

NOTICE TO BIDDERS

Sealed proposals will be received by the University of North Carolina at Charlotte, Facilities Management (Building #55 – Room 206), 9151 Cameron Boulevard, Charlotte, NC 28223 up to 2:00 pm February 15, 2024 and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the construction of

RUP2 HVAC Controls Modernization

Replacement of all LON-compatible BAS controllers with BACnet-compatible controllers.

Bids will be received *for single prime*. All proposals shall be lump sum.

Visitor parking is available in Lot 26 in front of the Facility Management Building #55.

Pre-Bid Meeting

An open pre-bid meeting will be held for all interested bidders on January 24, 2024, at the RUP2 building at 2:00 pm, address 145 RUP 2 Ln, Charlotte NC 28223. The meeting will address project specific questions, issues, bidding procedures and bid forms. A site walk of the building will be conducted afterwards.

For visitor parking passes for the pre-bid meeting, please contact La'Keya Hewlin, 704-687-0615.

Justification of any approvals will be made available to the public in writing no later than (3) three days prior to bid date.

The meeting is also to identify preferred brand alternates and their performance standards that the owner will consider for approval on this project.

In accordance with General Statute GS 133-3, Specifications may list one or more preferred brands as an alternate to the base bid in limited circumstances. Specifications containing a preferred brand alternate under this section must identify the performance standards that support the preference. Performance standards for the preference must be approved in advance by the owner in an open meeting. Any alternate approved by the owner shall be approved only where (i) the preferred alternate will provide cost savings, maintain or improve the functioning of any process or system affected by the preferred item or items, or both, and (ii) a justification identifying these criteria is made available in writing to the public.

Complete plans, specifications and contract documents will be open for inspection in the offices of McKim & Creed (Charlotte office) and in the plan rooms of the Associated General Contractors, Carolinas Branch, in the local North Carolina offices of McGraw-Hill Dodge Corporation, and in the Eastern Regional Office of Reed Construction Data in Norcross, GA and in Minority Plan Rooms in

Metrolina Minority Contractors Association, 3124 W. Trade Street, Unit A, Charlotte, NC 28202. Ph. 704-332-5746 Fax: 704-332-5990

or may be obtained by those qualified as prime bidders, upon deposit of fifty dollars (\$50) in cash or certified check. The full plan deposit will be returned to those bidders provided all documents are returned in good, usable condition within ten (10) days after the bid date.

Digital (electronic) plans, specifications, and contract documents are available by contacting:

1. Designer: McKim & Creed, 8020 Tower Point Drive, Charlotte, NC 28227

Email: LSmith@mckimcreed.com, bshassian@mckimcreed.com

If a contractor is bidding under the dual system both as a single prime contractor and as a separate prime contractor, he must submit the bids on separate forms and in separate envelopes. Bidders should clearly indicate on the outside of the bid envelope which contract(s) they are bidding.

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 either *Affidavit A* or *Affidavit B* as applicable. 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. (GS143-128.2c Effective 1/1/2002.)

All contractors are hereby notified that they must have proper license as required under the state laws governing their respective trades.

General or mechanical single-prime contractors are notified that Chapter 87, Article 1, General Statutes of North Carolina, will be observed in receiving and awarding general contracts. General contractors submitting bids on this project must have license classification.

NOTE--SINGLE PRIME CONTRACTS: Under GS 87-1, a contractor that superintends or manages construction of any building, highway, public utility, grading, structure or improvement shall be deemed a "general contractor" and shall be so licensed. Therefore a single prime project that involves other trades will require the single prime contractor to hold a proper General Contractors license. **EXCEPT:** On public buildings being bid single prime, where the total value of the general construction does not exceed 25% of the total construction value, contractors under GS87- Arts 2 and 4 (Plumbing, Mechanical & Electrical) may bid and contract directly with the Owner as the SINGLE PRIME CONTRACTOR and may subcontract to other properly licensed trades. [GS87-1.1- Rules .0210](#)

Each proposal shall be accompanied by a cash deposit or a certified check drawn on some bank or trust company, insured by the Federal Deposit Insurance Corporation, of an amount equal to not less than five percent (5%) of the proposal, or in lieu thereof a bidder may offer a bid bond of five percent (5%) of the bid executed by a surety company licensed under the laws of North Carolina to execute the contract in accordance with the bid bond. Said deposit shall be retained by the owner as liquidated damages in 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.

A performance bond and a payment bond will be required for one hundred percent (100%) of the contract price.

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

No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of 30 days.

The owner reserves the right to reject any or all bids and to waive informalities.

Designer:
McKim and Creed
8020 Tower Point Drive,
Charlotte, NC 28227
704-841-2588

Owner:
University of North Carolina Charlotte
9201 University City Blvd
Charlotte, NC 28223
704-687-8622