICATIONS.
 - ALUMINUM SPINGS DOORS TO BE EQUAL TO KAWNEER 350 MEDIUM STYLE DOORS WITH CO 12 PUSH-PULL AND BUTT HINGES. SEE SPECIFICATIONS FOR 1" CLEAR TEMPERED GLASS.

