

Bid Addendum 01 – RUP 5 Data Ctr Exp



CLARK NEXSEN

1111 Metropolitan Ave, Suite 333
Charlotte, NC 28204

Project: UNC Charlotte:
RUP 5 Data Center Expansion

Date: April 24, 2026

Comm #: SCO ID #: 25-29321-01A (Phase 1)
SCO ID #: 25-29664-01A (Phase 2)
SCO ID #: 25-29665-01A (Phase 3)
Clark Nexsen #: 10789

Purpose: Pre-Bid Meeting.

Prepared by: Derick J. Ritter, LEED AP, Sr. PM / Associate

This ADDENDUM is to be a part of the contract documents and modifies and takes precedence over the original bid documents, as noted below and in any attached documents. Original items of the plans and specifications that have been modified, amended, voided or suspended through previous addendums, shall remain in effect. It is the responsibility of the Bidder to notify and/or distribute this ADDENDUM to those sub-bidders who have received prints or digital files. The Bidder is to acknowledge receipt of this ADDENDUM in the space provided on the Bid Form.

Addendum package contains revised documents to address contractor RFIs (where applicable) and some University Working Drawing (WD) submittal review comments.

ATTACHED ADDENDUM DOCUMENTS

1. Prebid meeting minutes
2. Prebid meeting sign-sheet
3. Revised Form of Proposal to indicate base bid per each phase of work.
4. Revised Notice to Bidder to correct requirement for Minority Business Participation and UNC Charlotte's mailing address

END OF BID ADDENDUM 01

Pre-Bid Meeting Minutes – RUP 5 Data Ctr Exp



CLARK NEXSEN

1111 Metropolitan Ave, Suite 333
Charlotte, NC 28204

Project: UNC Charlotte:
RUP 5 Data Center Expansion

Date: April 21, 2026

Comm #: SCO ID #: 25-29321-01A (Phase 1)
SCO ID #: 25-29664-01A (Phase 2)
SCO ID #: 25-29665-01A (Phase 3)
Clark Nexsen #: 10789

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Prepared by: Derick J. Ritter, LEED AP, Sr. PM / Associate

1. The mandatory pre-bid meeting was held onsite at the RUP 5 Data Center as per the Notice to Bidders issued within the bid documents.
2. All attendees were asked to sign-in officially, sign-in sheet attached.
3. Agenda was issued to all attendees, issued agenda attached.
4. Open comments by Lisa Sain (UNC Charlotte, Project Manager) were made welcoming all and expressing gratitude for their interest in the project.
5. Derick Ritter (Clark Nexsen, Project Manager), reviewed each agenda items.
6. Highlighted items from the agenda:
 - Construction Period is still TBD and will be issued within bid addendum.
 - Submitted Form of Proposal to indicate bid per each phase of work.
 - UNC Charlotte Hub Coordinator is Ellie Fester.
7. It was requested of Derick Ritter to issue bid documents via Newforma to the following attendees:
 - Jordan Zell, Fairwood Construction
 - Ryan Miller, Marand Builders
 - Manish Venugopal, Randolph & Son Builders, Inc
 - Chris Duranceau, Atom Engineering
8. All attendees toured the data center and expected area of work.
9. Mike Phillips gave a general overview of the placement of both owner and project provided equipment.
10. The following questions were asked and clarified:
 - Is the power systems study provided by the contractor or design engineer? Response: The study is to be performed by the contractor and submitted to the design engineer as shop drawing submittal for review/comment.
 - Is there any above ceiling work? Yes, as per the bid documents, electrical conduit will be installed above ceiling.
11. It was brought to the attention of all attendees that the currently installed FM200 fire protection system is in operation and that construction/contractors will need to be sensitive of the system and to coordinate with UNC Charlotte for disabling the system as applicable.
12. The meeting was concluded outside within the service yard.

END OF MINUTES

Pre-Bid Meeting – RUP 5 Data Ctr Exp



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Johnblas ON SIGN-IN SHEET

Name	Company	email/phone number
Derick Ritter	Clark Nexsen	DRITTER@CLARKNEXSEN.COM / 704.371.8800
Eric Lomax	Lomax Construction	mlharvell@lomaxconstruction.com
DARREN PACE	HEARTLAND	DPACE@HEARTLANDINC.COM / 704.361.7384
Brian Caldwell	Lockelaw	Bcaldwell@lockelawconstruction.com bcaldwell@lockelawconstruction.com
Joe Willard	Clark Nexsen	jwillard@gmail.com 704.533.2482
JORDAN ZELL	Fairwood Construction	JORDANZ@fairwoodbuilders.com 704.533.5917
Chris Durmeau	Atan Engineering	cdurmeau@atanengineering.com
Mike Phillips	Clark Nexsen	mphilips@clarknexsen.com
Ellie Festger	UNC Charlotte	efestger@charlotte.edu
Ryan Miller	Marand Builders	rmiller@marandbuilders.com
LISA SAIN	UNCC	lsain@charlotte.edu
Ozlem Cankurtaran	UNCC-ONELT	ocankurt@charlotte.edu
Ryan Guwto	AirTight	Rguwto@ATPTservices.com 704.807.9890
Jimmy Jack	CCI	Jimmy.Jack@cci.tech
Manish Kungopal	Randolph & Son Builders Int.	manish@randolphbuilders.com / 704.588.7116

FORM OF PROPOSAL

RUP 5 Data Center Expansion Phases 1,2,3

University of North Carolina at Charlotte

SCO ID# 25-29321-01A (Phase 1)

SCO ID# 25-29664-01A (Phase 2)

SCO ID# 25-29665-01A (Phase 3)

Contract: _____

Bidder: _____

Date: _____

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that he has examined the site of the work and the contract documents relative thereto, and has read all special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed. The bidder further declares that he and his subcontractors have fully complied with NCGS 64, Article 2 in regards to E-Verification as required by Section 2.(c) of Session Law 2013-418, codified as N.C. Gen. Stat. § 143-129(j).

The Bidder proposes and agrees if this proposal is accepted to contract with the

STATE OF NORTH CAROLINA through the **University of North Carolina at Charlotte**

in the form of contract specified below, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the construction of

The project is a partial renovation of the existing Data Center. RUP 5 was construction in 2020, and included a 3,200 SF Data Center. This project will upgrade the data and electrical infrastructure to support the increased computing needs of the University as the research enterprise continues to grow.

in full in complete accordance with the plans, specifications and contract documents, to the full and entire satisfaction of the State of North Carolina, and the

University of North Carolina at Charlotte and **CLARKNEXSEN**

with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and the contract documents, for the sum of:

SINGLE PRIME CONTRACT:

Base Bid (Phase 1): _____ Dollars(\$)

Base Bid (Phase 2): _____ Dollars(\$)

Base Bid (Phase 3): _____ Dollars(\$)

General Subcontractor:

Plumbing Subcontractor:

_____ Lic _____

_____ Lic _____

Mechanical Subcontractor:

Electrical Subcontractor:

_____ Lic _____

_____ Lic _____

GS143-128(d) requires all single prime bidders to identify their subcontractors for the above subdivisions of work. A contractor whose bid is accepted shall not substitute any person as subcontractor in the place of the subcontractor listed in the original bid, except (i) if the listed subcontractor's bid is later determined by the contractor to be non-responsible or non-responsive or the listed subcontractor refuses to enter into a contract for the complete performance of the bid work, or (ii) with the approval of the awarding authority for good cause shown by the contractor.

MINORITY BUSINESS PARTICIPATION REQUIREMENTS

Provide with the bid - Under GS 143-128.2(c) the undersigned bidder shall identify **on its bid** (Identification of Minority Business Participation Form) the minority businesses that it will use on the project with the total dollar value of the bids that will be performed by the minority businesses. **Also** list the good faith efforts (Affidavit **A**) made to solicit minority participation in the bid effort.

NOTE: A contractor that performs all of the work with its own workforce may submit an Affidavit (**B**) to that effect in lieu of Affidavit (**A**) required above. The MB Participation Form must still be submitted even if there is zero participation.

After the bid opening - The Owner will consider all bids and alternates and determine the lowest responsible, responsive bidder. Upon notification of being the apparent low bidder, the bidder shall then file within 72 hours of the notification of being the apparent lowest bidder, the following:

An Affidavit (**C**) that includes a description of the portion of work to be executed by minority businesses, expressed as a percentage of the total contract price, which is equal to or more than the 10% goal established. This affidavit shall give rise to the presumption that the bidder has made the required good faith effort and Affidavit **D** is not necessary;

*** OR ***

If less than the 10% goal, Affidavit (**D**) of its good faith effort to meet the goal shall be provided. The document must include evidence of all good faith efforts that were implemented, including any advertisements, solicitations and other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract.

Note: Bidders must always submit **with their bid** the Identification of Minority Business Participation Form listing all MB contractors, vendors and suppliers that will be used. If there is no MB participation, then enter none or zero on the form. Affidavit A **or** Affidavit B, as applicable, also must be submitted with the bid. Failure to file a required affidavit or documentation with the bid or after being notified apparent low bidder is grounds for rejection of the bid.

Proposal Signature Page

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bonds within ten (10) consecutive calendar days after being given written notice of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the owner's account set aside for the project, as liquidated damages for such failure; otherwise the certified check, cash or bid bond accompanying this proposal shall be returned to the undersigned.

Respectfully submitted this day of _____

(Name of firm or corporation making bid)

By: _____
Signature

Name: _____
Print or type

Title _____
(Owner/Partner/Pres./V.Pres)

Address _____

License No. _____

Federal I.D. No. _____

Email Address: _____

Addendum received and used in computing bid:

Addendum No. 1 _____ Addendum No. 3 _____ Addendum No. 5 _____ Addendum No. 6 _____

Addendum No. 2 _____ Addendum No. 4 _____ Addendum No. 6 _____ Addendum No. 7 _____

NOTICE TO BIDDERS

Sealed proposals from licensed General Contractors will be received by the University of North Carolina Charlotte, at 9201 University City Boulevard, Charlotte, NC 28223, **up to 2:00 p.m. on Thursday, May 7, 2026** and will be immediately publicly opened and read in Room 119 of the Facilities Management Building (#55a on the campus map <http://facilities.charlotte.edu/maps>) located at 9151 Cameron Blvd., Charlotte, NC 28223 for the furnishing of labor, material and equipment entering into the construction of:

RUP 5 Data Center Expansion Phase 1,2,3
SCO ID# 25-29231-01A (PH 1), SCO# 25-29664-01A (PH 2), SCO# 25-29665-01A (PH 3)

Parking will be provided in the designated Visitor spaces in Parking Lot #25 (on the campus map). Attending contractors will check in with Cheyenne at the front desk of the Facilities Management Building to register for a temporary parking permit provided via email.

Scope of Work

The project is a partial renovation of the existing Data Center. RUP 5 was construction in 2020, and included a 3,200 SF Data Center. This project will upgrade the data and electrical infrastructure to support the increased computing needs of the University as the research enterprise continues to grow.

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

Pre-Bid Meeting

A **mandatory** Pre-bid Meeting will be held for all interested bidders on **Tuesday, April 21, 2026 at 2:00 p.m.** at the RUP 5 Data Center site (#94 on the campus map – <http://facilities.charlotte.edu/maps>) located at 9035 Craver Road, Charlotte, NC 28223. Parking is directly in front of the building, no permit or pass required. The meeting will address project specific questions, issues, bidding procedures, and bid forms. A site visit will be conducted immediately following the Pre-bid Meeting for all interested parties.

Bidders' questions will be entertained in writing until **5:00 p.m. on April 28, 2026**. Address all questions to Derick Ritter, CLARKNEXSEN, dritter@clarknexsen.com and Jason Jones, CLARKNEXSEN, jjones@clarknexsen.com

Final Addendum will be issued by **5:00 p.m. on April 30, 2026**.

Complete plans, specifications and contract documents will be open for inspection at offices of:

CLARKNEXSEN, 1111 Metropolitan Ave., Suite 333, Charlotte, NC 28204

Electronic plans, specifications and contract documents are available at the following:

1. By contacting Derick Ritter, CLARKNEXSEN, dritter@clarknexsen.com and Jason Jones, CLARKNEXSEN, jjones@clarknexsen.com or by telephone (704) 377-8800.
2. Associated General Contractors, Carolinas Branch at www.cagc.org. (704) 372-1450.

3. Construct Connect at content@constructconnect.com, (800) 364-2059.
4. North Carolina Offices of Dodge Data & Analytics (formerly McGraw-Hill Construction) – Customer Service – <http://construction.com/projects/>, (800) 393-6343.
5. Metrolina Minority Contractors Association (MMCA) – mmca@mmcaofcharlotte.org, (877) 526-6205.

Hard copies of the design documents can also be obtained for a refundable deposit of one-hundred fifty dollars (\$150) in cash or by certified check per set. Deposit fee will be returned upon receipt of a clean set of documents in good condition within ten (10) days after bid date. Contact Derick Ritter, dritter@clarknexsen.com or by telephone (704) 377-8800 for instructions to obtain hard copies.

It is the responsibility of each bidder to ensure complete sets of documents are downloaded and any applicable Bid Addendums are received IN ADVANCE OF the bid deadline.

NOTE: The bidder must identify on its bid (by using the “Identification of Minority Business Participation” form provided in the bid document), the minority businesses that will be utilized on the project with corresponding total dollar value of the bid and affidavit (Affidavit A) listing good faith efforts **and**, if applicable, affidavit (Affidavit B) of self-performance of work, if the bidder will perform work under contract by its own workforce, as required by G.S. 143-128.2(c) and G.S. 143-128.2(f). **The above information must be provided as required. Failure to submit these documents is grounds for rejection of the bid.**

Bid Add 01

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 as set forth the license classification re-quired by the NC General Contractors Licensing Board under G.S. 87-1.

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 45 days.

The owner reserves the right to reject any or all bids and to waive informalities. Bids shall be made only on the BID/ACCEPTANCE form provided herein with all blank spaces for bids properly filled in and all signatures properly executed.

Please note on the envelope – Bid: Attn: Lisa Sain
RUP 5 Data Center Expansion Phase 1, 2, 3
May 7, 2026
(Contractor)
(License Number)

Bidders who will not attend the Bid Opening need to ensure their sealed bids are delivered no later than **1:00 p.m. Thursday, May 7, 2026** to the following:

Mailed Proposals:

Attn: Lisa Sain – Planning, Design and Construction, The University of North Carolina at Charlotte
Facilities Management ~~9201 University City Blvd.~~ Charlotte, NC 28223-0001
(704) 687-0534



OR

Bid Add 01

Hand-Delivered:

Attn: Lisa Sain – Planning, Design and Construction, The University of North Carolina at Charlotte
Facilities Management
9151 Cameron Blvd.
Charlotte, NC 28223
(704) 687-0527

Designer:

CLARK NEXSEN
1111 Metropolitan Ave., Ste 333
Charlotte, NC 28204
(704) 377-8800

Owner:

University of North Carolina at Charlotte
Facilities Management
Planning, Design & Construction
9201 University City Blvd
Charlotte, NC 28223-0001
(704) 687-0527