



June 13, 2025

**Richardson Stadium Expansion – Clarification #003**

Attention Bidders, this is a notification that Barton Malow Builders has issued **Clarification #003** for Phase 1 of the **Richardson Stadium Expansion**

**Clarification**

The new bid date for Phase 1 will be **Wednesday, June 25, 2025 at 11:00 AM**. The bid opening location shall remain in Room 147 in the College of Health & Human Services on the UNCC campus at 8844 Craver Rd, Charlotte, NC 28223.

The **re-bid** date if required for Phase 1 will be **Wednesday, Jul 02, 2025 at 11:00 AM** and will also be held in Room 147.

We appreciate your continued interest in this project and look forward to receiving your proposals on the specified date.

Thanks,

**Michael Chan PMP**

**Project Manager 2**

**Barton Malow Builders** | 1435 W Morehead St, #190, Charlotte, NC 28208

m 704-351-9769 | [michael.chan@bartonmalow.com](mailto:michael.chan@bartonmalow.com)

[bartonmalow.com](http://bartonmalow.com)

## **SECTION 001113 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 UNC Charlotte's College of Health and Human Services (CHHS) Building (8844 Craver Rd, Charlotte, NC 28223) in **Room 147 up to 11:00 AM EST Wednesday, June 25, 2025** and immediately thereafter publicly opened and read for the furnishing of labor, material, and equipment entering into the construction of

### **Richardson Stadium Expansion Phase 1**

Parking is available in the Union Deck (8755 Student Union Ln, Charlotte, NC 28262), which is about a 10 minute walk away from the CHHS Building (#63 on the campus map). 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 Richardson Stadium Expansion will include major upgrades with the construction of a new west stadium tower over four existing structures, featuring premium seating options. Additional scope includes sports lighting upgrades, infrastructure and code upgrades, as well as additional concourse level restrooms and concessions. Work is expected to begin Fall 2025 with completion scheduled for spring 2027. Phase 1 will include the early site and structural packages along with miscellaneous enabling packages.

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

P1-03A	Concrete
P1-03C	Stadia (Precast)
P1-05A	Structural Steel
P1-14A	Elevators
P1-26B	Long Lead Electrical Equipment
P1-26C	Electrical Enabling
P1-31A	Earthwork & Site Utilities
P1-31B	Deep Foundations
P1-32A	Unit Pavers
P1-36A	General Trades (includes selective demo)

### **Pre-Bid Meeting**

A virtual Pre-Bid meeting will be held at **2:00 p.m. EST Tuesday, May 13, 2025**. 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.

#### **Microsoft Teams**

Join the meeting now

Meeting ID: 281 984 019 649 8

Passcode: LD9MT65X

#### **Dial in by phone**

+1 248-572-3806,,707570526# United States, Oxford  
Phone conference ID: 707 570 526#

There will also be an opportunity to tour the stadium and review existing conditions & logistics on **Wednesday, May 14, 2025 at 10:00 a.m. EST.** Parking is available at the CRI Visitors Deck (9100 Robert D. Snyder Rd, Charlotte, NC 28223) and the tour will begin at Gate 1 of Jerry Richardson Stadium (8701 Phillips Rd, Charlotte, NC 28223). 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. A. OPA 01: Brick Pavers.**

- 1. Base Bid: Provide new vehicular brick pavers as indicated in contract documents.**
- 2. OPA 01: Provide Pine Hall “English Pave” Vehicular Brick Pavers (No Substitutions).**

**B. 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.

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 or Affidavit B*. 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 30% 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 the Division 00 –**

**Bidding Requirements of the Bid Manual.** 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 \$300,000 will be required to enroll in Barton Malow's Subcontractor Default Insurance (SDI) program. Barton Malow reserves the right to enroll any contractor into its SDI program regardless of value.

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  
Bid questions shall be directed to Tim Murphy  
Email: [tim.murphy@bartonmalow.com](mailto:tim.murphy@bartonmalow.com)  
Telephone: 470-389-0387

Or

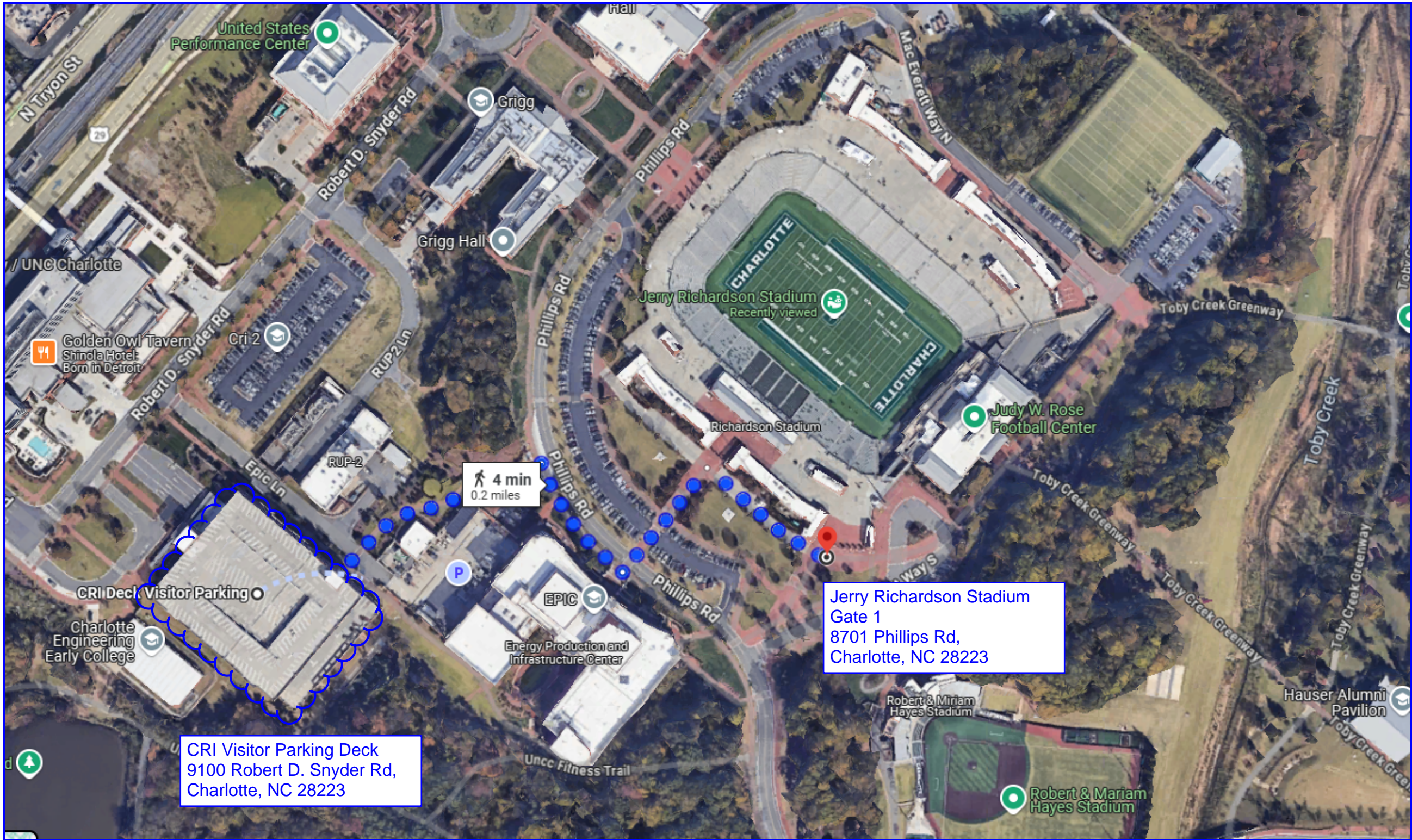
**Michael Chan**  
**Email: [michael.chan@bartonmalow.com](mailto:michael.chan@bartonmalow.com)**  
**Telephone: 704-351-9769**

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

Architect: McMillan Pazdan Smith  
1422 S Tryon St, Suite 700  
Charlotte, NC 28203

Construction Manager: Barton Malow Builders  
1435 W. Morehead St, Suite 190  
Charlotte, NC 28208





**Barton  
Malow**

**PRE-BID SITE  
TOUR  
DIRECTIONS**

Owners:



Engineer/Designer:



DWG DATE/REVISION DATE:

**4/23/2025**

Job Title:

**RICHARDSON  
STADIUM  
EXPANSION**

Project #:

240011

Drawing:

**PRE-BID ONSITE  
STADIUM TOUR  
DIRECTIONS**

NOT TO SCALE





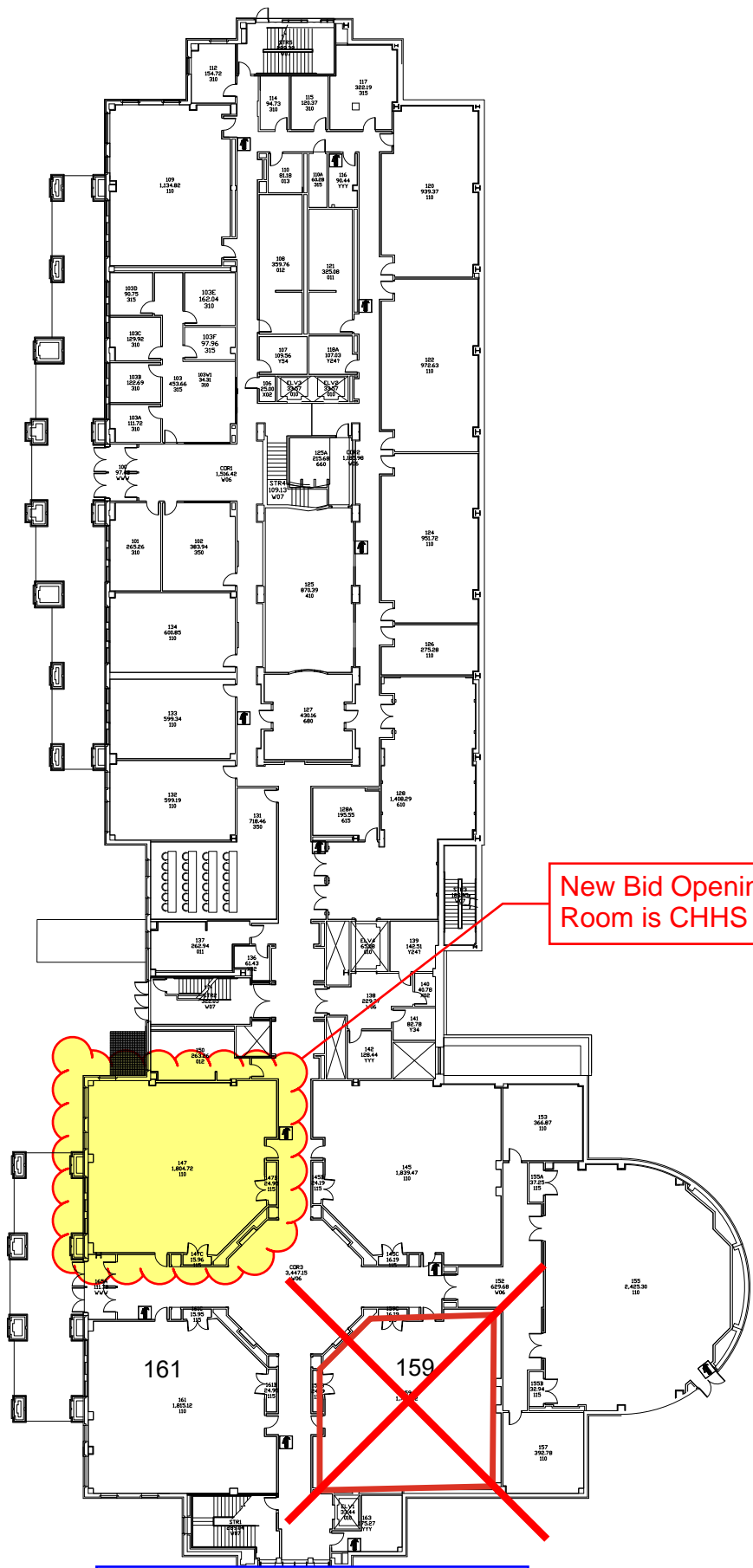
**PARKING**  
Union Parking Deck  
Address: 8755 Student Union  
Ln, Charlotte, NC 28223

Drag to change route  
Distance 0.2 mi

10 min  
0.4 miles

10 min  
0.4 miles

**BID OPENING LOCATION**  
CHHS Building - Room 147  
Address: 8844 Craver Rd,  
Charlotte, NC 28223



New Bid Opening  
Room is CHHS 147

CHHS BUILDING FLOORPLAN



**BID OPENING  
DIRECTIONS**

Owners:  
  
Engineer/Designer:

DWG DATE/REVISION DATE:  
**4/23/2025**

Job Title:  
**RICHARDSON  
STADIUM  
EXPANSION**

Project #:  
240011

Drawing:  
**BID OPENING  
DIRECTIONS**

NOT TO SCALE