

NOTICE TO BIDDERS

Sealed proposals will be received by **NCDAC-DECM** in the NCDAC Yonkers Rd. Office, **2020 Yonkers Rd, Raleigh, NC 27604 (Door #4) up to 10:00 am February 24, 2026**, and immediately thereafter publicly opened and read in the EN64 - Large Conference Room for the furnishing of labor, material and equipment entering into the construction of

Central Prison Steam Leak Repairs
(SCO ID Number: 25-29262-01A)

The scope of work will consist of all labor and materials to replace the BAS control system and components/device, six (6) VFD's, reinsulate all duct work, chilled water piping, heating hot water piping, steam and condensate piping, and domestic hot water piping in room B120. Reinsulate ductwork in rooms B104, B105A, and B106. Replace steam condensate return unit in room B120. Replace domestic water booster system and one water heater in B120. Replace existing light fixtures in B104, B105A, B106, and B120 with LED fixtures in same locations. Replace existing MCC with new panelboard in B120. Make all equipment connections to support mechanical and plumbing equipment. Demolish existing ACT (if remaining) and provide new ACT in rooms B102, B103, and B104, new paint and primer in room 1115 & B120, and demolish existing flooring and replace with VCT in room 1115. Scope includes test and balancing for HVAC and plumbing systems. Scope includes any associated general work associated with these scope items as indicated on the Contract Documents. Work can be completed during normal business hours. The building will be occupied during the construction period. Alternates for this project will be the replacement of the BAS controls system and a preferred brand alternate for the BAS controls as listed in the bid documents.

Bids will be received for a single prime contract. All proposals shall be lump sum.

Pre-Bid Meeting

A **mandatory** pre-bid meeting will be held for all interested bidders on **2/10/2026 at 10:00 AM in the Warden's Conference Room located at 1300 Western Blvd., Raleigh NC 27606**. The meeting will address project specific questions, security, issues, bidding procedures and bid forms. ***Failure to attend the Pre-Bid Conference will disqualify your company from bidding.***

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:

[A.] Distech Controls (ECB BACnet Series)

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 **North Carolina Department of Adult Correction – DECM** (2020 Yonkers Rd, Raleigh NC 27604) and **Dewberry Engineers, Inc** (2610 Wycliff Rd, Suite 410, Raleigh NC 27607) and in the online plan room of the Associated General Contractors/Reed Construction Data, Carolinas Branch (isqft.com), the online plan room of McGraw-Hill Dodge Corporation (dodge.construction.com), the online plan room at Construct Connect (bidclerk.com) the online plan and in Minority Plan Rooms at

[The Institute, (theinstitutenc.org), 114 West Parrish Street, Durham, NC 27701; 919-

[MMCA, (mmcaofcharlotte.org) 801 East Morehead Street, Suite 126, Charlotte, NC 28202; 704- 372-3341]

[East Coast Digital Plan room., (speedyblue.com) 210 E. 14th St., Suite D, Greenville, NC 27858, 252-758-1616]

or may be obtained by those qualified as prime bidders, upon deposit of One Hundred Dollars (\$100.00) in cash or certified check. 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.

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.)

HUB PARTICIPATION RECORDING REQUIREMENTS:

NCDAC requires that, for construction contracts with a value of \$5000 or greater, the contractor shall comply with the document Guidelines for Recruitment and Selection of Minority Businesses for Participation in State Construction Contracts including Identification of Minority Business Participation, Affidavits A, B, C, and D, and Appendix E. These forms provided herein are hereby incorporated and made a part of this contract. A bidder's failing to comply with this requirement will be considered non-responsive and will result in bid rejection.

The NCDAC imposed contract threshold of \$5000 for HUB recruitment supersedes any reference to a higher threshold that may be noted in the bid documents, within referenced documents, or within any regulatory requirement.

Provide one of the following with **Bid Form Proposal**:

- Identification of HUB Participation and Affidavit A – Listing of Good Faith Efforts **OR** Affidavit B- Intent to Self-Perform with Own Forces

Provide one of the following upon **Contract Award**:

- Affidavit C - Percentage of HUB Participation **OR** Affidavit D – Good Faith Efforts

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 the license classification of **Unlimited** (set forth the license classification required 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 60 days.

The owner reserves the right to reject any or all bids and to waive informalities.

Designer:

Dewberry Engineers, Inc
2610 Wycliff Rd., Suite 410
Raleigh, NC 27607

Jeff Elliot
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(252) 414-0825

Owner:

NCDAC - DECM
2020 Yonkers Rd.
Raleigh, NC 27699

Taylor Oldham
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