

# NOTICE TO BIDDERS

Sealed proposals will be received by the **NC Department of Natural & Cultural Resources** in Raleigh, NC, in the auditorium of the Archives & History / State Library Building at 109 E. Jones Street, Raleigh, NC up to **3:00 p.m. on November 25, 2025**, and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the construction of:

**NC Department of Natural & Cultural Resources  
Archives & History / State Library Building  
Chiller Replacement  
SCO #23-27063-01A Code: 42214 Item: 4U14**

The work includes, but is not limited to, the replacement of existing water-cooled chiller with a new water-cooled rotary-screw chiller and associated, piping, electrical connections and temperature controls.

Bids will be received for Mechanical – Single Prime - contract. All proposals shall be lump sum.

Life Cycle Bidding shall be taken for the Water-cooled Chiller

1. The Owner will select the most cost-effective Water-cooled Chiller fully complying with the applicable Technical Specifications. Cost-effectiveness shall be determined by computing a non-discounted life-cycle cost as follows:

$$\text{Life Cycle Cost} = \text{Purchase Cost} + [23\text{-year economic life} \times \text{first year operating cost}]$$

2. The first-year operating cost will be computed based on the proposed part load performance, an electricity cost of *(\$0.06 per kWh)*, and a defined annual load profile.
3. Submission of an add alternate purchase indicates the offeror's agreement to this condition.

## Pre-Bid Meeting

An open pre-bid meeting will be held for all interested bidders at **3:00 p.m. on November 12, 2025** in the auditorium of the Archives & History / State Library Building, 109 E. Jones Street, Raleigh, NC. The meeting will address project specific questions, issues, bidding procedures and bid forms.

The meeting is also to identify preferred brand alternates and their performance standards that the owner will consider for approval on this project. The preferred brand alternate for this project is “Siemens” controls.

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.

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 **Spring Stoops McCullen Engineering** and in the plan rooms of **McGraw-Hill Construction Dodge**, 4917 Waters Edge Drive, Suite 170, Raleigh, NC 27606 ([www.dodge.construction.com](http://www.dodge.construction.com)); **Construct Connect**, 3825 Edwards Road, Suite 800, Cincinnati, OH 45209 ([content@constructionconnect.com](mailto:content@constructionconnect.com)); **Carolinas AGC, Inc.** 6115 Park South Drive, Suite 350, Charlotte, NC 28210 ([projectinquiries@isqft.com](mailto:projectinquiries@isqft.com)); and **NC Institute of Minority Economic Development, Inc. at MCTAP/NCIMED, Inc.**, 114 West Parrish Street, 4th Floor, Durham, NC 27701, (919) 956-8889.

Plans and specs may be obtained by those qualified as prime bidders, upon deposit of one hundred and fifty dollars (\$150.00) 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. PDF's of plans and specifications are available at no charge.

**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 Class 1 Building Contractor *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.

Bids may be hand delivered, mailed or courier service, to:

Steven Miller  
NC Department of Natural & Cultural Resources  
109 E. Jones Street  
Raleigh, NC 27601

Designer:

David A. Stoops, P.E.  
Spring Stoops McCullen Engineering  
3624 Shannon Road, Suite 102  
Durham, NC 27707  
Phone: (919) 403-8000

Owner:

Steven Miller, R.A.  
NC Department of Natural & Cultural Resources  
109 E. Jones Street  
Raleigh, NC 27601  
Phone: (919) 814-6615