

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. The bid opening will be broken into two sessions and immediately thereafter publicly opened and read for the furnishing of labor, material, and equipment entering into the construction of Richardson Stadium Expansion Phase 2.

Group A:

Bids for packages 2-04A through 2-09G will be accepted up to **11:00 AM EST Wednesday, November 12, 2025 in UNC Charlotte's Smith Building (319 Library Ln, Charlotte, NC 28262) in Room 202.**

Group B:

Bids for packages 2-10B through 2-35A will be accepted up to **3:00 PM EST Wednesday, November 12, 2025 in UNC Charlotte's Belk College of Business (Friday Building -9209 Mary Alexander Rd, Charlotte, NC, 28262) in Room 107.**

Parking is available in the Cone Deck 2 (8921 University Rd, Charlotte, NC 28262), which is about a 5 minute walk away from the Smith Building (#12 on the campus map) and about a 10 minute walk away from the Friday Building (#35 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. Early site and structural work has already begun with completion scheduled for Spring 2027.

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

Bid Group A

Bidding on 11/12/2025 @ 11:00 AM EST

P2-04A	Masonry
P2-05B	Miscellaneous Metals and Handrails
P2-06A	Millwork/Casework
P2-07A	Joint Sealants and Waterproofing
P2-07B	Roofing
P2-07C	Metal Panels
P2-07H	Applied Fireproofing
P2-08A	Doors, Frames & Hardware
P2-08B	Storefront/Glass & Glazing
P2-08C	Overhead Doors
P2-08D	Operable Walls
P2-09A	Drywall, Framing, and Ceilings
P2-09C	Hard Tile
P2-09D	Flooring

P2-09G Painting

Bid Group B

Bidding on 11/12/2025 @ 3:00 PM EST

P2-10B	Specialties
P2-11A	Food Service Equipment
P2-12A	Fixed Audience Seating
P2-12B	Aluminum Bench Seating
P2-21A	Fire Protection
P2-22A	Plumbing
P2-23A	HVAC
P2-26A	Electrical & Fire Alarm
P2-26B	Sports Lighting
P2-27A	Telecommunications
P2-27B	Audio Visual
P2-35A	Final Clean

Pre-Bid Meeting

A virtual Pre-Bid meeting will be held at **2:00 p.m. EST Tuesday, October 21, 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: 269 233 968 875 0

Passcode: gx3qY6Qe

Dial in by phone

+1 248-572-3806,,820510913# United States, Oxford

Phone conference ID: 820 510 913#

There will also be an opportunity to tour the stadium and review existing conditions & logistics on **Wednesday, October 22, at 2:00 p.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. OPA 01: Nanawall ClimaClear System

- 1. Base Bid: Operable Aluminum Storefront system.**
- 2. OPA 01: Provide Nanawall ClimaClear Operable Weather-rated Frameless Glass Wall System.**

B. OPA 02: PVC Roofing System

- 1. Base Bid: As indicated in Membrane Roofing Specifications.**
- 2. OPA 02: Provide Sika PVC roofing system.**

C. OPA 03: Resilient Vinyl Flooring

1. Base Bid: As indicated in Resilient Vinyl Flooring Specifications.
2. OPA 03: Provide Protect-all resilient flooring system in Kitchen and Catering.

D. OPA 04: PVC Protective Wall Covering

1. Base Bid: As indicated in Common Work Results for Electronic Security Specifications.
2. OPA 04: Provide Altro Puraguard as indicated as basis of design.

E. OPA 05: Locksets

1. Base Bid: As indicated in Door Hardware Specifications.
2. OPA 05: Provide Schlage as indicated as basis of design.

F. OPA 06: Keying and Key Control

1. Base Bid: As indicated in Door Hardware Specifications.
2. OPA 06: Provide Schlage as indicated as basis of design.

G. OPA 07: Exit Devices

1. Base Bid: As indicated in Door Hardware Specifications.
2. OPA 07: Provide Von Duprin, 98/99 Series as indicated as basis of design.

H. OPA 08: Closers and Door Control Devices

1. Base Bid: As indicated in Door Hardware Specifications.
2. OPA 08: Provide LCN 4040XP Series X Non-Metal Cover as indicated as basis of design.

I. OPA 09: Fire Alarm System

1. Base Bid: As indicated in Fire Alarm System Specifications.
2. OPA 09: Provide Simplex Fire Alarm System as indicated as basis of design.

J. OPA 10: Fire Pump Controller

1. Base Bid: As indicated in Fire Protection System Specifications.
2. OPA 10: Provide Fire-trol as indicated as basis of design.

K. OPA 11: Fire Protection System Suppression (Clean Agent)

1. Base Bid: As indicated in Fire Protection System Specifications.
2. OPA 11: Provide Aunsul-Sapphire as indicated as basis of design.

L. OPA 12: Fire Protection System Suppression (Water Based System)

1. Base Bid: As indicated in Fire Protection System Specifications.
2. OPA 12: Provide Tyco as indicated as basis of design.

M. OPA 13: Fire Protection System Switches

1. Base Bid: As indicated in Fire Protection System Specifications.
2. OPA 13: Provide Potter as indicated as basis of design.

N. 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 and Affidavit B (if 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. (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 Megan Badinski
Email: megan.badinski@bartonmalow.com

University of North Carolina at Charlotte
Richardson Stadium Expansion Phase 2
Charlotte, North Carolina

240011
23349.00

Telephone: 980-297-4261

Or

Cabriah Hillman

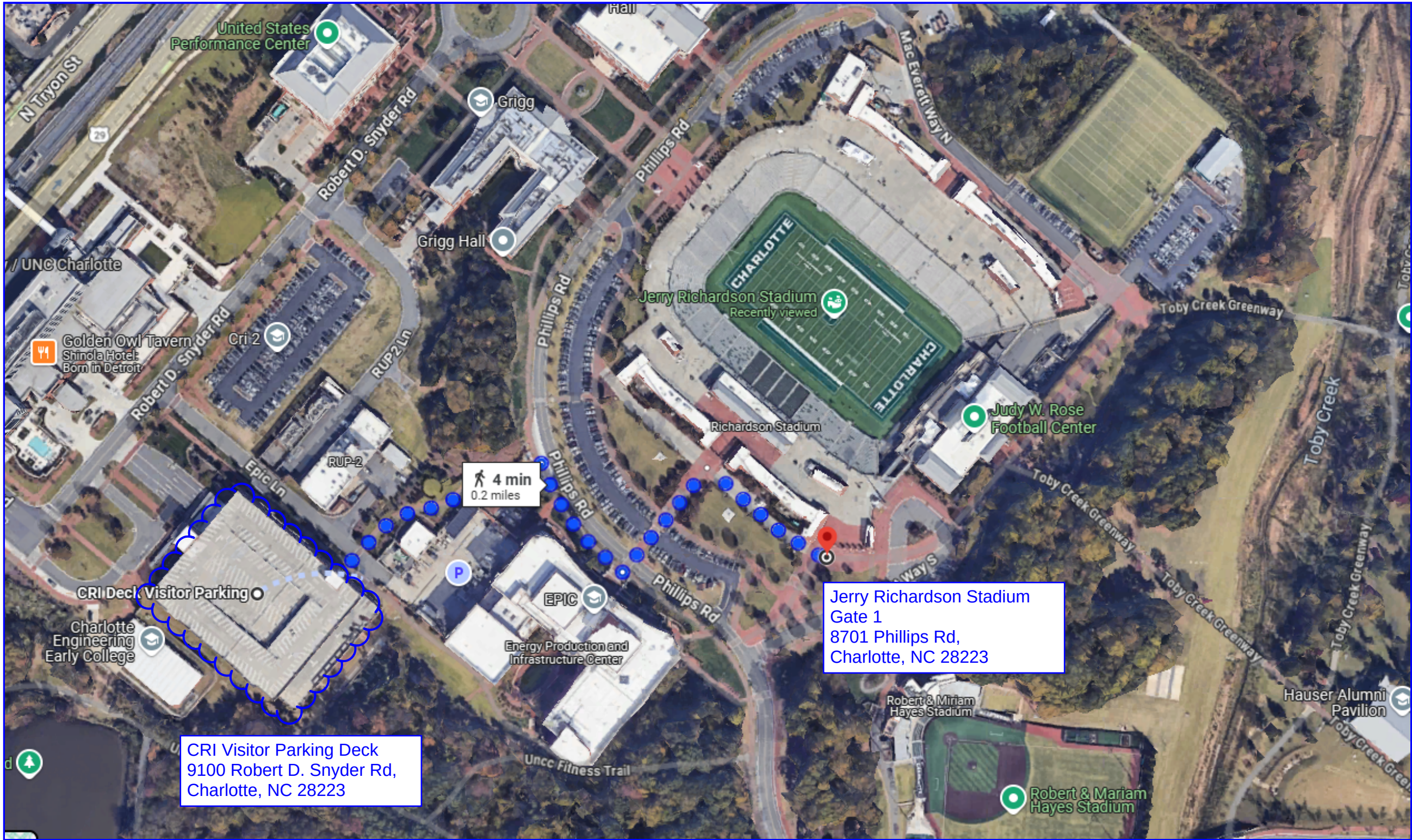
Email: cabriah.hillman@bartonmalow.com

Telephone: 980-257-3094

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 #:

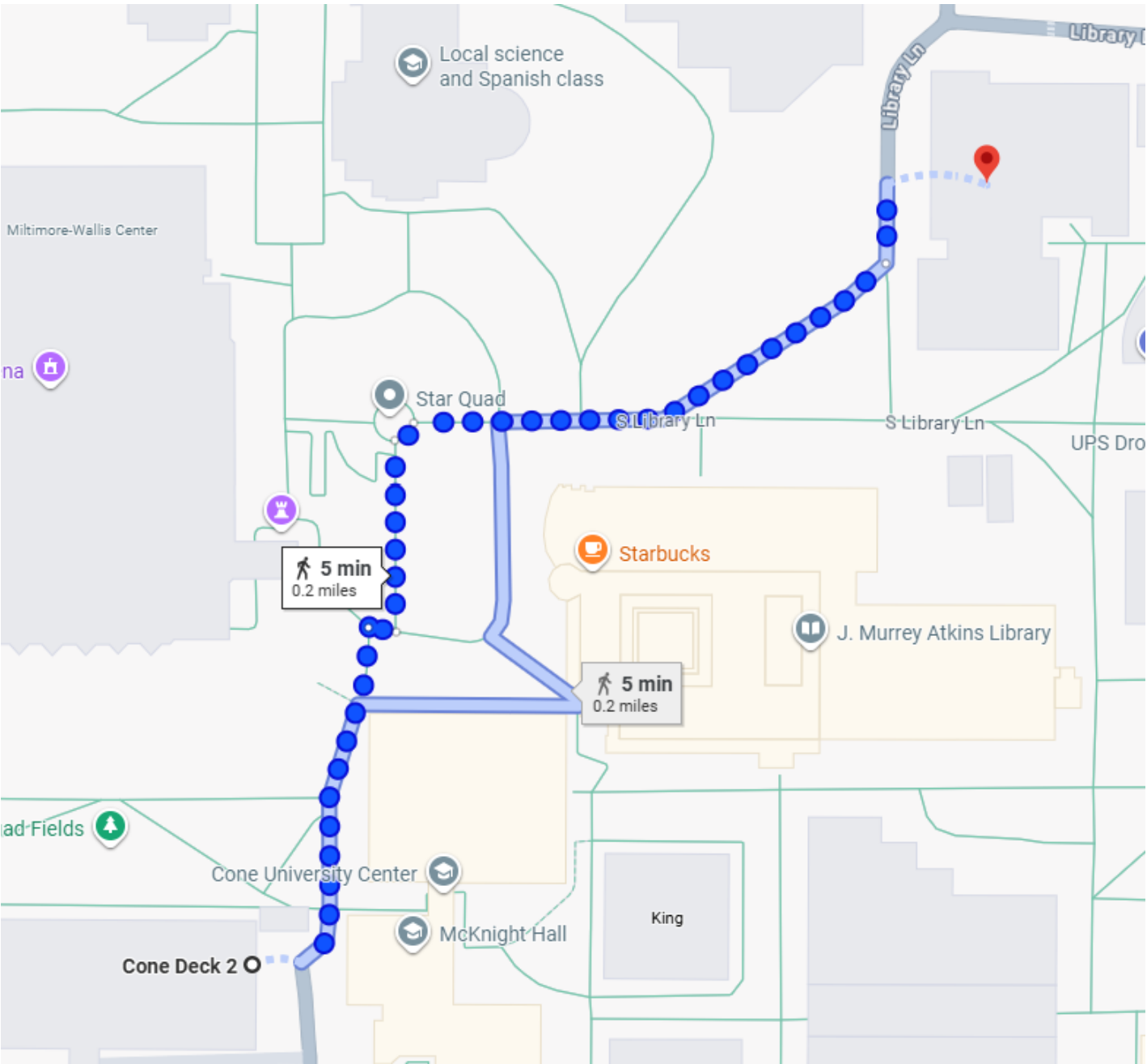
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Drawing:

**PRE-BID ONSITE
STADIUM TOUR
DIRECTIONS**

NOT TO SCALE

PARKING
Cone Deck 2
8921 University Rd, Charlotte
NC 28262



BID OPENING LOCATION - GROUP A
Smith Building - Room 202
Address: 319 Library Ln, Charlotte, NC
28262



SMITH 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



BID OPENING DIRECTIONS

Owners:



Engineer/Designer:



DWG DATE / REVISION DATE:

	4/23/2025

Job Title:

RICHARDSON STADIUM EXPANSION

Project #:

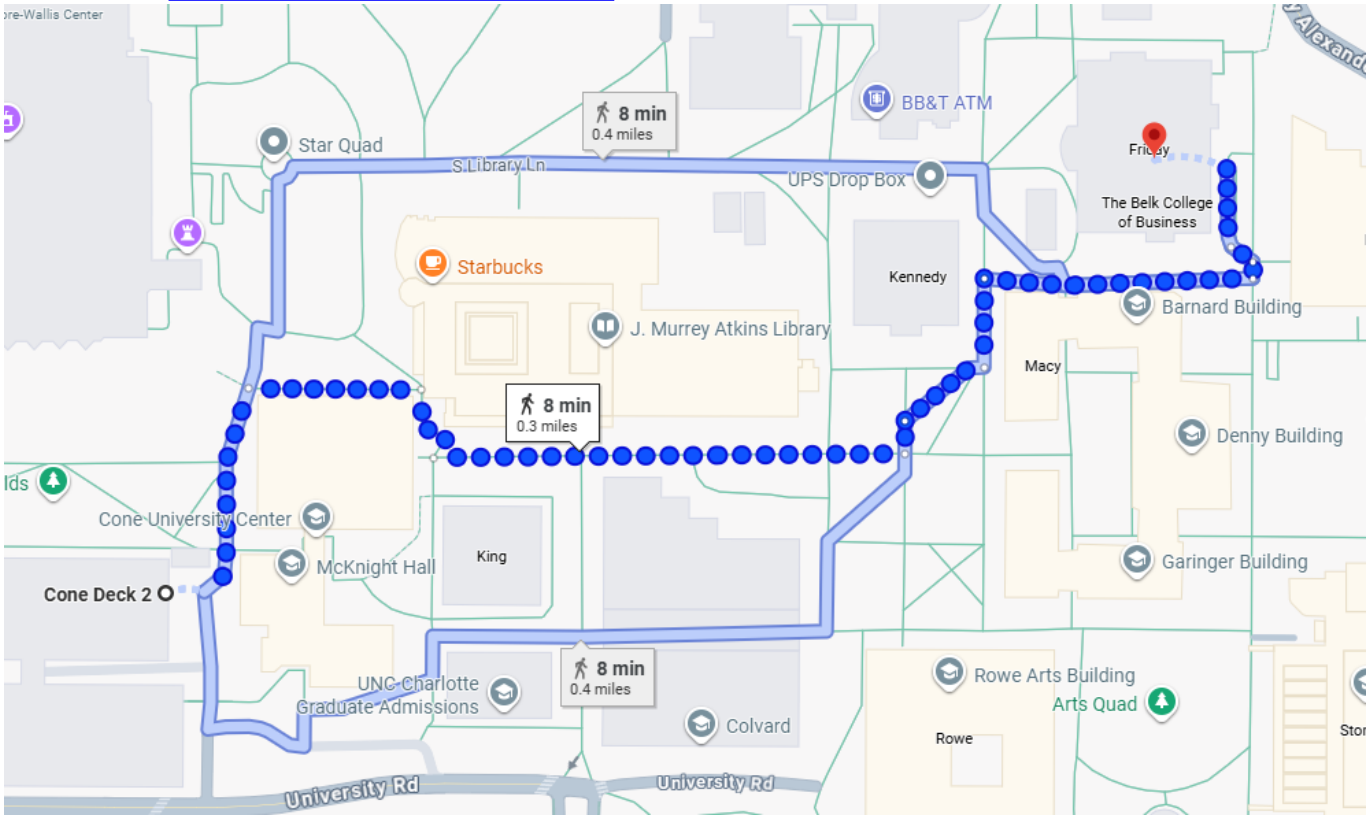
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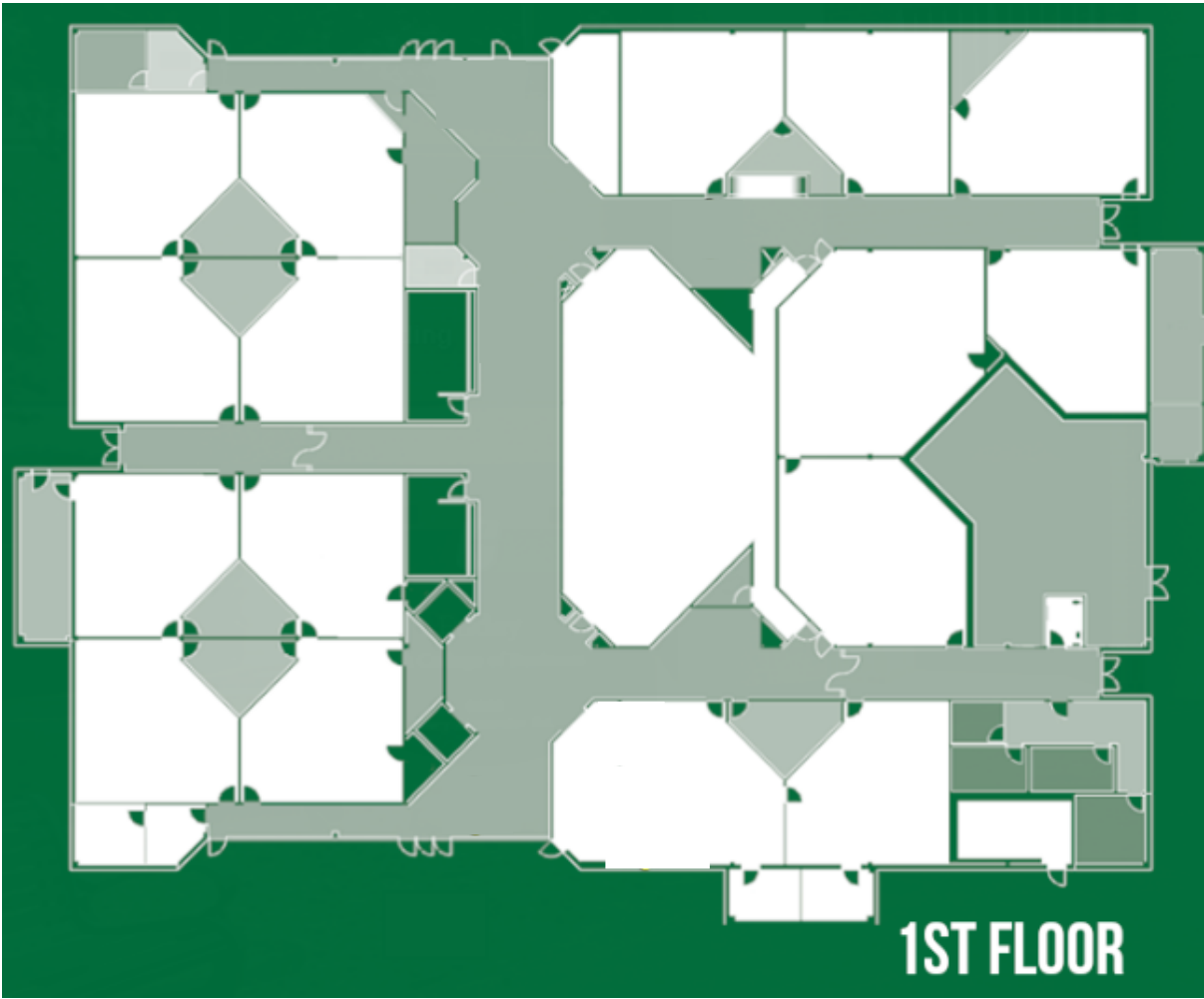
BID OPENING DIRECTIONS

NOT TO SCALE

PARKING
Cone Deck 2
8921 University Rd, Charlotte
NC 28262



BID OPENING LOCATION - GROUP B
Belk College of Business (Friday Building) - Room 107
Address: 9209 Mary Alexander Rd,
Charlotte, NC 28262



SMITH BUILDING FLOORPLAN