

(88-090925-01)

## NOTICE TO BIDDERS

Sealed proposals will be received by Central Piedmont Community College in Charlotte, NC, in the office of Planning and Design, Drumm Facilities Services Building, 1325 E. 7<sup>th</sup> St., Charlotte, NC 28204 up to 3:00 pm, Thursday, October 2<sup>nd</sup>, 2025 and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the construction of

### CPCC Central High Renovations Project

Project scope includes interior renovations to an existing building that was built in 1923 and has had multiple renovations since then. The renovations are limited to interior work only, as indicated in various administrative suites, lobbies, corridors and the esports gaming lounge. MEP renovations to the spaces are included as part of the work. The adjacent Hunter storage building has minimal renovations. The scope of work includes demolition of all non-operational and non-required building systems and providing new building systems as needed for it to continue operation as a high-piled storage building, and other Work indicated in the Contract Documents.

Bids will be received for a 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 September, 17<sup>th</sup>, 2025, 3pm at Central High Building, Third Floor, Lecture Hall 301, 1141 Elizabeth Ave, Charlotte, NC 28204. The meeting will address project specific questions, issues, bidding procedures and bid forms. There will be a Owner/Designer led walk-through of the building immediately following the pre-bid meeting.

Complete plans, specifications and contract documents will be available for electronic download in the offices of:

Owner: Central Piedmont Community College, Planning and Design, Drumm Facilities Services Building, 1325 E. 7<sup>th</sup> St., Charlotte, NC 28204. 704-330-6166

Architect: Perkins&Will, 128 S. Tryon St., Suite 500, Charlotte, NC 28202. 704-972-5642

and in the plan rooms of the Associated General Contractors, Carolinas Branch, in the local North Carolina offices of McGraw-Hill Dodge Corporation, and in the Eastern Regional Office of Reed Construction Data in Norcross, GA. Metrolina Minority Contractors Association, 3124 W. Trade Street, Unit A, Charlotte, NC 28202. Ph. 704-332-5746

The Owner reserves the unqualified right to reject any and all proposals.

**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 per NCAC Title 21 Chapter 12A .0202, and License Limitations for Unlimited License per GS 87-10 Section a1 – Limitation Definitions / NCAC Title 21 Chapter 12A .0204 – New License Applications.

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: Perkins&Will 128 S. Tryon St. Suite 500 Charlotte, NC 28202 Tel: 704-972-5642	Owner: Central Piedmont Community College Drumm Facilities Services Building, 1325 E. 7 <sup>th</sup> St., Charlotte, NC 28204. Tel: 704-330-6166
--	---