

SECTION 00100 PROJECT MANUAL NOTICE TO BIDDERS

Sealed proposals will be received by Barton Malow Builders, Construction Manager, for the University of North Carolina at Charlotte, in Charlotte, NC, up to 10:00 AM EST Thursday, June 20, 2024, at Barton Malow's Office (2322 Dunavant St., Charlotte, NC 28203). After this cut off time bids should be brought to the bid opening room located in the **Halton Reading Room (Room 119) of Atkins Library** (410 Library Ln, Charlotte, NC 28223) up to **1:00 PM EST Thursday, June 20, 2024**, and immediately thereafter publicly opened and read for the furnishing of labor, material, and equipment entering into the construction of

Atkins Library Tower ADA and Fire/Smoke System Upgrades Phase 2

Parking is available in the Cone Deck (8921 University Rd, Charlotte, NC 28262), which is about a 10 minute walk away from Atkins Library. For directions and campus map go to <https://facilities.charlotte.edu/our-services/maps/printable-campus-maps>. There is also a mark-up further detailing these locations immediately following this section.

The second and final phase of this project includes approximately 13,440 sqft of interior renovations required for ADA and Fire/Smoke System upgrades. The existing elevator and portions of the shaft will be removed to expand the footprint and install larger elevators. Additional renovations for ADA compliance and upgrades to the Fire/Smoke system will take place. Renovations to existing restrooms on floors 5 – 10 are also included in the phase 2 scope.

Bids will be accepted from pre-qualified trade contractors for trade packages listed below. All proposals shall be lump sum.

P2-02D	Selective Demolition
P2-03A	Concrete
P2-04A	Masonry
P2-05A	Structural & Misc. Steel
P2-07B	Roofing
P2-07H	Applied Fireproofing
P2-08A	Doors, Frames & Hardware
P2-09A	Drywall, Framing, and Ceilings
P2-09C	Ceramic Tile
P2-09D	Flooring
P2-09G	Painting
P2-10A	Signage
P2-10B	Specialties
P2-14A	Elevators
P2-21A	Fire Protection
P2-22A	Plumbing
P2-23A	HVAC
P2-26A	Electrical & Fire Alarm
P2-35A	Final Clean

P2-36A General Trades

Pre-Bid Meeting

A Pre-Bid meeting will be held at **2:00 p.m. EST Thursday, May 23, 2024** at Atkins Library (9201 University City Blvd, Charlotte, NC 28223), Room 271. Atkins library is building #4 on the UNC Charlotte campus. The pre-bid meeting is not mandatory, but attendance is highly encouraged. The meeting will address project specific questions, issues, bidding procedures, and bid forms. There will be an opportunity to tour the project work area and review existing conditions following the meeting. There is a mark-up further detailing this location immediately following this section.

In accordance with GS133-3 and SCO procedures, the following preferred brand items are being considered as Alternates by the Owner for this project:

- A. Owner Preferred Alternate No. 1: Provide a lump sum amount to provide the University's preferred brand of overhead traction elevator vendor/ installer, for technical reasons per North Carolina General Statute G.S.133-3, in order to match campus parts sparing of elevator components:
 - 1. Metro Elevator in lieu of any other brand of overhead traction elevator vendor/installer.
- B. Owner Preferred Alternate No. 2: Provide a lump sum amount to provide the University's preferred brands of door hardware, for technical reasons per North Carolina General Statute G.S.133-3, in order to match campus keying standards, parts sparing of existing hardware and to afford compatibility with the existing electronic building security system:
 - 1. Schlage Locksets, cores and keyway systems in lieu of any other brand of locksets, cores and keyways.
 - 2. LCN door closers in lieu of any other brand of door closers.
- C. Owner Preferred Alternate No. 3: Provide a lump sum amount to provide the University's preferred brand of Simplex, for technical reasons per North Carolina General Statute G.S.133-3, in order to match the existing campus fire alarm system:
 - 1. Simplex components including, but not limited to, the following:
 - a. Simplex Addressable analog smoke detectors in lieu of any other brand of addressable analog smoke detectors.
 - b. Simplex Addressable analog photoelectric duct detectors in lieu of any other brand of addressable analog photoelectric duct detectors.
 - c. Simplex Addressable thermal sensors in lieu of any other brand of addressable thermal sensors
 - d. Simplex Addressable manual alarm stations in lieu of any other brand of addressable manual alarm stations.
 - e. Simplex Audio, visual and audio-visual alarm appliances in lieu of any other brand of Audio, visual and audio-visual alarm appliances
 - f. Simplex modules, relays, interfaces in lieu of any other brand of modules, relays, interfaces.
- D. Reference bid forms and scopes of work for additional scope specific alternates.

Barton Malow Builders encourages minority and women-owned businesses to attend the pre-bid conference to discuss the project. Only pre-qualified bidders may obtain complete sets of plans,

specifications, and bid manuals. Other interested second and third tier subcontractors and suppliers must submit quotes to the pre-qualified trade contractors.

Complete plans, specifications and contract documents will be open for inspection at:

- Construction Manager – Barton Malow Builders, 2322 Dunavant St., Suite 100, Charlotte, NC 28203, 470-389-0387
- Architect – C Design, 1000 West Morehead Street, Suite 170 Charlotte, NC 28208

Digital (Electronic) plans, specifications and contract documents are available at the following:

- BuildingConnected – <https://www.buildingconnected.com/> - Access will be provided to all pre-qualified contractors.

NOTE: The bidder shall include with the bid proposal the form *Identification of Minority Business Participation* identifying the minority business participation it will use on the project and shall include *Affidavit A*. Forms and instructions are included within the Proposal Form in the bid documents. Failure to complete these forms is grounds for rejection of the bid. (GS116-31.11 and GS143-128.2)

All pre-qualified bidders are required to seek HUB Certified/Minority Business participation. The minimum goal for this project is 25% participation. See UNC Charlotte “Good Faith Effort” Requirements in instruction to bidders section of the Bid Manual.

Bids shall be made upon the form of proposal provided by Barton Malow Builders for the applicable trade package. All forms must be filled out completely and accurately with all applicable information. Do not alter, change, or add to the bid forms in any way, shape or form, this or any added clarifications may result in your bid being withdrawn from consideration. All bids must be signed by an authorized Owner or Officer of the company. Please consult the Bid Manual for all forms.

Bidders must be properly licensed under all state laws, regulations, and ordinances governing the respective trades and work to be performed. The General Statutes of the State of North Carolina applicable to license requirements, submission of bids, and award of public contracts shall be observed in the receiving of bids and awarding of contracts for the work.

Bid security in the amount of five percent (5%) of the bid amount shall be submitted with each bid of \$100,000 or greater. **A copy of the state provided bid bond form is included in Section 00200 Bid Forms & Attachments.** In addition, bid security is required with each trade package bid for any two (or more) trade packages that total \$100,000 or greater. The bid security shall be in the form of a bid bond, a cashier’s check, or a certified check on some bank or trust company insured by the Federal Deposit Insurance Corporation made payable to Barton Malow Builders. The apparent low responsible, responsive bidder shall have their bid security held by Barton Malow Builders until the Trade Contractor agreement is executed and all required documentation and materials are received and approved by Barton Malow Builders. All requested documentation and materials must be provided to Barton Malow Builders by the trade contractor in less than 10 days from acceptance of trade package contract by Barton Malow Builders. Failure to provide any documentation will be grounds for rejection of the bid.

Bid security will be returned to all bidders in due time after the lowest responsible, responsive trade package contractor is determined and a contract agreement has been executed by all parties.

All subcontractors whose contract exceeds \$500,000, will be required to enroll in Barton Malow’s Subcontractor Default Insurance (SDI) program.

No bids may be withdrawn for a period of 120 days after receipt of bid. The CM and Owner reserve the right to reject any and all bids, to waive any and all irregularities or informalities in any bid as allowed by applicable law and to award any contract to other than low bidder should it be deemed in their best interest.

Payment will be made based on ninety-five percent (95%) of monthly estimates and final payment made upon completion and acceptance of work including all required closeout documentation.

All questions and/or clarifications should be addressed to the Construction Manager, who will then correspond with the Design team, as required, for answers and clarifications.

Barton Malow Builders
2322 Dunavant St., Suite 100
Charlotte, NC 28203
Bid questions shall be directed to Tim Murphy
Email: tim.murphy@bartonmalow.com
Telephone: 470-389-0387

Bidders who will not attend the bid opening need to ensure their sealed bids are delivered no later than **10:00 AM Thursday, June 20, 2024**, to the following:

Mailed or Hand Delivered Bids:

Attn: Tim Murphy
Barton Malow Builders
2322 Dunavant St., Suite 100
Charlotte, NC 28203

Phone: 470-389-0387

Owner: University of North Carolina at Charlotte
9201 University City Blvd.
Charlotte, NC 28223

Architect: C Design
1000 West Morehead St, Suite 170
Charlotte, NC 28208

Construction Manager: Barton Malow Builders,
2322 Dunavant St., Suite 100
Charlotte, NC 28203



**Barton
Malow**
BUILDERS

**CONTRACTOR
PARKING FOR
PRE-BID & BID
OPENING**



Engineer/Designer:
C DESIGN

Dwg Date/Revision
Date:

Phase 2 CD Logistics

Job Title:
**ATKINS LIBRARY
TOWER ADA &
FIRE/SMOLE
SYSTEM UPGRADES**

Project #:
22-24378-02A

Drawing:
1.00

NOT TO SCALE

