

**South Campus HVAC Upgrades
Rowan-Cabarrus Community College
1531 Trinity Church Road
Concord, NC 28027**

INVITATION TO BID

NOTICE TO BID

Sealed bids from qualified Contractors for the Rowan-Cabarrus Community College South Campus HVAC Upgrades Project will be received electronically in PDF format only (20 MG Limit) at collegeenvironment@rccc.edu until **2:00 p.m. on Tuesday, August 18, 2026** local prevailing time. Bids received by the deadline will be publicly opened and read aloud immediately thereafter via Zoom (Link follows). Bidders are encouraged to attend the bid opening in real time.

The **Bid Name** and **IFB # 121-071426JA** shall be referenced as the subject line of all emails.

Bids will be received for a single prime – all categories. The proposal shall be lump sum. All contractors are hereby notified that they **must** have proper license as required under the state laws governing their respective trades.

Bids received after the announced time and date for submittal will be rejected. Bidders are responsible for ensuring their bid is received before the deadline indicated. All firms **must be registered** with the North Carolina Electronic Vendor Portal (eVP and Purchase Orders) prior to presenting a proposal. Failure to register may result in disqualification. North Carolina Electronic Vendor Portal may be found at <https://evp.nc.gov/>

Contractual Requirement: All bidders must agree to execute a contract that incorporates and adheres to the State of North Carolina's General Terms and Conditions. These terms are available for review at: <https://www.doa.nc.gov/north-carolina-general-terms-and-conditions-5-2025/open>.

Bid bonds are required in the amount of 5% of the total bid submitted. If paying by check, send to:

Rowan-Cabarrus Community College
PO Box 1595, (1333 Jake Alexander Blvd. S, for courier, etc.)
Salisbury, NC 28145
ATTN: Ronda Holland

Checks must be received by 2:00 pm, Tuesday, August 18, 2026. Only Bid Bond checks can be mailed, bids and other items must be sent via email.

SCOPE OF WORK

The work consists of furnishing all labor, materials, equipment, and services necessary for the construction of the project:

The existing HVAC equipment, as indicated in project documents, is at the end of its statistical life expectancy and has become maintenance intensive. This project will replace two aging chillers (31 and 24 years), which serve the entire campus, with a modular chiller solution to minimize general construction impact. The project will also replace both the S201 and adjacent S202 building air handling units that are original to the buildings and beyond anticipated life. Replace remaining pneumatic controls, which are no longer well supported, will be replaced with direct digital controls. The Building Automation System software will also be upgraded to the College standard to enhance operation of the system.

Replacement of the existing chillers with a modular high efficiency chiller will provide significantly better energy efficiency for the campus, add redundancy by having three 80-ton modular machines and lowering maintenance costs. An alternate is included which would add heat recovery to the new chiller and supply all hot water needed for dehumidification control instead of using natural gas boilers. Replacement of the air handlers will provide improved air quality within the spaces. Replacement of pneumatic controls and the building automation system software will provide better control and monitoring of the system.

PRE-BID MEETING

A **Non-Mandatory Pre-Bid** conference is scheduled for **10:00 AM** (local time) on **Tuesday, July 28, 2026** at Rowan-Cabarrus Community College, Building S201 Room 107, 1531 Trinity Church Road, Concord, NC 28027.

The meeting will address project specific questions, issues, bidding procedures and bid forms. At that time, a site visit will be conducted. Contractor is encouraged to bring all sub-contractors to tour site.

Justification of any approvals will be made available to the public in writing no later than three (3) days prior to bid date.

Drawings will be made available Tuesday, July 21, 2026.

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

Designer: CMTA, Inc.
8801 J.M. Keynes Drive, Suite 240
Charlotte, North Carolina, 28262
Phone: 704-376-7072
Email: jcurrie@cmta.com; cltsupport@cmta.com

NOTE: The bidder shall include with Form of 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 of Form in the bid documents. Failure to complete these forms is grounds for rejection of the bid. (GS143-128.2c Effective 1/1/2002.)

Mechanical single-prime contractors are notified that Chapter 87, Articles 2 & 4, General Statutes of North Carolina, will be observed in receiving and awarding mechanical contracts.

NOTE – SINGLE PRIME CONTRACTS: 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 – Articles 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

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.

ZOOM MEETING LINK

Join Zoom Meeting
<https://rccc-edu.zoom.us/j/93017186720>

Meeting chat link
<https://rccc-edu.zoom.us/jc/93017186720>

Meeting ID: 930 1718 6720

One tap mobile
+16465588656,,93017186720# US (New York)
+16469313860,,93017186720# US

Join instructions
<https://rccc-edu.zoom.us/join/93017186720/invitations?signature=RJdkfiCHUHVYZf5GSWTJMIscAjo8Uug7VHkgwDxBM4>