

NOTICE TO BIDDERS

Sealed proposals will be received by the University of North Carolina at Charlotte in Charlotte NC, in the office of Attila Gergely, 9006 Craver Road, Charlotte, NC 28223 at the Burson Building, Room 121 up to 2:00 pm January 15, 2026 and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the construction of the

Burson Building Renovation and Expansion

Work includes the creation of an interdisciplinary academic and research facility at the University of North Carolina at Charlotte. The modernization and expansion will include active learning classrooms, computational labs, tutoring and advising spaces, offices, student collaboration spaces and fabrication labs. The project will also upgrade mechanical, electrical and plumbing systems and the installation of a new fire-protection system.

All bids must be submitted in a sealed envelope and plainly labeled on the outermost package **22-24380-02A UNCC Burson Bldg Renovation and Expansion**. The inside and outside package shall include the Contractor's license number.

Bids being submitted before 1:00 PM on January 15, 2026, shall be delivered to Facilities Management – Address 9151 Cameron Blvd., Charlotte, NC 28223 and shall be placed in the brown bid/proposal dropbox located in the 1st Floor Lobby of the building. Please contact agergel1@charlotte.edu with any questions.

Bids received after the announced time and date for submittal, whether by mail or otherwise, will be rejected. Bidders are responsible for ensuring their Bid is received before the deadline indicated. Bids submitted by telephone, telegraph, email, text message, or facsimile shall not be accepted.

Nearest parking for the bid opening and pre-bid meetings is located in the Student Union Parking Deck – Visitor (Upper) Entrance: 8755 Student Union Ln, Charlotte, NC 28223.

Bids will be received for Single Prime Contract. All proposals shall be lump sum.

Pre-Bid Meeting

An open pre-bid meeting will be held for all interested bidders on **December 10, 2025, at 2pm in Burson Building, Room 121 at 9006 Craver Road, Charlotte, NC 28223**. The meeting will address project specific questions, issues, bidding procedures and bid forms. There will also be a site/building walkthrough directly afterwards for interested bidders. This meeting is **non-mandatory**; however, **attendance is strongly encouraged**.

Submit questions in writing via email to jscott@pagethink.com. All questions must be submitted by **11:59 PM, December 17, 2025**. Responses will be in the form of addenda. Addendum will be issued January 8, 2026.

An additional open-ended pre-bid site visit opportunity will be held on January 6, 2026 from 9:00AM to 12:00PM. The existing Burson building will be vacant and interested contractors will be allowed into spaces as requested.

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 SCO-Notice To Bidders 2010 – (Updated Dec. 2010)

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:

- A. Exterior Brick Veneer provided by General Shale
- B. Brick Pavers (Pinehall Brick; English Edge)
- C. Door Hardware
 - a. Cylindrical Locks: Schlage ND Series
 - b. Cylinders and Keying: Schlage Everest 29 D and Schlage Primus C Classic
 - c. Exit Devices: Von Duprin 98 Series
 - d. Door Closers: LCN 4040XP Series
- D. Card Access System (Unity Access 7, A Motorola/Avigilon product)
- E. Electrical and Mechanical Equipment
 - a. Provide Honeywell International Inc. for the items listed below:
 - i. Building Automation and Temperature Control Systems
 - ii. Lighting Control Devices
 - iii. Digital, Addressable Fire-Alarm System

Justification of any approvals will be made available to the public in writing no later than seven (7) days prior to bid date.

A complete set of physical plans, specifications and contract documents will be open for inspection in the offices of:

- UNC Charlotte Facilities Management, 9151 Cameron Blvd, Charlotte NC 28262.

Additionally, electronic copies of plans, specifications, and contract documents will be available to download at the following locations:

- Construct Connect <https://projects.constructconnect.com/>
- Dodge Construction Network <https://www.construction.com/dcc/projects>
- ARC Public Planroom <https://customer.e-arc.com/arcEOC/ARCPlanRoom.aspx>

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 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 Contractor-Unlimited License**.

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:

Page, now Stantec

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Owner:

University of North Carolina at Charlotte

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