

# NOTICE TO BIDDERS

Sealed proposals will be received by the University of North Carolina at Charlotte, attention Attila Gergely, in the office of Facilities Management | Planning, Design & Construction at 9151 Cameron Blvd., Charlotte, NC 28223-0001 up to 2:00 pm on November 15, 2023 and immediately thereafter publicly opened and read, in Room 119 at Facilities Management Building #55A, for the furnishing of labor, material and equipment entering into the construction of

## *Rowe Exterior Envelope Repairs*

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

### **Mandatory Pre-Bid Meeting**

An open pre-bid meeting will be held for all interested bidders at 3:00 PM on October 25, 2023, in Room 123A at Facilities Operations and Parking Services Building #92 (<https://facilities.charlotte.edu/our-services/maps>). The meeting will be to address project specific questions, issues, bidding procedures and bid forms. To avoid disruptions to the University, attendance for this Pre-Bid Meeting is mandatory.

Visitor parking for the Pre-Bid Meeting is available in Lot 26 (<https://facilities.charlotte.edu/our-services/maps>).

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.

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

Owner Preferred Alternate No. 6: Provide roof system manufactured by Sika Sarnafil as specified in Section 07 54 00 "Thermoplastic Single Ply Roofing".

Owner Preferred Alternate No. 8: Replace aluminum framed storefront with project-in window vents manufactured by CRL-US Aluminum in lieu of reinstallation of existing storefront system. Refer to Section 08 41 13 "Aluminum Framed Storefront".

All bidding or specification related questions are to be directed to REI Engineers in writing (email) by 5:00 PM on 11/7/2023. Justification of any approvals will be made available to the public in writing no later than seven (7) days prior to bid date.

Complete plans, specifications and contract documents will be open for inspection in the offices of UNCC Facilities Management | Planning, Design & Construction at the address listed above and REI Engineers, 1927 J.N. Pease Place, Suite 201, Charlotte, NC 28262 or electronic plans may be obtained by those prequalified as prime bidders upon request to REI Engineers. Hard copy plans will only be provided upon a refundable deposit of fifty dollars (\$50.00) in cash or certified check.

**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 Form of Proposal 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 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 for "Building" or "Specialty (Roofing)".

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 45 days.

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

Designer:  
REI Engineers  
*(Name)*

1927 J.N. Pease Place, Suite 201  
Charlotte, North Carolina 28262  
*(Address)*

704-596-0331  
*(Phone)*

Owner:  
University of North Carolina at Charlotte  
*(Agency/Institution)*

9151 Cameron Blvd.  
Charlotte, North Carolina, 28223

704-687-8622