

ADVERTISEMENT FOR BIDS
POSTED: SEPTEMBER 4, 2026
CITY BID NUMBER: 274-FY2027-CM-P04

Project: John Chavis Memorial Park – Phase 2

Owner: City of Raleigh, North Carolina
Engineering Services Department
Construction Management – Parks Division
222 West Hargett St, Suite 400, Raleigh, NC 27601
Contact: Kevin Roberts, kevin.roberts@raleighnc.gov

CMAR: Barnhill/Holt (JV)

Pre-bid: 11:00 am, September 17, 2026
Chavis Park Community Center – Historic Carousel House
505 Martin Luther King Jr Blvd, Raleigh, NC 27601

Bid Opening 1: 2:00 pm, October 6, 2026
Neuse River Room at Walnut Creek Wetland Park
950 Peterson Street, Raleigh, NC 27610

This project proposes the construction of a new two-story aquatic center as part of Phase 2 of the John Chavis Memorial Park Master Plan. The Phase 2 Aquatic Center project, located alongside the existing John Chavis Community Center and the historic Allan Herschell Carousel, includes approximately five acres of site development and construction of a new indoor/outdoor aquatic facility and Heritage Plaza. The aquatic center will include approximately 25,000 SF of mixed-use interior space consisting of assembly areas, locker rooms, administrative offices, mechanical and equipment rooms, storage, and other support spaces. Indoor aquatic amenities include a 3,160 SF competition/lap pool and a 1,400 SF therapy pool. The outdoor aquatic area will encompass approximately 10,300 SF and feature a 4,600 SF activity pool with a lazy river, vortex, water recreation area, and a two-story waterslide. The building's architectural design is highlighted by an overhead oval-shaped perforated metal "crown" that distinguishes the facility's roofline and references the park's historic carousel. The project also includes reconfiguration of site parking, upgrades to the Heritage Plaza with a historically inspired public art installation, repairs to the existing stone bridge, and new connections to the South Park Heritage Trail. The aquatic center will be a fully sprinklered, steel-framed structure with mixed assembly and business occupancies. The scope of work includes complete civil, structural, architectural, mechanical, electrical, plumbing, fire protection, and site utility systems to provide a modern, year-round aquatic facility that honors the historic legacy of John Chavis Memorial Park while serving the recreational and community needs of future generations.

Sealed Bids will be received from prequalified subcontractors for the following packages:

Bid Day 1: Tuesday, 10/06/2026 at 2:00 PM

**BP100 – General Trades
BP105 – Final Cleaning
BP390 – Turnkey Concrete
BP400 – Turnkey Masonry
BP510 – Turnkey Structural & Misc. Steel
BP642 – Millwork & Casework
BP740 – Roofing
BP750 – Metal Panels
BP795 – Caulking & Waterproofing
BP800 – Turnkey Doors, Frames, Hardware
BP840 – Curtain Storefront Glass & Glazing**

**BP925 – Drywall
BP930 – Tile
BP960 – Resilient Flooring
BP963 – Terrazzo Flooring
BP980 – Acoustical Ceiling
BP990 – Painting
BP1005 – Specialties, Div 10
BP1010 – Identification Devices
BP1050 – Lockers**

The date for bid 1 deadline is October 6, 2026; at 2:00 PM; to be received at the location listed. Bids will be publicly opened and read aloud for the construction of the Chavis Park Aquatic Center project. Bid documents are available from the CMAR. Contact Barnhill | Holt, a Joint Venture for details at 919.480.4078 or jharris@holtbrothersinc.com

Prequalified Bidders may access Project Information via either: the LEARN MORE LINK on the 'Invitation to Bid'; visiting the Barnhill Building Group web page at [barnhillbuilt.com/Bid Opportunities/View Current Opportunities]; or contact Marc Marotta at mmarotta@barnhillcontracting.com

Bidders must be prequalified and will be required to show evidence that they are licensed to perform the work in the Bidding Documents as required by North Carolina General Statute, Chapter 87, and the Instruction to Bidders.

A non-Mandatory Pre-Bid Meeting will be held at the location listed above.

Sealed Bids must be hand delivered to Barnhill | Holt, Joint Venture to the designated bid opening location and no later than the time listed above or mailed to Barnhill Building Group's Raleigh office for receipt on the date prior to the bid date. Bids will be then opened and read aloud after closing bidding at 2:00 PM. All bid forms must be submitted in the sealed envelope labeled for each bid package. Combined bids should be submitted in separate, sealed envelopes.

After Bids are opened, the Owner and CMAR shall evaluate them in accordance with the methods and criteria set forth in the Instructions to Bidders. The Owner/City Council reserves the right to waive any informality or to reject any or all Bids. Unless all Bids are rejected, Award will be made to the lowest responsible and responsive Bidder, taking into consideration quality, performance and the time specified in the Bid Form for the performance of the Contract.

Bid Security in the amount of five percent (5%) of the Bid must accompany each Bid and shall be subject to the conditions provided in the Instruction to Bidders.

City of Raleigh

Janet Cowell, Mayor

END OF DOCUMENT