

September 17, 2024

RE: UNCC Friday HVAC Controls
Charlotte, NC
Project Number: J10343.000
Invitation to Bid

To All Bidders:

Gilbane Building Co., Construction Manager, will be accepting sealed bids for the UNCC Friday HVAC & Electrical Renovations project on the campus of The University of North Carolina Charlotte. Bids will only be accepted by those Contractors who were prequalified to bid on this project. The following indicates the bid packages that will be accepted on bid day.

Bid Package #	Description
01B	Progress Cleaning and Final Cleaning
10A	General Trades
23A	Mechanical
23B	Mechanical TAB
26A	Electrical

You are hereby invited to submit your firm’s Proposal for one or more of the above-referenced work in accordance with the appropriate bid package, drawings and specifications prepared by McKim and Creed and all other applicable contract documents.

Project Description

The Friday building is home to the Belk College of Business which was built in 1981 and expanded in 1994. A completely new room was installed in the summer of 2023. The HVAC and Controls project will be completed via phased construction in an occupied building. The scope of work includes:

- New BACNET controllers for all HVAC equipment
- Upgrade chilled water, hot water bridge, and controls (including new VFDs for pumps)
- Replace existing AHU-1 and AHU-2 with one single duct unit with a fan wall (including associated VFDs)
- Replace rooftop air handling units (current design intent is to replace them 1 for 1 with similar unit size/capacity with new controls)
- Replace 1st and 2nd floor dual duct VAVs with single duct VAVs with hot water reheat
- Upgrade fire alarm system to current code on 1st and 2nd floor
- Provide architectural support scope for building code summary and minor patch/repair work in support of the scope of work
- Work for this project will primarily occur during off hours as this building will be in use during this project.

The scope of work associated with this bid release is generally described as support of the above program and described in detail herein.

Bid Opening – Sealed bids will be received by hand and publicly opened and read aloud at 1:00 PM EST on **Tuesday November 5th, 2024**, in the Facility Operations and Parking Services (FOPS) in **Room 123A**. Parking for this event will be in the FOPS parking lot. Bidders can request a Microsoft Teams meeting invitation to observe the bid opening via video conference.

A **Non-Mandatory Pre-Bid Conference** will be held October 15th, 2024, at 1:00 p.m. within the Friday Building in **Room 385**. Parking for this event will be in the East Deck #1 at their own expense. Although this is a non-mandatory meeting, all bidders are strongly encouraged to attend for full review of existing site conditions to take place right after the presentation portion. This meeting will also include a HUB Outreach at the end prior to walking the facility. HUB firms are encouraged to attend Pre-Bid even if your firm is not looking to Bid as first tier subcontractor. First-tier subs will be present and may be looking for lower tier subcontractors to increase their firm’s participation.

All **Pre-Bid Requests for Information** are due to Gilbane Building Co. no later than **Tuesday October 22nd, 2024 by 5 PM EST**. All Questions and/or clarifications should be addressed to Gilbane Building Co. who will then correspond with the Design team, if necessary, for answers and clarifications. Please address all questions and/or clarifications to kgreenway1@gilbaneco.com, sdixon@gilbaneco.com and rcarver@gilbaneco.com.

All questions and/or clarifications should be addressed to the Construction Manager, who will then correspond with the Design team, if necessary, for answers and clarifications (see Construction manager contact information below).

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

Architect: McKim & Creed
8801 JM Keynes Drive
Suite 365
Charlotte, NC 28262

Construction Manager: Gilbane Building Co.
620 S. Tryon St.
Suite 350
Charlotte, North Carolina 28202
Bid Questions, please contact Kris Greenway
Phone: (980) 880-7353
Email: kgreenway1@gilbaneco.com

Pre-Qualified bidders will be provided a complete set of plans, specifications, and bid manual electronically. Other interested 2nd and 3rd tier subcontractors and suppliers are encouraged to obtain plans from the 1st tier bidder they are quoting work with.

Complete plans, specifications and contract documents will be uploaded to SmartBid online, access to be granted to all 1st tier subcontractors.

Bid security in the amount of 10% of the bid amount shall be submitted with select bids and **as required per specific bid package**. 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 Gilbane Building Company. The

apparent low responsible, responsive bidder shall have their bid security held by Whiting-Turner until the Trade Contractor agreement is executed and all required documentation and materials are sent forth and approved by Whiting-Turner. All requested documentation and materials must be sent forth to Gilbane Building Co. in not less than 10 days from acceptance of trade package contract. Bid bonds will be held for 90 days.

Use of the standard Bid Bond forms from The Whiting-Turner Contracting Company is required. Bid security will be returned to all bidders after the lowest responsible, responsive trade package contractor is determined and said contractor has agreed to enter into a contract for the work.

All Pre-Qualified bidders are encouraged to seek minority business participation. The minimum minority participation goal for this project is 25%. Reference Gilbane Building Co.'s MWBE plan as indicated within the bidding documents.

Note: Bidders shall include with the bid proposal the ID Form – Identification of Minority Business Participation identifying the minority business participation it will use on the project and shall include **Affidavit A**. Failure to complete these forms is grounds for rejection of the bid. (UNC MB Forms 2024) unc-system-mb-guidelines-and-forms-2024_20240328-1.doc (live.com))

Trade package bid proposals must be submitted on the appropriate trade package bid form that pertains to the trade package that you have been pre-qualified to bid. Bids shall be made upon the form of proposal provided by Gilbane Building Co. 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 who will not attend the Bid Opening need to ensure their sealed bids are delivered no later than 12:00 p.m. November 5th, 2024 for Bid Opening to the following:

Mailed Proposals:

Gilbane Building Co.
c/o Kris Greenway
620 S. Tryon St.
Suite 350
Charlotte, NC 28202

OR

Hand-Delivered:

Gilbane Building Co.
c/o Kris Greenway
620 S. Tryon St.
Suite 350
Charlotte, NC 28202

No bids may be withdrawn for a period of 90 days after receipt of bid, The CM and Owner reserve the right to reject any and all bids, to waive informalities, and to award contract to other than low bidder should it be deemed in their best interest.

Invitation to Bid Response Form

If you are **interested** in bidding, please indicate below, and return this page to sdixon@gilbaneco.com, as well as, rcarver@gilbaneco.com.

Company Name: _____ Phone: _____

Address: _____ Fax: _____

City: _____ State : _____ Zip: _____ Email: _____

Interested in Bidding: Yes No Representative: _____

B.P. No(s). _____

If not interested in Bidding – Please state reason: _____

I am interested in bidding as a Sub-Contractor / Supplier (will NOT be submitting a bid based on complete bid package scope of work). My firm would like to pair up with and provide quotes to the Prime bidders.

Yes Service(s) Provided: _____

DOSB Certification:

Minority-Owned (MBE) Women-Owned (WBE) Veteran-Owned