

NOTICE TO BIDDERS

Sealed proposals will be received by North Carolina Department of Administration in Raleigh, NC, in the office of **NC Department of Administration State Construction Office located at 301 N. Wilmington Street, Suite 450, Raleigh, NC 27601** up to 3:00 pm on **Thursday, April 2, 2026**, and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the construction of:

Downtown Government Complex Elevator and Escalator Upgrades-
Parking Decks 75 & 76 SCO ID# 22-25221-01C

The work includes, but is not limited to, the modernization of four elevators as follows: two elevators at Parking Deck 75 located at 333 N Salisbury Street, Raleigh, NC 27603 and two elevators at Parking Deck 76 located at 415 N Salisbury St, Raleigh, NC 27603, and other Work indicated in the Contract Documents.

Bids will be received *for single prime*. All proposals shall be lump sum.

Mandatory Pre-Bid Meeting

A mandatory pre-bid meeting will be held for all interested bidders on **Wednesday, March 4, 2026 at 10 AM** in the **4th floor Conference Room at State Construction Office located at 301 N. Wilmington Street, Suite 450, Raleigh, NC 27601**. The meeting will address project specific questions, issues, bidding procedures and bid forms and include a site visit to review the project.

A second site visit will be held on **Wednesday, March 11, 2026 at 10 AM** at the Project Site. Bidders and sub-contractors shall meet at the first floor lobby of Parking Deck 76 located at 415 N Salisbury St, Raleigh, NC 27603.

Mandatory Pre-Bid Site Visit

During the bid period at the advertised dates and times, Elevator Contractors are required to visit the building and examine the existing elevators, machine rooms, and hoistways. Elevator Contractors must sign-in to verify their attendance at a minimum of one of the advertised site visits in order to be eligible to bid on the project.

Complete plans, specifications and contract documents will be open for inspection in the offices of NC Department of Administration and RND Architects, PA (Steven T. Pulling, AIA; steve@RNDpa.com; or Emily Currier, Emily@RNDpa.com; Tel. 919-490-1266) and in the plan rooms of the Associated General Contractors, Carolinas Branch, Raleigh in the local North Carolina offices of McGraw-Hill Dodge Corporation, and in the Eastern Regional Office of Reed Construction Data in Norcross, GA and in Minority Plan Rooms in

Hispanic Contractors Association of the Carolinas (HCAC) in Winston-Salem, Charlotte and Raleigh Areas – 877-227-1680

NCIMED Plan & Resource Center, 114 West Parrish Street, 6th Floor, Durham, NC 27701, 919-956-8889 or 919-287-3036

or may be obtained by those qualified as prime bidders, upon deposit of two hundred fifty dollars (\$250.00) 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.

Electronic files (in PDF format) of the bid documents will be provided to bidders free of charge. Please contact RND Architects, PA (Steven T. Pulling, AIA; steve@RNDpa.com; or Emily Currier, Emily@RNDpa.com; Tel. 919-490-1266) to request instructions to download the electronic files.

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 unlimited General.

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.

Designer:
RND Architects, PA
3608 University Drive, Suite 204
Durham, NC 27707
Tel. 919.490.1266

Owner:
North Carolina Department of Administration
1307 Mail Service Center
Raleigh, NC 27699-1307
Tel. 919.236.5400