DURHAM COUNTY NORTH CAROLINA



REQUEST FOR PROPOSALS Boiler Replacement – Durham County Detention Center RFP No. 26-011

Proposals Due:

October 2, 2025

2:00 P.M. Eastern Time

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Boiler Replacement - Durham County Detention Center

RFP No. 26-011

PROPOSAL SCHEDULE

(Note: The below dates are subject to change)

Advertisement Date	August 31, 2025
*Pre-Proposal Conference Date	September 17, 2025, at 10:00AM
Site Visit Date/Location	September 17, 2025, following the pre- proposal conference.
Last Date for Questions	September 25, 2025, at 3:00PM
Proposal Due Date	October 2, 2025, at 2:00PM



REQUEST FOR PROPOSALS

Boiler Replacement – Durham County Detention Center RFP No. 26-011

ISSUE DATE:	Date: August 31, 2025
ISSUING DEPARTMENT:	County of Durham Purchasing Division of Finance 201 East Main Street, 7 th Floor, Room 703 Durham, NC 27701
intent of the Request for Proposals (RFP) is	P.M., Eastern Time on October 2, 2025. The purpose and s to solicit proposals from qualified firms to provide the allation of two new steam boilers at the County Detention
All inquiries concerning the Scope of Wor Procedures should be directed to:	rk, Proposal Submission Requirements or Procurement
Pur Email: purc Telepl Sealed proposals shall be mailed and/or hand envelope shall bear the name and number of t of the Proposer to ensure that his/her Proposand hour indicated above. In compliance with this Request for Proposer.	chasing Division chasinggroup@dconc.gov chone: 919-560-0054 I delivered to the Issuing Department shown above, and the his Request for Proposals (RFP). It is the sole responsibility sal reaches the Purchasing Division by the designated date sals and to all the terms and conditions imposed herein, sh the goods and services described in accordance with
the attached signed proposal.	
Firm Name:	Date:
Address:	By:(Name Typed/Printed)
	(Signature in Ink)

Phone:



LEGAL NOTICE

Boiler Replacement – Durham County Detention Center RFP No. 26-011

The County of Durham will receive sealed proposals for qualified Contractor(s) to establish a contract to provide the demolition of two steam boilers and the installation of two new steam boilers at the County Detention Center on **October 2**, **2025** at 2:00 P.M Eastern Time, in the Durham County Purchasing Division of Finance, 201 East Main Street, 7th Floor, Room 703, Durham, North Carolina 27701. **No proposals will be accepted after the official time and date.**

PRE-PROPOSAL CONFERENCE:

A Pre-Proposal Conference will be held at **10:00 A.M. Eastern Time, on September 17, 2025**, located in the Durham County Purchasing Division's Conference Room, 201 East Main Street, 7th Floor, Room 703, Durham, North Carolina 27701.

SITE VISIT: The site visit will be held at the County Detention Center located at **219 South Mangum Street Durham, NC 27701,** after the pre-bid conference. This site visit will be the only one scheduled, once completed no other visits will be scheduled. Limited parking can be provided in the Service Yard adjacent to Pettigrew Street, street parking is available at this location also. Contractors will be required to present identification to a Detention Center representative before accessing the facility, contractors will be given an escort badge that will need to be worn at all times.

An electronic copy of this Request for Proposal (RFP) can be obtained from Durham County's eBid System located under Bid Opportunities at https://www.dconc.gov/county-departments/departments-f-z/finance/bid-opportunities. Proposers can download a copy of the solicitation and all addenda without registering in the system. However, in order to **automatically** receive email notifications of solicitations and addenda issued by the Purchasing Division, Proposers **MUST** register in the eBid system.

The County reserves the right to accept or reject, in whole or in part, such proposals as appears in its judgment to be in the best interest of the County.

Publication Date: August 31, 2025

INSTRUCTIONS TO PROPOSERS

Boiler Replacement - Durham County Detention Center

RFP No. 26-011

- 1. In order for a proposal to be considered, it must be based on terms, conditions and Scope of Work contained herein and must be a complete response to this RFP. One (1) hard copy Original, and Three (3) hard copies" of the Original and shall be submitted to the Issuing Department. The original Proposal should be marked "Original". The copies must consist of all documents that are included in the "Original" Proposal. No other distribution of the Proposal shall be made by the Proposer. Proposals shall be limited to thirty (30) double-sided or sixty (60) single-sided pages or less and must be signed by an authorized representative. (Update the number of pages) Each Proposal should be bound in a single volume with all relevant documentation. The coversheet, the letter of introduction, section dividers, detailed résumés, forms and dividers are not included in this page limit. The County may elect to require oral presentations after receipt of the proposals.
- 2. **PRE-PROPOSAL CONFERENCE:** A Pre-Proposal Conference will be held at **10:00 A.M. Eastern Time, on September 17, 2025**, located in Durham County Purchasing Division's Conference Room, 201 East Main Street, 7th Floor, Room 703, Durham, North Carolina 27701. The purpose of this Conference is to allow all potential Proposers an opportunity to present questions and obtain clarifications relative to this solicitation. While attendance at this Conference will not be a prerequisite to submitting a proposal, all potential Proposers are strongly encouraged to attend and read the entire solicitation in advance. Any changes resulting from this Conference will be issued in a written Addendum to the solicitation.
- 3. **SITE VISIT:** Site Visit will follow the Pre-Proposal Conference on **September 17, 2025**. For additional Site Visit information contact:

Project Manager: Claude Eubanks

Telephone: 919-201-1201

Email: ceubanks@dconc.gov

4. **PROPOSAL DUE DATE:** Sealed proposals will be received until **2:00 P.M. Eastern Time, on October 2, 2025.**

Proposals must be mailed, or hand delivered to:

Durham County Purchasing Division

Attn: Delta Farrington, Sr. Procurement Specialist

201 East Main Street, 7th Floor, Room 703

Durham, NC 27701

Sealed proposals shall be duly marked and/or identified with Proposer name, address and RFP number.

- 5. **COMMUNICATION WITH PROPOSERS:** All communications between the Purchasing Division and prospective Proposers shall be in writing. E-mailed questions will be accepted and can be sent to purchasinggroup@dconc.gov. Any inquiries, requests for interpretation, technical questions, clarification, or additional information shall be directed to Delta Farrington, Sr. Procurement Specialist at the email address above. All questions concerning this RFP shall reference the RFP number, section number and paragraph. Questions and responses affecting the Scope of Work will be provided to all Proposers by issuance of an Addendum. All questions shall be received by the Purchasing Division no later than 3:00 P.M., Eastern Time on September 25, 2025. NO EXCEPTIONS.
- 6. **LATE PROPOSALS:** Sealed proposals received after the date and time specified will not be considered for award and will be returned to the Proposer unopened.
- 7. **VENDOR APPLICATION:** All Proposers shall complete and submit the Vendor Application along with the W-9 Form. This information will be used to create or update the County's electronic vendor database upon award of contract.
- 8. **DISCREPANCIES AND OMISSIONS:** Should a Proposer find discrepancies in, or omissions from the documents, or should be in doubt as to their meaning, he/she should at once notify the County, and a written Addendum shall be issued. The County will not be responsible for any oral instructions. Acknowledgment of any Addendum received shall be noted on the Addendum Acknowledgement Form included in the Proposal. In closing of a contract, any Addendum issued shall become a part thereof.
- 9. **SECURITY OF NON-PUBLIC RECORDS:** Pursuant to N.C.G.S. § 132-1.7, entitled, "Sensitive Public Security Information", public records, as defined in G.S. 132-1, shall not include information containing specific details of public security plans and arrangements or the detailed plans and drawings of public buildings and infrastructure facilities. Therefore, all information provided, received, gathered or obtained by BIDDER containing specific details of public security plans and arrangements or the detailed plans and drawings of public buildings and infrastructure facilities shall be held confidential and shall be used by the BIDDER only for the purpose of responding to this bid. All plans and drawings shall be returned to the County. Any breach of this paragraph by the BIDDER may result in BIDDER being barred from being awarded any contracts with the COUNTY.
- 10. **E-VERIFY:** As a condition of payment for services rendered under this agreement, CONTRACTOR shall comply with the requirements of Article 2 of Chapter 64 of the General Statutes. Further, if CONTRACTOR provides the services to the County utilizing a subcontractor, CONTRACTOR shall require the subcontractor to comply with the requirements of Article 2 of Chapter 64 of the General Statutes as well. CONTRACTOR shall verify, by affidavit, compliance of the terms of this section upon request by the COUNTY.

EQUAL EMPLOYMENT OPPORTUNITY

During the performance of this contract, the contractor agrees as follows:

- A. The contractor will not discriminate against any employee or applicant for employment because of race, handicap, age, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to race, handicap, age, color, religion, sex or national origin. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruiting advertising, layoff or termination rates of pay or other forms of compensation, and selection for training including apprenticeship. The contractor agrees to post in conspicuous places available to employees and applicants for employment notices setting forth the provisions of the nondiscrimination clause.
- B. The contractor will in all solicitations or advertisements for employees placed by or on behalf of the contractor state that all qualified applicants will receive consideration for employment without regard to race, handicap, age, color, religion, sex, or national origin.
- C. The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding a notice to be provided advising the labor union or workers' representative of the contractor's commitments under the Equal Employment Opportunity section of this contract and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- D. In the event of the contractor's noncompliance with nondiscrimination clauses of this contract or with any such rules, regulations or orders, this contract may be canceled, terminated, or suspended in whole or in part and the contractor may be declared ineligible for further County contracts.
- E. The contractor will include the provisions of this section in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Board of County Commissioners of the County of Durham, North Carolina so that such provisions will be binding such Subcontractor or Proposer.

QUALIFICATIONS AND SUBMISSION REQUIREMENTS

Boiler Replacement – Durham County Detention Center RFP No. 26-011

The Proposal must include all of the information set forth in this Section and other Sections of this RFP and should be organized and tabbed appropriately. Unnecessary elaborate brochures or other materials beyond those sufficient to present a complete and effective response to this solution are not desired and may be construed as an indication of the Proposer's lack of cost consciousness. Therefore, elaborate artwork, expensive paper and bindings, etc., are strongly discouraged.

One (1) Original hard copy, and Three (3) hard copies of the Original, shall be submitted to the Issuing Department.

Tab 1 - Signed Forms

This Tab should include the following forms and information.

- a. Proposal Form
- b. No Proposal Reply Form (If Applicable)
- c. Addendum Acknowledgement Form
- d. Non-Collusion Affidavit Form (Must be Notarized)
- e. Affidavit of Compliance (E-Verify) Form (Must be Notarized)
- f. Vendor Application/W-9 Form

Tab 2 - Executive Summary

This Tab should provide a brief summary of the Proposer's understanding of the Scope of Work presented in this RFP and emphasize any unique aspects or strengths of the Proposal.

Tab 3 - Corporate Overview

This Tab should present an overview of the Proposer's organization and should include the firm's name, address, phone and fax numbers, firm history, email address and phone number of the firm's representative for the Proposal.

Tab 4 - Approach

This Tab should present the Proposer's approach to providing the services specified in this RFP. This Tab should describe the services to be provided, who will provide the services, how the services will be provided, etc. This Tab should include a description of activities, such as the project methodology and timeline for project completion, etc. The Proposer should also include in this Section its plan for managing the work requirements. Most of the proposed responses to the requirements found in Work

Requirements should be included under this Tab.

Tab 5 - Organization and Staffing

This Tab should present the Proposer's proposed organization structure and staffing chart showing specific job classifications, number of employees and full-time equivalent employees by position and reporting relationships. Résumés for all managerial and key personnel should be provided in sufficient detail to be able to determine the nature and depth of each individual's relevant experience. This Tab should also identify any of the required services that the Proposer intends to subcontract, if any, providing for each (i) the reasons for subcontracting, (ii) the proposed subcontractor's responsibilities, and (iii) information identifying proposed subcontractor's name, location, relevant personnel and experience.

Tab 6 - Qualifications and Experience

In this Tab, the Proposer should describe its track record in performing services comparable to those specified in this RFP and other information relevant to making a determination as to the ability of the Proposer to perform these services. This tab should also include a list of all similar work performed by your firm over the past five (5) years. This list should include the name of each client, a client contact and telephone number, the size and Scope of Work provided, effective dates of the contract(s) with this client, and the annual contract amount.

Tab 7 - Conflict of Interest

In this Tab the Proposer should describe any involvement that your firm, its employees, or its owner(s) have that may constitute a conflict of interest.

EVALUATION AND AWARD CRITERIA

Boiler Replacement – Durham County Detention Center RFP No. 26-011

Based on the evaluation criteria outlined below, all Proposals will be evaluated and scored by the Evaluation Committee designated by the County of Durham. Written or oral discussions may be requested to resolve issues relating to individual proposals.

1. **Evaluation Criteria:**

Proposals will be evaluated using the following criteria:

Category	Description	Percentage
Qualifications & Experience	The proposer will provide five (5) examples of past projects performed over the past five (5) years, that are similar in scope and cost.	20
Approach	Demonstrate a clear understanding of the RFP; how the proposer will perform the tasks listed in the RFP. A preliminary schedule will be provided with durations and milestones.	20
Staffing	The proposer will provide a list of staff that will be assigned to the project. The list will include the Project Manager, Field Foreman/Superintendent and general field staff. The list will include outlines of each staff member's relevant experience. Relevant experience will also include management and staff certifications and licenses	20
Cost	Overall cost competitiveness. Evaluation will consider price reasonableness and completeness.	20
References	The proposer will provide five (5) professional references from other projects/clients. This list should include the name of each client, a client contact and telephone number, the size and Scope of Work provided, effective dates of the contract(s) with this client, and the annual contract amount.	20

Total Possible Percentage: 100% (Adjust as needed)

2. **Award of Contract**

The County reserves the right to award to a single contractor or multiple contractors deemed to be fully qualified and best suited among those submitting proposals on the basis of the evaluation factors included in the Request for Proposals. Price shall be considered but shall not be the sole determining factor. Once the proposals are ranked and the most qualified firm is determined, the County may conduct further negotiations, and/or request presentations from firm to further assist in the clarification of information and selection process.

The County reserves the right accept or reject, in whole or in part, such proposals as appears in its judgment to be in the best interest of the County.

SCOPE OF WORK

Boiler Replacement – Durham County Detention Center RFP No. 26-011

This Scope of Work will become an integral part of the contract between the County of Durham and the Contractor. The Contractor hereby agrees to provide services and/or materials to the County pursuant to the provisions set forth below.

- 1.0 **PURPOSE:** The purpose and intent of the Request for Proposals (RFP) is to solicit proposals from qualified firms to provide the demolition of two steam boilers and the installation of two new steam boilers at the County Detention Center located at **219 South Mangum Street, Durham NC 27701.**
- 2.0 **INVOICE PAYMENT:** Invoices submitted will be paid net 30 days. Invoices shall be forwarded to the County's Designated Representative for review and payment approval.

3.0 **TERMS OF CONTRACT:**

The initial term of the contract is from **Date of Award** through June 30th of the year in which the contract is awarded.

4.0 **CANCELLATION OF CONTRACT:** The County of Durham reserves the right to cancel and terminate any resulting contract(s), in part or in whole, without penalty, upon 30 days written notice to the Contractor. Any contract cancellation shall not relieve the Contractor(s) of the obligation to deliver and/or perform services on all outstanding orders issued prior to the effective date of cancellation.

5.0 **COUNTY DESIGNATED REPRESENTATIVE:**

Name: Claude Eubanks

Phone: 919-201-1201

Email: ceubanks@dconc.gov

6.0 **BACKGROUND:** The two steam boilers at the County Detention Center are original to the facility and were built in 1993 and install in 1994. The boilers have past their useful life span and are in need of replacement.

7.0 **WORK REQUIREMENTS:**

• The Contractor shall provide the necessary labor, security, safety measures, and all federal, state, and/or local permits as required to perform the following:

- Lock out tag out equipment as needed to provide a safe work environment. A County
 representative will provide locations in order to perform this task. The contractor is
 responsible to verify that all systems locked out and tagged out, including but not limited
 to, electrical, mechanical, chemical, gas, pneumatic, and inertial are safe to work on. The
 contractor will provide LOTO devices to perform task, the County will not provide any
 devices for this task. Once systems are locked out, verify that systems are safe before
 proceeding.
- The Counties preferred boiler brand is Superior or equal, existing steam boilers were manufactured by Superior Boiler Works
- The contractor will install the steam boilers in accordance to the following drawings and specifications provided by others: (Titled, Durhan County Detention Center Boiler Replacement)
 - G0001 Title Sheet
 - M0001 Mechanical Abbreviations and Legends
 - M0002 Mechanical Basic Materials and Methods
 - M0003 Mechanical Equipment
 - M0004 Mechanical Piping Specifications
 - M0005 Mechanical Piping Specifications
 - M0006 Mechanical piping Specifications
 - M0007 Mechanical Tab Specifications
 - M1101D Mechanical- First Floor Demolition Plan
 - M1101N Mechanical First Floor Plan
 - M1201 Mechanical- Roof Plan
 - M5001D Demo Boiler Piping Schematic
 - M5001N Boiler Piping Schematic
 - M5101 Mechanical Details
 - M5102 Mechanical Details
 - M6101 Mechanical Schedules
 - E0001Electrical Symbols and Abbreviations
 - E0002 Electrical Specifications
 - E0003 Electrical Specifications
 - E1101 First Floor Electrical Power Plan
- Tools will need to be inventoried when entering and exiting the facility if brought in daily. The contractor can provide a lockable metal storage container to store tools at the end of each day. If this is provided tools will need to be inventoried at the beginning and end of the project. Any new tools will need to be added to the inventory list, tools removed will be signed off as no longer on site, if a tool is brought back to site it must be added to inventory list. Tool lists will be specific to the staff/owner utilizing them, these lists will be kept by a representative from the Detention Center, a copy will be provided to each individual owner/user of the tools. The contractor is responsible for keeping tools secure from access to inmate population, if a tool is found missing it must be reported immediately to a County representative. Staff will remain on site until tool or tools are found, any cost associated with the search for missing tools will be the responsibility of the contractor to pay.
- Contact with the inmate population that affects the security of the facility is strictly forbidden, contact initiated by the contractor's staff may result in the staff member being asked to leave the facility, re-entry may be denied. If an inmate initiates contact it must be reported to a County representative

• Identification will need to be provided to a Detention Center representative; a copy will be made to keep on file. This identification will need to be presented each time staff requests entry to the facility. An "escort needed" badge will be given to each staff member entering the facility, this badge must be displayed at all times. The badge must be returned when leaving the facility.

8.0 **SCHEDULES/TIMELINES:**

The schedule for this project is from notice to proceed to June 30, 2026. Working hours will be Monday through Friday from 7:30am to 4:30 pm. Overtime/evening and weekend work may be needed to minimize the impact on the operations of the facilities. The proposals will include overtime/weekend work as a separate line item (allowance) on the proposal form. All overtime work will need to be approved by a County representative

ATTACHMENTS



PROPOSAL FORM Boiler Replacement - Durham County Detention Center

RFP No. 26-011

In accordance with the attached instructions, terms, conditions, and Scope of Work we submit the following proposal to the County of Durham.

TOTAL PROPOSED COST

	\$
(Provide the Total Propo	osed Cost in writing, as indicated on the line above)
The above Total Proposed Co	ost should be based on being awarded the entire project.
I certify that the contents of this pro knowledge all requirements have bee	posal are known to no one outside the firm, and to the best of my en complied with.
Date:	Authorized Signature:
	Name
	Title
	Firm Name

Attachment B

NO PROPOSAL REPLY FORM

TO: Durham County
Purchasing Division
201 East Main Street, 7th Floor
Durham, NC 27701

PROPOSAL #: RFP NO. 26-011

TITLE: Boiler Replacement – Durham County Detention Center

To assist us in obtaining good competition on our Request for Proposals, we ask that each firm that has received an invitation, but does not wish to submit a proposal, state their reason(s) below and return to this office. This information will not preclude receipt of future invitations unless you request removal from the Bidders' List by so indicating below, or do not return this form or bona fide proposal.

Unfortunat	tely, we must offer a "No Proposal" at this tir	ne because:
	1. We do not wish to participate in the pro	posal process.
	We do not wish to submit a proposal un document. Our objections are:	der the terms and conditions of the Request for Proposal
	3. We do not feel we can be competitive.	
	4. We cannot submit a Proposal because o manufacturing company.	f the marketing or franchising policies of the
	5. We do not wish to sell to the Durham Co	ounty. Our objections are:
	6. We do not sell the items/services on wh	nich Proposals are requested.
	7. Other:	
FIRM NAM		DATE
SIGNATUR	RE	PHONE
	We wish to remain on the Bidders' List.	
	We wish to be deleted from the Bidders' Li	st.

ADDENDUM ACKNOWLEDGEMENT

Boiler Replacement - Durham County Detention Center RFP No. 26-011

	Receipt of the following Addendum is acknowledged:					
	Addendum no	_ Date				
	Addendum no	_ Date				
	Addendum no	_ Date				
	Addendum no	_ Date				
	Addendum no	_ Date				
		Date:				
Signature						
Print Name						
Title						
Name of Firn						

Attachment D (Required to be submitted with the bid)

NON-COLLUSION AFFIDAVIT

Stat	e of				
Cou	nty of				
			, being first duly	sworn, deposes and say:	s that:
1.	He/She is th attached pro	eofoposal;		the Proposer that has su	ubmitted the
2.	=	lly informed respecting the pre cumstances respecting such Pro		ts of the attached Propos	sal and of all
3.	Such Propos	al is genuine and is not a collusi	ve or sham Proposa	ıl;	
4.	or parties of directly or in connection bidding in congreement of the price or cost element connivance	said Proposer nor any of its office interest, including this affidavite indirectly, with any other Propose in with the contract for which the connection with such contract, or collusion or communication or prices in the attached Proposal t of the Proposal price of any of or unlawful agreement any act the proposed contract; and	t, has in any way coler, firm or person to e attached Proposal or has in any many conference with any or of any other Proposer or to	luded, conspired, conniversubmit a collusive or sh has been submitted or to ner, directly or indirectly other Proposer, firm or loser, or to fix any overheasecure through collusion	ed or agreed, am Proposal refrain from y, sought by person to fix ead, profit or , conspiracy,
5.	collusion, co	r prices quoted in the attached nspiracy, connivance or unlawfu ves, owners, employees, or parti	l agreement on the p	art of the Proposer or any	
	Sign	Signature of Proposer		Date	
		State of	County of		
SE.	AL	Subscribed and sworn to before Notary Public	e me thisday of	20	
_		My commission expires			

Attachment E (Required to be submitted with the bid)

AFFIDAVIT OF COMPLIANCE

	TE OF											
[, ₋				•	_	•		-				
1.	Contractor understand Homeland Security an authorization of newly Carolina General Statu	nd other federal ag hired employees p	gencie	es, or any su	iccessor	or equ	ivalent prog	ram ı	ised to	veri	fy the w	vork
2.	Contractor understand the work authorizatio does not include State	on of its employees	throu	gh E-Verify	in accord	dance v	vith NCGS§64	-			-	-
3.	Contractor is a person or more employees in			J		ansacts	business in t	his St	ate and	d that	employ	s 25
	a. YES											
	b. NO											
4. This	Contractor will ensusubcontractors subsections and an arranged subsections.	equently hired by Co		-						-	-	-
Sign	ature of Affiant											
Prin	t or Type Name:											
St	rate of											
Co	ounty of					(Aff						
Si	gned and sworn to (or a	ffirmed) before me.				ix Offi						
	is the day of	•				cial/I						
M	y Commission Expires:					(Affix Official/Notarial Seal)						
		Notary Pi	uhlic									

VENDOR APPLICATION & W-9

Vendor Application and W9 Form | Durham County

(Click link above)