



Invitation for Bid No. 2026-025

Union County Group Home Renovation

Due Date: June 04, 2026
Time: 10:00 AM Local Time
Receipt Location: Union County Procurement and Contract Management
610 Patton Avenue
Monroe, NC 28110

Non-Mandatory Pre-Bid Conference and Site Visit

Due Date: May 13, 2026
Time: 10:00 AM Local Time
Location: Union County Group Home
600 Honeysuckle Lane
Monroe, NC 28110

Procurement Representative:

Kyle Hodge
Senior Procurement Specialist
Procurement and Contract Management
(704) 283-3631
Kyle.hodge@unioncountync.gov

Prepared by:

Terry Connarn
Principal
Capital Architecture PLLC
4801 E. Independence Blvd, Ste. 901
Charlotte, NC 28212
704.817.8040
design@capitalarchitecturepllc.com



CAPITAL ARCHITECTURE PLLC

4801 E. INDEPENDENCE BLVD., SUITE # 901 CHARLOTTE, NC 28212 704.817.8340

SAMPLE SEALS PAGE:

DATE: September 15, 2025

Project Name: AYN - Monroe
Owner / Client: Mr. Chris Boyd – Union County Director of Facilities
Contact Info: 336-314-5195, Christopher.Boyd@unioncountync.gov
Project Address: 600 Honeysuckle Ln, Monroe, NC

ARCHITECT CAPITAL ARCHITECTURE PLLC
 CORPORATE
 LICENSE # 53107

ARCHITECTURAL SECTIONS



ARCHITECT CAPITAL ARCHITECTURE PLLC
 TERENCE KEENAN CONNARN
 LICENSE # 13356

ARCHITECTURAL SECTIONS



STRUCTURAL ENGINEER CLAYTON CONSULTING
 ROB LINK
 LICENSE # 36209



MECHANICAL
ENGINEER

C2 ENGINEERING SOLUTIONS
JEFFREY CHRISTIAN
LICENSE # 28931



09/05/2025

PLUMBING
ENGINEER

C2 ENGINEERING SOLUTIONS
JEFFREY CHRISTIAN
LICENSE # 28931



09/05/2025

ELECTRICAL
ENGINEER

C2 ENGINEERING SOLUTIONS
RYAN CAYA
LICENSE # 32770



09/05/2025

FIRE ALARM
ENGINEER

C2 ENGINEERING SOLUTIONS
RYAN CAYA
LICENSE # 32770



09/05/2025

UNION COUNTY, NORTH CAROLINA

**Union County Group Home Renovation
IFB 2026-025**

ADVERTISEMENT FOR BIDS

Sealed Bids for Union County Group Home Renovation will be **received by Union County Procurement and Contract Management**, 610 Patton Avenue, Monroe, North Carolina 28110 until **10:00 AM local time on June 04, 2026**, at which time the Bids received will be publicly opened and read. Late bids will not be accepted.

If a Bid is sent by mail or other delivery system, the sealed envelope containing the Bid shall be enclosed in a separate package plainly marked on the outside with the notation "**BID ENCLOSED – 2026-025**" and shall be addressed to Union County Procurement and Contract Management, Attn: Kyle Hodge, 610 Patton Avenue, Monroe, NC 28110.

A Non-Mandatory Pre-Bid meeting will be held on **May 13, 2026, at 10:00 AM** local time at Union County Group Home, 600 Honeysuckle Ln, Monroe, NC 28110. Attendance at this meeting is strongly encouraged.

Scope of Work: Comprehensive interior renovation of an existing facility that currently includes bedrooms, a dining room, kitchen, multiple bathrooms, storage rooms, laundry, IT room, and open areas. The renovation will modernize and reorganize the interior layout to better serve its intended use while meeting current accessibility, safety, and functional requirements.

The Work includes coordinating with Union County Facilities and Fleet Management for access, security, and shutdowns.

Bids will be received for a single prime Contract. Bids shall be on a lump sum basis as set forth in the Bid Form.

All questions about the meaning or intent of the Bidding Documents are to be submitted in writing to the Procurement contact person listed on the cover page (Kyle.hodge@unioncountync.gov). Deadline for questions is 3:00 PM local time on May 20, 2026. Questions will be addressed via Addenda no later than **7** days prior to bid date.

The Issuing Office for the Bidding Documents is:

Name of Issuing Office: Capital Architecture PLLC
Address: 4801 East Independence Blvd.
Charlotte, NC 28212
Contact Name: Terry Connarn
Contact E-mail Address: Terry@capitalarchitecturepllc.com
Contact Phone: (704) 817-8340

Prospective Bidders may examine the Bidding Documents at Union County Procurement and Contract Management at 610 Patton Avenue, Monroe, North Carolina on Mondays through Fridays between the hours of 8:00 AM and 5:00 PM and may obtain copies of the Bidding Documents from the Issuing Office as described below.

Bidding Documents are available in electronic or printed form from Duncan-Parnell via their bid room <https://bidroom.duncan-parnell.com/Registration> with Duncan-Parnell Bidroom is required to obtain the bid documents. There is no charge for registration. Printed hard copies of the Bidding Documents can be ordered and shipped for an additional fee, which will depend on the number of sets, size of Drawings, applicable taxes, and shipping method selected by the prospective Bidder. The approximate costs of the Bidding Documents and shipping are non-refundable, and are as follows:

- Download (PDF) \$141.00 plus tax
- Printed Set and Digital Set \$188.00 plus tax

Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office or Duncan-Parnell Bidroom.

Bidders must have a license to do work as a contractor in the State of North Carolina, as set forth under Article 1 chapter 87 of the North Carolina General statutes. The bidder's North Carolina Contractor license number shall be designated on the outside of the sealed envelope containing the Bid.

Bidders are required to provide a non-collusion affidavit, as set forth in the bidding documents.

As provided by statute, a deposit of cash, cashier's check or certified check on some bank or trust company insured by the Federal Deposit insurance Company, or a bid bond executed by corporate surety licensed under the laws of North Carolina to execute such bonds in the amount of 5% of the bid must accompany each bid. The payee shall be "**Union County**". Said deposit shall guarantee that the Agreement will be entered into by the successful bidder if award is made. Such deposit may be held by Union County until the successful bidder has executed and delivered all required Contract documents to Union County.

Union County reserves the right to reject any or all bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner further reserve the right to reject the Bid and Bidder whom they find, after reasonable inquiry and evaluation, to not be responsible. Owner may also reject the Bid and Bidder if the Owner believes that it would not be in the best interest of the Project to make an award to that Bidder. Owner also reserves the right to waive all informalities and technicalities not involving price, time, or changes in the Work and to negotiate, as allowed by law, contract terms with the Successful Bidder.

Union County encourages good faith effort outreach as described in the Union County MBE and Small business Outreach Plan. Compliance with Union County Minority and Small Business Guidelines and Outreach Plan goals apply. **Bidders shall submit a completed identification of Minority Participation form and either an Affidavit A or Affidavit B, as applicable along with their Bid.**

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