

FORM OF PROPOSAL – REBID PACKAGE 01

Historic Tunstall House Renovation

Town of Apex, North Carolina

Contract: Bid Package 01

Bidder: C.T. Wilson Construction Co., Inc.

Date: June 5, 2025

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that he has examined the site of the work and the contract documents relative thereto, and has read all special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed. The bidder further declares that he and his subcontractors have fully complied with NCGS 64, Article 2 in regards to E-Verification as required by Section 2.(c) of Session Law 2013-418, codified as N.C. Gen. Stat. § 143-129(j).

The Bidder proposes and agrees if this proposal is accepted to contract with the

Town of Apex

in the form of contract specified below, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the construction of

(Historic Tunstall House Renovation – Site Package 01)

in full in complete accordance with the plans, specifications and contract documents, to the full and entire satisfaction of the laws of the State of North Carolina, and the

Town of Apex and Clearscapes, PA

with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and the contract documents, for the sum of:

INSTRUCTIONS TO BIDDERS :

Basis of award will be the lowest total amount of the bids received for the Project and any combination of alternative(s), inclusive, that the Owner elects to accept. The Owner will consider the deduct for the Award of multiple Contracts to the same Contractor such that the lowest bid will be the sum of individual contracts (different bidders) or the sum of the individual contracts from the same bidder inclusive of deducts. The Owner reserves the right to award contracts to the lowest responsive, responsible bidder in the manner described above.

Please attach Bid Checklist on the outside of bid envelope.

BID CHECKLIST (ATTACH CHECKLIST ON OUTSIDE OF BID ENVELOPE)

Project Title: Historic Tunstall House Renovation

Bid Package 1 ☒

Contractor Name C.T. Wilson Construction Co., Inc.

Contractor License # 2443

Classification and Limitation: Building, Unlimited

Each of the below items must be initialed to confirm items are enclosed:

5% Bid Bond Enclosed (Circle One: Cash Deposit; Certified Check; **Bid Bond Form** executed by Contractor and Surety) ✓

Identification of Minority Business Participation Form ✓

Affidavit A or B A

Contractor Qualification Form(In proposal form) ✓

Receipt of Addenda ✓

BID PACKAGE 01 SITE PACKAGE – SINGLE PRIME CONTRACT:

Base Bid:

nine hundred ninety five thousand three hundred Dollars(\$)995,364
sixty four

General Subcontractor:

C.T. Wilson Construction Co., Inc. Lic 2443

Plumbing Subcontractor:

N/A Lic _____

Landscape Subcontractor:

Cardinal Landscaping Lic _____

Electrical Subcontractor:

Harris Electric Lic 35977

GS143-128(d) requires all single prime bidders to identify their subcontractors for the above subdivisions of work. A contractor whose bid is accepted shall not substitute any person as subcontractor in the place of the subcontractor listed in the original bid, except (i) if the listed subcontractor's bid is later determined by the contractor to be non-responsible or non-responsive or the listed subcontractor refuses to enter into a contract for the complete performance of the bid work, or (ii) with the approval of the awarding authority for good cause shown by the contractor.

ALTERNATES:

Should any of the alternates as described in the contract documents be accepted, the amount written below shall be the amount to be "added to" or "deducted from" the base bid. (Strike out "Add" or "Deduct" as appropriate.)

Alternate No. C-01 Strollway

1. Base bid: Existing strollway remain as is.
2. Alternate C-01: Strollway improvements as shown on C drawings.

(Add) thirty six thousand eight hundred Dollars(\$)36,800

Alternate No. G-05 Shall include Owner's Preferred Manufacturer Pine Hall Brick, Pathway series, Color Autumn.

(Add) No Change Dollars(\$)NC

UNIT PRICES

Unit prices quoted and accepted shall apply throughout the life of the contract, except as otherwise specifically noted. Unit prices shall be applied, as appropriate, to compute the total value of changes in the base bid quantity of the work all in accordance with the contract documents.

<u>No. C-1 - Rock removal and disposal off-site</u>	<u>Cubic Yard</u>	Unit Price (\$) <u>540</u>
<u>No. C-2 - Unsuitable Soils removal and disposal off-site</u>	<u>Cubic Yard</u>	Unit Price (\$) <u>78</u>
<u>No. C-3 - Replacement of removed Rock or Unsuitable Soils with off-site suitable soil in-place</u>	<u>Cubic Yard</u>	Unit Price (\$) <u>70</u>
<u>No. C-4 - Replacement of removed Rock or Unsuitable Soils with Aggregate Base Course in-place</u>	<u>Cubic Yard</u>	Unit Price (\$) <u>75</u>
<u>No. C-5 - Replacement of removed Rock or Unsuitable Soils with No.57 washed stone in-place</u>	<u>Cubic Yard</u>	Unit Price (\$) <u>83</u>

The bidder further proposes and agrees hereby to commence work under this contract on a date to be specified in a written order of the designer and shall fully complete all work thereunder within the time specified in the Contract Documents. Applicable liquidated damages amount is also stated in the Contract Documents.

MINORITY BUSINESS PARTICIPATION REQUIREMENTS

Provide with the bid - Under GS 143-128.2(c) the undersigned bidder shall identify **on its bid** (Identification of Minority Business Participation Form) the minority businesses that it will use on the project with the total dollar value of the bids that will be performed by the minority businesses. **Also** list the good faith efforts (Affidavit **A**) made to solicit minority participation in the bid effort.

NOTE: A contractor that performs all of the work with its own workforce may submit an Affidavit (**B**) to that effect in lieu of Affidavit (**A**) required above. The MB Participation Form must still be submitted even if there is zero participation.

After the bid opening - The Owner will consider all bids and alternates and determine the lowest responsible, responsive bidder. Upon notification of being the apparent low bidder, the bidder shall then file within 72 hours of the notification of being the apparent lowest bidder, the following:

An Affidavit (**C**) that includes a description of the portion of work to be executed by minority businesses, expressed as a percentage of the total contract price, which is equal to or more than the 10% goal established. This affidavit shall give rise to the presumption that the bidder has made the required good faith effort and Affidavit **D** is not necessary;

*** OR ***

If less than the 10% goal, Affidavit (**D**) of its good faith effort to meet the goal shall be provided. The document must include evidence of all good faith efforts that were implemented, including any advertisements, solicitations and other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract.

Note: Bidders must always submit **with their bid** the Identification of Minority Business Participation Form listing all MB contractors, vendors and suppliers that will be used. If there is no MB participation, then enter none or zero on the form. Affidavit A **or** Affidavit B, as applicable, also must be submitted with the bid. Failure to file a required affidavit or documentation with the bid or after being notified apparent low bidder is grounds for rejection of the bid.

CONTRACTOR QUALIFICATION REQUIREMENTS

The contractor must demonstrate successful experience with historic rehabilitation projects of similar size, scope, and complexity as the Apex Tunstall House Renovation and conforming to the Secretary of the Interior's Standards for Rehabilitation in order to be considered qualified for this project. Projects also must have been completed without significant delays due to the contractor's performance and within 5% of the project's bid except for costs due to concealed conditions discovered during construction, Designer errors and omissions, and Owner scope increases.

Contractors must complete the following list of similar projects and submit with the Form of Proposal at the receipt of bids. Bids received without this information will be considered non-conforming.

Similar Projects

3.e. List three (3) current or completed projects of similar type which most closely reflect the size and complexity of the type of work being requested for the currently proposed project within the last 10 years.

#1 –Similar - Project Name	Barnabas Jones Farm Structures
Description of Work Performed	Restoration of existing farmhouse and outbuildings.
Location of Project	Cary, NC
Contract Delivery Method (CM/GC)	GC
Owner Name/ Representative	Town of Cary Parks and Recreation, Kris Carmichael
Owner Address/Phone #/Email	919-460-4971, kris.carmichael@townofcary.org
Architect Name/Representative	Thoughtcraft, Jason W. Hart, AIA, LEED AP
Architect Address/Phone #/Email	331 W. Main St. Suite 204, Durham, NC 27701 (919) 371-0721 jw@thoughtcraftarchitects.com
Contract Dollar Value	\$335,711
Percentage Complete	100%
Original Contract Completion Date	June 2021
Actual or Anticipated Completion Date (explain if different from original date)	June 2021, 240 days total
Project team: Project Executive, Project Manager, Superintendent	Alex Herndon, Jeremy Stevens
Total value of change orders	\$5,677

#2 –Similar - Project Name	Ferrell Store and Good Hope Farm
Description of Work Performed	Restoration of existing 19th century farm buildings and general store.
Location of Project	Cary, NC
Contract Delivery Method (CM/GC)	GC
Owner Name/ Representative	Town of Cary Parks and Recreation, Kris Carmichael
Owner Address/Phone #/Email	919-460-4971, kris.carmichael@townofcary.org
Architect Name/Representative	Thoughtcraft, Jason W. Hart, AIA, LEED AP
Architect Address/Phone #/Email	331 W. Main St. Suite 204, Durham, NC 27701 (919) 371-0721 jw@thoughtcraftarchitects.com
Contract Dollar Value	\$368,872
Percentage Complete	100%
Original Contract Completion Date	June 2021
Actual or Anticipated Completion Date (explain if different from original date)	June 2021, 240 days total
Project team: Project Executive, Project Manager, Superintendent	Alex Herndon, Jeremy Stevens
Total value of change orders?	\$49,117
#3 –Similar - Project Name	NC Executive Mansion
Description of Work Performed	Painting and restoration of all exterior wood.
Location of Project	Raleigh, NC
Contract Delivery Method (CM/GC)	GC
Owner Name/ Representative	State Construction, Ralph Taylor

Owner Address/Phone #/Email	919-805-0188, ralph.taylor@doa.nc.gov
Architect Name/Representative	HH Architecture, Laura Beesmer
Architect Address/Phone #/Email	984-269-4134, lbeesmer@hh-arch.com
Contract Dollar Value	\$1,645,464
Percentage Complete	100%
Original Contract Completion Date	April 2024
Actual or Anticipated Completion Date (explain if different from original date)	October 2024, 6 month hiatus for redesign, additional scope.
Project team: Project Executive, Project Manager, Superintendent	Rebecca Holbrook and Chuck Wilson, Dan Eicher
Total value of change orders?	\$1,115,381

Proposal Signature Page

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bonds within ten (10) consecutive calendar days after being given written notice of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the owner's account set aside for the project, as liquidated damages for such failure; otherwise the certified check, cash or bid bond accompanying this proposal shall be returned to the undersigned.

Respectfully submitted this day of June 5, 2025

C.T. Wilson Construction Co., Inc.

(Name of firm or corporation making bid)

WITNESS:

By: 

Signature

Name: Charles T. Wilson III

Print or type

Title President

(Owner/Partner/Pres./V.Pres)

(Proprietorship or Partnership)

Address

150 Golden Drive, Suite 200

Durham, NC 27705

ATTEST:

By: Emily Ellis

Title: Emily Ellis, Corporate Secretary
(Corp. Sec. or Asst. Sec. only)

License No. 2443

Federal I.D. No. 056-0614770

Email Address: charlie@ctwilson.com



(CORPORATE SEAL)

Addendum received and used in computing bid:

Addendum No. 1 4/11/25 ✓

Addendum No. 2 4/25/25 ✓

Addendum No. 3 5/5/25 ✓

Addendum No. 4 5/15/25 ✓

Addendum No. 5 _____

Addendum No. 6 _____

Addendum No. 7 _____

Addendum No. 8 _____

State of North Carolina AFFIDAVIT A – Listing of Good Faith Efforts

County of Durham

(Name of Bidder)

Affidavit of C.T. Wilson Construction Co., Inc.

I have made a good faith effort to comply under the following areas checked:

Bidders must earn at least 50 points from the good faith efforts listed for their bid to be considered responsive. (1 NC Administrative Code 30 I.0101)

- ☒ **1 – (10 pts)** Contacted minority businesses that reasonably could have been expected to submit a quote and that were known to the contractor, or available on State or local government maintained lists, at least 10 days before the bid date and notified them of the nature and scope of the work to be performed.
- ☒ **2 --(10 pts)** Made the construction plans, specifications and requirements available for review by prospective minority businesses, or providing these documents to them at least 10 days before the bids are due.
- ☒ **3 – (15 pts)** Broken down or combined elements of work into economically feasible units to facilitate minority participation.
- ☒ **4 – (10 pts)** Worked with minority trade, community, or contractor organizations identified by the Office of Historically Underutilized Businesses and included in the bid documents that provide assistance in recruitment of minority businesses.
- ☒ **5 – (10 pts)** Attended prebid meetings scheduled by the public owner.
- ☐ **6 – (20 pts)** Provided assistance in getting required bonding or insurance or provided alternatives to bonding or insurance for subcontractors.
- ☒ **7 – (15 pts)** Negotiated in good faith with interested minority businesses and did not reject them as unqualified without sound reasons based on their capabilities. Any rejection of a minority business based on lack of qualification should have the reasons documented in writing.
- ☐ **8 – (25 pts)** Provided assistance to an otherwise qualified minority business in need of equipment, loan capital, lines of credit, or joint pay agreements to secure loans, supplies, or letters of credit, including waiving credit that is ordinarily required. Assisted minority businesses in obtaining the same unit pricing with the bidder's suppliers in order to help minority businesses in establishing credit.
- ☐ **9 – (20 pts)** Negotiated joint venture and partnership arrangements with minority businesses in order to increase opportunities for minority business participation on a public construction or repair project when possible.
- ☐ **10 - (20 pts)** Provided quick pay agreements and policies to enable minority contractors and suppliers to meet cash-flow demands.

The undersigned, if apparent low bidder, will enter into a formal agreement with the firms listed in the Identification of Minority Business Participation schedule conditional upon scope of contract to be executed with the Owner. Substitution of contractors must be in accordance with GS143-128.2(d) Failure to abide by this statutory provision will constitute a breach of the contract.

The undersigned hereby certifies that he or she has read the terms of the minority business commitment and is authorized to bind the bidder to the commitment herein set forth.

Date: 5/22/25 Name of Authorized Officer: Charles T. Wilson III
 Signature: [Signature]
 Title: President



State of NC, County of Durham
 Subscribed and sworn to before me this 22 day of May 2025
 Notary Public Alan Gonzalez M.
 My commission expires 05/20/2029

FORM OF BID BOND

KNOW ALL MEN BY THESE PRESENTS THAT _____

C. T. Wilson Construction Co., Inc. _____ as
principal, and Atlantic Specialty Insurance Company _____, as surety, who is
duly licensed to act as surety in North Carolina, are held and firmly bound unto
Town of Apex _____ as obligee,
in the penal sum of Five Percent of Amount Bid _____ 5% _____ DOLLARS, lawful money of
the United States of America, for the payment of which, well and truly to be made, we bind
ourselves, our heirs, executors, administrators, successors and assigns, jointly and
severally, firmly by these presents.

Signed, sealed and dated this 22nd day of May, 2025

WHEREAS, the said principal is herewith submitting proposal for

Historic Tunstall House Renovation - 2022-0380

and the principal desires to file this bid bond in lieu of making the cash deposit as required
by G.S. 143-129.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION is such, that
if the principal shall be awarded the contract for which the bid is submitted and shall
execute the contract and give bond for the faithful performance thereof within ten days after
the award of same to the principal, then this obligation shall be null and void; but if the
principal fails to so execute such contract and give performance bond as required by G.S.
143-129, the surety shall, upon demand, forthwith pay to the obligee the amount set forth in
the first paragraph hereof. Provided further, that the bid may be withdrawn as provided by
G.S. 143-129.1

C. T. Wilson Construction Co., Inc. (SEAL)

By: [Signature] (SEAL)
Charles T. Wilson, III President

(SEAL)

Atlantic Specialty Insurance Company (SEAL)

By: [Signature] (SEAL)
Donna K. Ashley, Attorney-in-Fact

