

**SECTION 00 11 13  
INVITATION TO BID**

Cherokee County (Owner) is soliciting sealed bids from qualified contractors for the construction of the new Cherokee County State Agency Complex located at 113 W. Buford Street in Gaffney, SC, 29340. (Cherokee County Bid No. 2023-20).

**Bid Documents:**

Bidding documents (Plans and Specifications) are available from the architect. Please contact Bennett Lochridge. Email – blochridge@dp3architects.com; Phone – (864) 232-8200.

Note: Only those bidding documents/plans and specifications obtained from the aforementioned sources are official. Bidders relying on copies of bidding documents/plans and specifications obtained from any other source do so at their own risk.

**Pre-Bid Meeting:**

All prospective bidders are requested to participate in a Pre-Bid meeting. The Pre-Bid meeting shall be at the proposed site for the project, 113 W. Buford Street in Gaffney, SC, 29340, **Thursday, March 2, 2023 at 10:00 AM.**

**Questions:**

Deadline for questions is **12:00 PM, Thursday, March 10, 2023.** Questions shall be sent in writing by e-mail to Bennett Lochridge at blochridge@dp3architects.com. The Owner will not be bound by any oral interpretations or clarifications of the bid documents.

**Bid Opening:**

Bids will be accepted until **5:00 PM, Monday, March 20, 2023** via hand delivery only by a company representative at the following location:

**Cherokee County Administration Building – Council Chambers  
Attn: Steve Bratton, County Administrator  
110 Railroad Avenue  
Gaffney, SC 29340  
Phone: 864.487-2560**

Please submit three (3) sealed packets identified as follows on the bid envelope label:

CHEROKEE COUNTY STATE AGENCY COMPLEX  
GENERAL CONTRACTOR'S NAME  
GENERAL CONTRACTOR'S ADDRESS  
DATE OF SUBMISSION

At the call of time, the bids will be opened and publicly read aloud.

Faxed, e-mailed or late bids will not be considered.

Late, faxed or e-mailed responses will not be considered.

Prices submitted are valid for **60 days.**

Incomplete bids or unsigned bids may be rejected.

Bids shall be unconditional and accepted without alteration or correction.

The Owner reserves the right to reject any and all bids and to waive any formalities and technicalities in this process. The Owner also reserves the right to award the bid as a whole or on an individual basis (where applicable) as deemed necessary or most effective.

**Award:**

Unless there is a compelling reason to reject bids as prescribed by regulation of the board, notice of an intended award of a contract to the lowest responsive and responsible bidders whose bid meets the requirements set forth in the invitation for bids shall be given by posting such notice at a location specified in the invitation for bids.

**Notice of Intent to Award:**

Notice of Intent to Award this contract shall be issued on or after **Monday, April 3, 2023**. A Notice of Award will be issued on or after **Monday, April 10, 2022**. The successful bidder will attend a Pre-Construction meeting at date to be announced, at which time it is scheduled to issue a "Notice to Proceed". The successful bidder has seven (7) days from the "Notice of Award" to submit all required bonds, insurances and licenses.

**Discrepancies and Omissions/Addenda:**

Should Bidders find discrepancies in or omissions from the Invitation to Bid documents, or should their intent or meaning appear unclear or ambiguous, they must notify the Owner or the Owner's Representative in writing requesting resolution. Replies to such notices may be made in the form of Addenda to the Bid documents, which will be issued simultaneously to all Bidders. Bidders must acknowledge receipt of all Addenda in their bid submittal.

**Construction Bids:**

No bid will be accepted from a contractor who is not fully licensed as applicable, by the South Carolina Department of Labor, Licensing and Regulation Contractors' License Board, in accordance with Title 40, Chapter 11 of the Code of Laws of South Carolina.

Any bidder in response to an invitation for bids shall set forth in his bid the name of those subcontractor(s) that will perform the work as identified in the invitation for bids. No prime contractor whose bid is accepted shall substitute any person as subcontractor in place of the subcontractor listed in the original bid without prior approval from the Owner. The request for substitution must be made to the using Owner in writing.

**Bid security, an amount equal to at least 5% of the amount of the bid**, shall be required. Bid security shall be a bond provided by a surety company with an "A" minimum rating as stated in the most current publication of "Best's Key Rating Guide, Property Liability", and authorized to do business in this State, or the equivalent in cash, or otherwise supplied in a form satisfactory to the Owner. Noncompliance will require that the bid be rejected except that a bidder who fails to provide bid security in the proper amount or a bid bond with the proper rating shall be given one working day from bid opening to cure such deficiencies. If the bidder cannot cure these deficiencies within one working day of bid opening, his bid shall be rejected. After the bids are opened, the bond shall be irrevocable for the period specified in the bond. If a bidder is permitted to withdraw a bid before award, no action shall be had against the bidder or the bid security.

**Performance and Payment Bonds** shall be delivered to the Owner and shall become binding on the parties upon the execution of the contract:

(a) **performance bond** satisfactory to the Owner, executed by a surety company authorized to do business in this State, or otherwise secured in a manner satisfactory to the Owner in an amount equal to 100% of the price specified in the contract; and

(b) **payment bond** satisfactory to the Owner, executed by a surety company authorized to do business in this State, or otherwise secured in a manner satisfactory to the Owner, for the protection of all persons supplying labor and materials to the contractor or its subcontractors for the performance of the work provided for in the contract. The bond shall be in an amount equal to 100% of the price specified in the contract.

Please submit a letter verifying that you are able to obtain performance and payment bonding for at least your bid amount along with the Bid Form.

No architect or engineer performing design work, or construction manager performing construction management services pursuant to a contract awarded under this invitation to bid, may perform other work on this project as a contractor or subcontractor.

**Project Description:**

The project consists of demolition of portions of the existing building, and renovations to the remainder of the existing building to include new mechanical, electrical, and plumbing systems. New finishes throughout the building and new steel entry features and canopy will be constructed. The exterior masonry and EIFS will be repaired and painted.

Construction disciplines required for the project include, but are not limited to:

Site work:	Selective demolition, excavation, rough and finish grading, branch utilities
Concrete:	Cast in place
Masonry:	Unit masonry assemblies, standard brick
Metals:	Miscellaneous steel
Wood & Plastics:	Architectural Wood Casework
Thermal & Moisture Protection:	Insulation, waterproofing.
Doors & Windows:	Hollow metal doors and frames, wooden doors, and storefront frames with insulating glass.
Finishes:	Gypsum board assemblies, resilient flooring, resinous flooring, ceramic tile, epoxy, paint, stain, acoustic ceiling panels
Specialties:	Toilet accessories, signage, toilet accessories, metal canopies
Equipment:	Residential appliances
Furnishings:	By Owner
Plumbing:	Standard, ADA
Mechanical:	Packaged HVAC units
Electrical:	Standard
Sprinkler System:	None

**END OF SECTION**