

Addendum



Affiliated Engineers, Inc.

1414 Raleigh Road, Suite 305
Chapel Hill, NC 27517
Tel 919.419.9802 • Fax 919.419.9803

UNC Charlotte Electrical Grid Automation Phase 1	3
Project Name	Addendum Number
Charlotte, North Carolina	27347-00
Project Location	AEI Project Number
All Plan Holders	SCO # 25-29232-01, Code 42426, Item 316
To Contractor(s)	Client Number
Additional Contractors	05/07/2026
Patrick Jones	Date
Copies To	1 of 1
	Pages

This addendum is issued to modify or interpret previously issued documents by additions, deletions, clarifications, or corrections. It forms a part of the previously issued documents.

This addendum may include revised specifications and drawings, which shall be inserted to replace the corresponding specifications or drawings in the previously issued documents. Revised specifications and drawings are identified by the corresponding addendum number and date

Bidder Questions and Responses

No additional questions post Addendum 1 issuance.

PROJECT MANUAL

NOTICE TO BIDDERS

1. Changed date for receipt and opening of bid proposals from “2:00 PM on May 13th, 2026” to **“2:00 PM on May 27th, 2026”**
2. Changed requirements for questions and addenda from “Submit questions in writing via email to lsanders@aeieng.com. All questions must be submitted by on April 29th, 2026 at 5:00PM. Responses will be in the form of addenda. Addendum will be issued May 6th, 2026 by 5:00PM.” to **“Submit questions in writing via email to lsanders@aeieng.com and jcuneo@aeieng.com. All questions must be submitted by May 15th, 2026 at 5:00PM. Responses will be in the form of addenda. Final Addendum will be issued May 20th, 2026 by 5:00PM.”**

DRAWINGS

None.

Attachments:

Specifications: Notice To Bidder.

Drawings: None

Other: Pre-Bid Meeting Agenda, Pre-Bid Meeting Attendees List, Current Plan Holders List, and Bidder Questions with Responses.

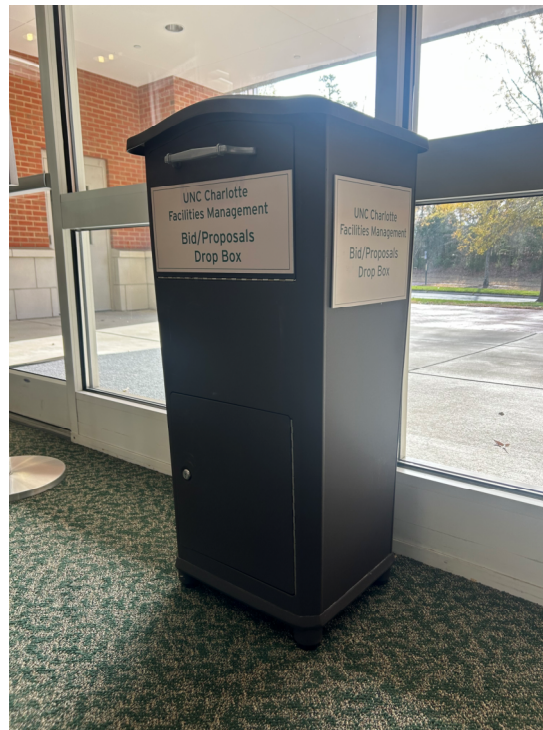
NOTICE TO BIDDERS

Sealed proposals will be received by the University of North Carolina at Charlotte in Charlotte, NC, mailed to this address.

The University of North Carolina at Charlotte

Facilities Management 1st Floor
9151 Cameron Blvd.
Charlotte, N.C. 28223-0001
TEL: 704-687-8894

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 Facilities Management & Police Building (FMPPS), building 55. Any questions about the project should be directed via email to Patrick Jones at pajones@charlotte.edu. Please do not contact other UNC Charlotte staff.



Sealed proposals will be received up to 2:00 pm on May ~~13th~~27th, 2026 in FMPPS building 55, room 206, and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the construction of

Electrical Grid Automation Phase I

Work includes new medium voltage switchgear and replacement padmount switchgear for SUB SW-1 within the existing main substation yard providing power to most of campus. The scope shall include phased installation of the new switchgear to be fed from the existing Duke Energy transformer secondary and serve the replacement padmount switchgear and existing to remain padmount switchgear.

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 April 21st, 2026 at 1:00PM in the office of Facilities Management 1st Floor, 9151 Cameron Blvd. Charlotte, N.C. 28223-0001, FMPPS building 55, room 119. The meeting will address project specific questions, issues, bidding procedures and bid forms. There will also be a site walkthrough directly afterwards for interested bidders. This meeting is nonmandatory; however, attendance is strongly encouraged.

Submit questions in writing via email to lsanders@aeieng.com and jcuneo@aeieng.com. All questions must be submitted by ~~on April 29th~~ May 15th, 2026 at 5:00PM. Responses will be in the form of addenda. Final Addendum will be issued ~~May 6th~~ May 20th, 2026 by 5:00PM.

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 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:

Owner Preferred Alternates:

OPA #1. Medium-Voltage Pad-Mounted Switchgear – S&C System VI

OPA #2. Medium-Voltage Microprocessor Protection Relay – SEL-751

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

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

- UNC Charlotte Facilities Management, 9151 Cameron Blvd, Charlotte, NC 28262
- Affiliated Engineers, Inc, 1414 Raleigh Rd, Suite 305, Chapel Hill, NC 27517

and in the plan rooms of the Associated General Contractors, Carolinas Branch, Charlotte in the local North Carolina offices of McGraw-Hill Dodge Corporation, and in the Eastern Regional Office of Reed Construction Data in Norcross, GA and in Minority Plan Rooms in

Hispanic Contractors Association of the Carolinas (HCAC) in Winston-Salem, Charlotte and Raleigh Areas – 877-227-1680

Metrolina Minority Contractors Association, 3124 W. Trade Street, Unit A, Charlotte, NC 28202. Ph. 704-332-5746 Fax: 704-332-5990

or may be obtained by those qualified as prime bidders, upon deposit of one-hundred and fifty dollars (\$150) in cash or certified check by requesting them from Ms. LaDawn Sanders at lsanders@aeieng.com or 919-913-4341. The full plan deposit will be returned to those bidders provided all documents are returned in good, usable condition within ten (10) days after the bid date.

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 Public Utility - Electrical - Ahead of Point of Delivery.

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:
Affiliated Engineers, Inc
1414 Raleigh Rd, Suite 305
Chapel Hill, NC 27517
919-419-9802
Attn: Joe Cuneo, PE, Project Manager

Owner:
University of North Carolina Charlotte
9201 University City Boulevard
Charlotte, NC 28223
704-687-0524
Attn: Patrick Jones, Project Manager

April 21, 2026

**Re: UNC Charlotte Elec Grid Automation Phase I - Prebid Conference Agenda
AEI Project No 27347-00**

1. Meeting attendance sign in sheet
 - a. Everyone to sign in
 - b. Include company name, person attending, contact info
 - c. Indicate if MBE (yes/no)
2. Contract
 - a. Single prime
 - b. Completed Affidavit A or B required on bid day or bid will be rejected
 - c. Affidavit is required even if self-performing the work as good faith effort to engage HUB suppliers
 - d. Affidavit C or Affidavit D will be required within 72 hours from apparent low bidder. Affidavit C is required with Affidavit A and Affidavit D is required with Affidavit B
3. Bid schedule:
 - a. 04/21/26 Pre bid conference
 - b. 04/24/2026 Addendum No 1 – pre bid notes, attendees list, current plan holders list, known revisions.
 - c. 04/29/2026 final questions in writing to AEI (Joe Cuneo, jcuneo@aeieng.com & Ladawn Sanders, lsanders@aeieng.com)
 - d. 05/06/2026 Final Addendum.
 - e. 05/13/2026 (@ 2 PM) bid opening – *FMPPS building 55, room 206, Facilities Management 1st Floor 9151 Cameron Blvd. Charlotte, N.C. 28223-0001.*
 - f. All addenda to be communicated electronically via Email with Newforma link.
4. Scope of Work:
 - a. Install new switchgear SUB SW-MAIN within existing substation yard.
 - b. Disconnect existing feed from existing overhead air switches to existing switchgear SUB SW-2.
 - c. Provide medium voltage cabling to feed SUB SW-MAIN from existing overhead air switches.
 - d. Provide medium voltage cabling to re-feed SUB SW-2 from SUB SW-MAIN.
 - e. Disconnect existing feed from existing overhead air switches to existing switchgear SUB SW-1.
 - f. Replace existing SUB SW-1 with new switchgear. Disconnect existing campus feeders from switchgear and re-terminate to new switchgear.
 - g. Provide medium voltage cabling to feed SUB SW-1 from SUB SW-MAIN.
 - h. Provide underground raceways for routing new medium voltage cabling.
 - i. Provide concrete pads for new electrical equipment.
 - j. Provide grounding system within substation yard.
 - k. Provide work to integrate relays and/or meters of new electrical equipment into existing BAS.
 - l. Provide start-up, testing and commissioning of new electrical equipment.
5. Unit Pricing
 - a. Unit Price No. 1: Unsuitable Soil Removal and Backfill Replacement (10 cubic yards allowance in base bid)

6. Scope includes alternate work:
 - a. Alternate No. 1: OPA #1 - Provide Owner preferred alternate for SUB SW-1: **S&C System VI**
 - b. Alternate No. 2: Provide motor operators for each way of SUB SW-1.
 - c. Alternate No. 3: Provide DC battery system to provide control power to SUB SW-MAIN.
 - d. Alternate No. 4: Provide remote operator panel for SUB SW-MAIN.
 - e. Alternate No. 5: OPA #2 - Provide Owner preferred alternate for relay manufacturer for SUB SW-MAIN and SUB SW-1: **SEL-751**.
 - f. Alternate No. 6: Provide factory witness test for SUB SW-MAIN.

7. Construction schedule:
 - a. Notice to Proceed – target 06/24/26
 - b. Project final acceptance from NTP with 952 calendar days – target 01/31/2029

8. Scheduled Shutdowns
 - a. Campus Electrical Shutdowns
 - b. Shutdowns outlined in Section 01 0010 Summary of Work.

9. Site Logistics.
 - a. Refer to E-001 for project access plan.
 - b. Laydown yard to be confined with project site limits.

10. All questions directed to AEI in writing.

11. Site tour.

Meeting Attendance



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UNC Charlotte Electrical Grid Automation Phase 1

Project Name

27347-00

Project No.

Pre-Bid Meeting

Type of Meeting

April 21, 2026

Meeting Date

JLC

Typist

CONTACT NAME WORK ADDRESS	COMPANY NAME MBE (Y / N) - Circle One	PHONE & EMAIL
Joseph Cuneo 1414 Raleigh Road Suite 305 Chapel Hill, NC 27517	Affiliated Engineers, Inc.	T: 919-419-9802 E: jcuneo@aeieng.com
Andy Christovale 1414 Raleigh Road Suite 305 Chapel Hill, NC 27517	Affiliated Engineers, Inc.	T: 919-419-9802 E: achristovale@aeieng.com
Patrick Jones	UNC Charlotte Facilities Management	T: 704-687-8894 E: pajones@charlotte.edu
Samir Ouedraogo	UNC Charlotte Facilities Management	T: 704-312-0467 E: pajones@charlotte.edu
Ellie Festger	UNC Charlotte Facilities Management	T: E: efestger@charlotte.edu

CONTACT NAME WORK ADDRESS	COMPANY NAME MBE (Y / N) - Circle One	PHONE & EMAIL
Brian Caldwell	Locke Lane Construction	T: 828-312-8281 704-585-6625 E: bcaldwell@lockelaneconstruction.com
Cole Quint	Jake Rudisill Associates	T: 803-830-0619 E: cole.quint@jakerudisill.com
Manish Veriwgopnl	Randolph Builders	T: 704-588-7116 E: Manish@Randolphbuilders.com

UNC Charlotte Electrical Grid Automation Phase 1 - Plan Holders List

PROJECT: UNC Charlotte Electrical Grid Automation
 CONTACT: Joe Cuneo (jcuneo@aeieng.com)
 PREPARED BY: LaDawn Sanders
 UPDATED: 05/07/2026



Plan Holder No.	Bidder For	Company		Contact Email
1	Prime Contract	Randolf Builders, Inc. Manish Venugopal 611 A Industrial Avenue Greensboro, NC 27406 704-550-1383		Manish@Randolphbuilders.com
2	Plan House	Hispanic Contractors Association (HCAC) 877.227.1680	Bid Documents	info@hccarolinas.org
3	Plan House	Metrolina Minority Contractors Association 704-332-5746	Bid Documents	mmca@mmcaof.charlotte.org
4	Plan House	Dodge Construction Network Erin McVeigh 844-326-3826 ext. 3180	Bid Documents	erin.mcveigh@construction.com
5	Plan House	ConstructConnect Pamela Brown 513-458-8578	Bid Documents	Pamela.Brown@ConstructConnect.com
6	Prime Contract	M-W Electric, Inc. Silas Graham 605 E. 4th Avenue Red Springs, NC 28377 910-842-9811		sgraham@mweinc.com
7	Prime Contract	Generational Electric Service, LLC Cameron Woods 393 Branch Drive Pittsboro, NC 27213 910.674.6312		cwoods@ges-nc.com
8	Prime Contract	Locke-Lane Construction Company Inc. 5063 Taylorsville Highway Stony Point, NC 28678 704-585-6625 (Office) 704-902-3467 (Mobile) 704-585-6640 (Fax)		bwarren@lockelaneconstruction.com
9	Prime Contract	Carolina Conduit Systems, Inc. Richard Treen 10920 Cleveland Road, Suite 100 Garner, NC 27529 Office: 919-934-8911 Direct: 984-232-1664 Mobile: 984-328-0041		rtreen@carolinaconduit.com
10	Prime Contract	Jake Rudisill Associates Cole Quint 1850 E 3rd St #345 Charlotte, NC 28204 (704) 377-6901		cole.quint@jakerudisill.com

UNC Charlotte Electrical Grid Automation Phase 1 - Plan Holders List

PROJECT: UNC Charlotte Electrical Grid Automation
CONTACT: Joe Cuneo (jcuneo@aeieng.com)
PREPARED BY: LaDawn Sanders
UPDATED: 05/07/2026



11	Equipment	Electrical Power Products, Inc. Charlie Gossage Fort Mill, SC Mobile: 336-402-9021		crgossage3@elecpwrprod.com
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