INVITATION TO BID

1. a. Sealed proposals will be received by the **Town of Jamestown** in the Town Council Chambers located at 301 E. Main St., Jamestown, North Carolina, up to **3:00 pm on Tuesday, December 1, 2026** and immediately thereafter publicly opened and read for the furnishing of labor, materials and equipment entering into the construction of the Town of Jamestown, Jamestown Park Natures Call Restrooms, 7041 E. Fork Road, Jamestown, North Carolina, including all required work described on the plans and specifications for general work (which includes site, structural, plumbing, mechanical and electrical work).

   b. The Project consists of Demolition of the Existing Restroom and 1,148 sf New Construction Park Restroom Facility. The new building is load bearing masonry measuring 34'-5" Wide by 33'-4" Long with Wood Truss 4:12 gable roof – finished with standing seam metal roof panels. Exterior wall composite is composed of masonry (CMU and Brick Veneer) and metal wall panels. Interior construction and toilet partitions are of 6" and 8" CMU. Base bid work also includes associated site grading; utility connections and concrete aprons & sidewalks.

   General Construction work includes major subcontractors:
   Site / Utility work.
   Plumbing work.
   HVAC work. (Facility is both Heated & Cooled)
   Electrical work.

   Alternates per requirements of Division1, listed in Section 01030.

   c. Proposals shall be received for a **Single Prime** contract for General Construction, including Plumbing, Mechanical, and Electrical work.

2. a. After 29 October 2026 , complete plans, specifications, and contract documents will be available for inspection on our website at www.rbsarch.com or in the following offices:

   RAMSAY BURGIN SMITH ARCHITECTS, INC. - 225 N. Main Street, Suite 501, Salisbury, NC
   And on the RBSA web site www.rbsarch.com

   b. Procedure for Obtaining Bidding Documents (General Contractors): Contact the Architect, Ramsay Burgin Smith Architects, Inc, 225 North Main Street, Suite 501, Salisbury, NC 28144. Phone: 704-633-3121 to **register for Bidding** and to receive any addenda to follow.
   Plans and Specifications may be viewed (and down-loaded from) without charge on the architect's website www.rbsarch.com by clicking "**Currently Bidding Projects**".

   General Contractors are responsible for downloading and printing of all Bidding Documents. Contractors shall access bid documents from RBSA Website and order printing from ACCENT IMAGING of Hickory, NC at 828-322-5050 or printer of their choice.
   All printing costs shall be paid for by the General Contractor.

   c. Subcontractors and material suppliers may purchase single sheets of plans as they so chose. Subcontractors and material suppliers are invited to visit RBSA Website (www.rbsarch.com) to ascertain the quantity and specific sheets desired. The Architect will assume no responsibility in the selection of required drawings or specification sheets.

3. A **Pre-Bid Conference** will be held on site at Jamestown Park existing Park Restrooms, 7041 E. Fork Road, Jamestown, North Carolina, **on Tuesday, November 10, 2026 at 1:30 pm** to allow contractors the opportunity to ask questions and/or clarify pertinent issues. In the event of inclimate weather, the meeting will be moved to the nearby Jamestown Park Golf Course Club House. **Attendance is not mandatory but strongly recommended** for project clarity.

4. All Contractors and Subcontractors must have all required construction licenses under North Carolina State laws governing their respective trades.

5. Each proposal must be accompanied by a certified check drawn on a bank or trust company insured by the Federal Deposit Insurance Corporation in an amount equal to not less than 5% of the proposal. In lieu thereof, a bidder may offer a bid bond of 5% of the bid, executed by a surety company licensed under the laws of North Carolina to execute such bonds, conditioned that the surety will, upon demand forthwith make payment to the Obligee upon said bond, if the bidder fails to execute the contract in accordance with the bid bond. Upon failure to forthwith make payment, the surety will pay to the Obligee an amount equal to the amount of said bond. Said deposit shall be retained by the Owner as liquidated damages in the event of failure of the successful bidder to execute the contract within ten days after the award, or to give satisfactory surety as required by law. (General Statutes of North Carolina, C0143, Article 85 - 129).

6. Bonds: Separate Performance and Payment Bond will be required each for one hundred percent (100%) of the contract price.

7. Payments will be made at ninety five percent (95%) of approved monthly applications until a maximum of two and one half percent (2.5%) retainage is reached per N.C.G.S. 143-134.1 (b1)- through (e). Final Certificates and payment will be issued upon acceptance of the work as complete.

8. No bid may be withdrawn after time set for receiving bids for a period of **ninety (45) days**.

9. **Low bidders** shall be required to submit to the Architect a *Contractor's Qualification Statement* (**AIA Document A305**) prior to award of bid. This information shall be considered privileged and confidential. Owner reserves the right to award or not to award contracts based on qualifications.

10. Not Used.

11. The Owner reserves the right to waive irregularities and to reject any or all proposals.

RAMSAY BURGIN SMITH ARCHITECTS, INC.
225 North Main Street, Suite 501
Salisbury, North Carolina 28l44

for

Town of Jamestown
Katie M. Weiner, Interim Town Manager
301 East Main Street
Jamestown, NC 27282

JANUARY 2026