

**CBTC Annex Automotive Program Expansion
Rowan-Cabarrus Community College
650 Concord Parkway, North
Concord, NC 28027**

NOTICE TO BIDDERS

Sealed bids for the Rowan-Cabarrus Community College, CBTC Annex Automotive Program Expansion will be received via email (PDF format only, 20 MG Max file size) at collegeenvironment@rccc.edu until but no later than **2:00 PM**, local prevailing time, **Thursday, September 29, 2026** and then publicly opened and read immediately thereafter via ZOOM. Bidders are encouraged to view the bid opening in real time via a ZOOM link that is provided below.

Bids will be received from **Prequalified General Contractors only** for Single Prime Contract. All proposals shall be lump sum.

Bid documents and addenda are only posted to the North Carolina Electronic Vendor Portal website.

PREQUALIFIED GENERAL CONTRACTORS

Elford, Inc.
Heartland Contracting, LLC
H. M. Kern Corporation
Ike's Construction, Inc.
Randolph Builders, Inc.
Shelco. LLC

The reference **RFQ # 121-090126JVC** and **CBTC Annex Automotive Program Expansion** should be referenced in the subject line of the email and a return receipt request.

SCOPE OF WORK

The scope of work includes renovation of existing CBTC Annex building and includes the division of an existing classroom into a smaller classroom and a new office with windows out to the garage. The scope also includes the replacement of two (2) garage doors, a new garage door in a new opening, a new covered and secure outdoor storage area, new exhaust reels and compressed air hoses for two (2) new vehicle lifts. Additional work includes painting, electrical upgrades, lighting upgrades, an EV Charger, a new air compressor with additional piping, improved ventilation systems, and three (3) new HVLS fans.

MANDATORY PRE-BID MEETING

A mandatory pre-bid meeting will be held for the **Prequalified Bidders** at **10:00 am** on **Wednesday, September 9, 2026**. The meeting will be held in Room 107 at the **CBTC Campus Annex of Rowan-Cabarrus Community College, 650 Concord Parkway, N., Concord, NC**. This meeting will address project specific questions, issues, bidding procedures, bid forms, and owner-preferred alternates.

Bidders' questions shall be received via email until **5:00 pm, September 11, 2026** to Paul Krynski at pkrynski@cdesigninc.com and Makenzie Elam at melam@cdesigninc.com. Responses to Questions will be posted via Addendum on or before **September 16, 2026** to the North Carolina Electronic Vendor Portal at <https://evp.nc.gov/>.

121-090126JVC

Electronic plans and specifications may be requested by Prequalified Bidders only via email to Makenzie Elam at melam@cdesigninc.com.

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 Commercial Unlimited (*set forth the license classification required by the NC General Contractors Licensing Board under [G.S. 87-1](#)*)

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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 must be accompanied by a bid bond for at least five percent (5%) of the bid amount, issued by a surety company licensed in North Carolina. Alternatively, a cash deposit or certified check equal to five percent (5%) of the proposal, drawn on a bank or trust company insured by the Federal Deposit Insurance Corporation, may be submitted. The deposit will be retained by the owner as liquidated damages if the successful bidder fails to sign the contract within ten days of the award or provide required surety. Checks must be received by 2:00 PM local time on January 14, 2025 and it is the contractor's responsibility to ensure their timely receipt.

A performance bond and a payment bond will be required for one hundred percent (100%) of the contract price.

No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of 30 days.

Payment will be made based on ninety-five percent (95%) of monthly estimates and final payment made upon completion and acceptance of work.

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.

IFB# 121-090126JVC

ZOOM LINK FOR BID OPENING

Join Zoom Meeting

<https://rccc-edu.zoom.us/j/96234062076>

Meeting chat link

<https://rccc-edu.zoom.us/jc/96234062076>

Meeting ID: 962 3406 2076

One tap mobile

+13017158592,,96234062076# US (Washington DC)

+13052241968,,96234062076# US

Join instructions

https://rccc-edu.zoom.us/join/96234062076?signature=ZRfa5_bluLdE6KJxOaazb40M68asYs9v9QICvah82ql