

**ADVERTISEMENT FOR BIDS**  
POSTED: August 5, 2024  
CITY BID NUMBER: 274-HN-2024-11-CD

Project: Studios at 2800 Brentwood Phase 2 – Tenant Improvements

Owner: City of Raleigh, North Carolina, Housing & Neighborhoods Department,  
421 Fayetteville St, Suite 1200, Raleigh, NC 27601  
Christopher “C.J.” Valenzuela, Redevelopment Manager  
[christopher.valenzuela@raleighnc.gov](mailto:christopher.valenzuela@raleighnc.gov)

Architect: Osterlund Architects, 5 W Hargett St, #310, Raleigh, NC 27601  
Andy Osterlund, Principal Architect  
[andy@osterlundarchitects.com](mailto:andy@osterlundarchitects.com)

Sealed Bids will be received until September 6, 2024, at 3:00 PM (EST) at 421 Fayetteville St, Suite 1200, Raleigh, NC 27601, at which time and place bids will be publicly opened and read aloud for the construction of the Studios at 2800 Brentwood Phase 2 – Tenant Improvements project.

After Bids are opened, the Owner 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.

A **Non-Mandatory** Pre-Bid Meeting will be held on August 12, 2024, at 10:00 AM (EST) at 2800 Brentwood Rd, Raleigh, NC 27604.

Requirements for pre-bid submittals of an “or-equal” are required within 10 days of the issuance of the Advertisement for Bids and in accordance with Section 00200, Instructions to Bidders.

The Project consists generally of the following major scope of work items to complete the renovation of twelve (12) existing hotel rooms:

- New doors and windows
- Interior casework, finishes and appliances
- All new plumbing fixtures
- New PTAC for each unit
- Electrical improvements including new lighting and fire alarm coordination

Bidding Documents may be examined at Architect's office and at: ConstructConnect, online; McGraw Hill Dodge Company, online; Construction Journal, online; and NC Institute of Minority Economic Development (a.k.a. The Institute), online.

Complete Bidding Documents may be obtained by registering at the office of the Architect. Electronic documents will be provided at no cost. If desired, hard copies may be obtained by paying printing cost for each set of documents, which includes all contracts, by contacting:

ARC Reprographics at 951 Aviation Parkway, Suite 700, Morrisville, NC / Phone: (919) 388-9900 / Manager: Debbie Kunttu / Email: [Raleigh.CustomerService@e-arc.com](mailto:Raleigh.CustomerService@e-arc.com)

With each request for Bidding Documents supply the following information: Company name, contact person, street address, phone number, and email address for Bidding point of contact; N.C. contractor's license with limitation and classification; indicate if the firm will be a Prime bidder, Supplier or Sub-Contractor.

Bidders 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.

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.

Pursuant to General Statutes of North Carolina Sections 143-128.2 and 143-131, and in accordance with City policy, the City of Raleigh encourages and provides equal opportunity for certified Minority and Woman-Owned Business Enterprise (MWBE) businesses to participate in all aspects of the City's contracting and procurement programs to include Professional Services; Goods and Other Services; and Construction. The prime contractor will be required to identify participation of MWBE businesses in their Bid, and how that participation will be achieved.

Furthermore, the City's goal is to contract or sub-contract fifteen percent (15%) of the contract amount to certified MWBEs on construction projects over \$300,000, or with contracts that include \$100,000 or more in state funding.

City of Raleigh

Mary-Ann Baldwin, Mayor

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## Bid Timeline

### Studios at 2800 Brentwood Phase 2 – Tenant Improvements

Provided below is a list of the anticipated schedule of events related to this solicitation. The City of Raleigh reserves the right to modify and/or adjust the following schedule to meet the needs of the project. All times shown are Eastern Standard Time (EST):

Bid Process	Date and time
Bid Advertisement Date	August 5, 2024
NON-MANDATORY Pre-Bid Meeting	August 12, 2024 @ 10:00 am
Deadline for Written Questions Submit Questions to Osterlund Architects, <a href="mailto:Andy@osterlundarchitects.com">Andy@osterlundarchitects.com</a>	August 16, 2024 @ 3:00 pm
City Response to Written Questions (anticipated)	August 30, 2024
<b>Submittal Due Date and Time, Bid Opening</b>	<b>September 6, 2024 @ 3:00 pm</b>
Selection Announcement	TBD