

NOTICE TO BIDDERS

Sealed proposals will be received by the University of North Carolina at Charlotte in Charlotte NC, up to 2:00 pm April 14th, 2026 to the designated bid drop box in the lobby of the Facilities Management and Police building (Bldg 55 : <https://facilities.charlotte.edu/our-services/maps/interactive-campus-map>) and immediately thereafter publicly opened and read in Rm 206 for the furnishing of labor, material and equipment entering into the construction of:

Grigg Hall – HVAC Controls Replacement SCO ID # 24-27749-01A

The scope of the project includes replacing mechanical control elements associated with existing pneumatically controlled systems, and control elements associated with spaces requiring critical air control in the Grigg building on the UNC Charlotte campus. The Grigg building is a three-story structure containing offices, lecture halls, laboratories, and clean rooms used for graduate level studies and research programs. The primary controls update focuses on the replacement of pneumatic actuators with new electronic actuators with Direct Digital Control (DDC). The scope of pneumatic actuator replacement includes control valves in the first floor mechanical room, control dampers and valve actuators associated with air handling units (AHUs) 1 through 4, and damper actuators associated with laboratory exhaust fans. The clean rooms on the second floor are served by AHUs 5-10, and shall receive complete BAS controller replacements.

All building envelopes, architectural, structural, and life-safety elements are existing-to-remain with no planned alterations under this scope of work. Indoor and outdoor design temperatures, relative humidity conditions, ventilation rates, air change rates, filtration requirements, and pressure relationships are based on existing conditions and will remain unchanged.

A bid alternate should be provided for each of the following items.

Alternate 1: Replacement of pneumatic actuators with motorized DDC actuators on smoke-isolation dampers for AHU-2, AHU-3, and AHU-4. Replacement of pneumatic actuators with motorized DDC actuators on EF-2-1 and EF-2-2.

Bids will be received *for single prime (all categories) from only licensed contractors*. All proposals shall be lump sum.

Pre-Bid Meeting

An open pre-bid meeting will be held for all interested bidders on March 31, 2026 at 9:00 am in Room 238 in Grigg Hall, 9320 Robert D. Snyder Rd, Charlotte, NC 28223. The meeting will address project specific questions, issues, bidding procedures and bid forms.

For visitor parking passes for the pre-bid meeting, please contact:

La'Keya Hewlin

704-687-0615

LaKeya.Hewlin@charlotte.edu .

UNCC, GRIGG HALL – HVAC CONTROLS REPLACEMENT
SCO ID# 24-27749-01A
AME PROJECT NO. 25044
March 19, 2026

Bidding Documents may be viewed and ordered online by registering with Duncan Parnell via their bid room <https://bidroom.duncan-parnell.com/>.

Registration with Duncan Parnell is required to obtain the bid documents and be added to the official Plan Holder's List. Addenda notification will be sent to those buying full sets from Duncan Parnell via their bid room. The cost of bid documents and shipping is non-refundable. Neither OWNER nor ENGINEER will be responsible for copies of the bid documents obtained from sources other than from Duncan Parnell. If you need any assistance ordering or getting registered on <https://bidroom.duncan-parnell.com/> please contact:

Michaela Bruinius at constech@duncan-parnell.com or 704-526-1856.

Bidding documents may also be viewed via the following:

HCAC - Hispanic Contractors of the Carolinas - info@hccarolinas.org

MMCA - Metrolina Minority Contractors Association - mmca@mmcaofcharlotte.org

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.

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.

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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.

Mailed Proposals:

The University of North Carolina at Charlotte
Facilities Management 1st floor
9151Cameron Blvd.
Charlotte, NC 28223-0001
TEL: 704-687-0001

Hand Delivered Proposals:

Label Packages “URGENT– TIME SENSITIVE BID ENCLOSED”
UNCC – Grigg Hall – HVAC Controls Replacement
SCO ID # 24-27749-01A

Any submittals delivered by courier should be delivered to the address written above. All hand delivered submittals should be delivered to the address written above and placed in the brown bid/proposals drop box located in the 1st floor lobby of FMPPS building 55.



Designer:
AME Consulting Engineers / Salas O'brien
413 Dalton Ave, Ste.A
Charlotte, NC 28206
704-295-4263
NOTICE TO BIDDERS

Owner:
University of North Carolina at Charlotte
9201 University City Blvd
Charlotte, NC 28223-0001
704-687-0531