

Capital Projects Overview

Planning for the Future

The following entities look to the County for capital support

1. Jackson County Public Schools
2. Southwestern Community College
3. Fire Departments and Rescue Squads (Buildings)
4. Judicial System
5. Fontana Regional Library
6. Jackson County Departments

Construction Contracts

1. Informal Bidding Requirements – Less than \$500,000, no minimum number of bids required.
2. Licensed General Contractor required for all contracts in excess of \$30,000.
3. If project exceeds \$300,000, then performance and payment bond required on all contracts in excess of \$50,000.
4. Design professionals required:
 - a. If project exceeds \$300,000 and do not include any major structural change in framing or foundation support systems,
 - b. If project exceeds \$100,000 for repair of public buildings affecting life safety systems,
 - c. If project exceeds \$135,000 and includes major structural change in framing or foundation support systems,
 - d. If project exceeds \$135,000 for the construction of, or addition to, public buildings.

- e. Design professionals must be selected based on “demonstrated competence and qualification” without regard to fee other than unit price services.
- f. Local governments may “in writing exempt particular projects” when projected fee is less than \$30,000 or in the sole discretion of the unit stating the reasons therefore and circumstances attendant thereof.

5. Formal Bidding Requirements

- a. Project estimated to cost \$500,000 or more
- b. Advertising for Bids
- c. Three bids required for construction or repair contracts in the formal range.
- d. 5% bid deposit required.
- e. Bid award to the “lowest responsible bidder, or bidders.”
- f. All contracts must be in writing.

6. Methods of Contracting

- a. Separate prime bidding
- b. Single prime bidding
- c. Dual bidding
- d. Construction management at risk
- e. Design/Build
- f. Other methods authorized un G.S. 143-135.26(9)