

NOTICE TO BIDDERS

Sealed proposals will be received by the North Carolina Department of Adult Correction in Raleigh NC, in the office of NCDPS Central Engineering, Door #4, 2020 Yonkers Road, Raleigh, NC (hand delivered); 4216 Mail Service Center, Raleigh, NC 27699-4216 (mailing address) up to 2:00pm on November 19, 2025 and immediately thereafter publicly opened and read for the furnishing of labor, material and equipment entering into the construction of:

Piedmont Correctional Institution – AC Installation and Chiller Replacement SCO-24-28124-01C

Base Bid: The project scope of work includes work in two portions of the facility. The first is the AC Installation in Dormitory A. This scope of work entails the installation of air conditioning in half of one (1) 208 bed dormitory. The work will include the installation of four (4) constant volume air handling units with DX cooling coils and hot water heating coils, four (4) new outdoor air-cooled condensing units, refrigerant piping, heating hot water piping, new ductwork and air distribution devices. Each existing dormitory will also be provided with a new direct digital control system for all new and existing equipment. Electrical and fire alarm infrastructure will be added to accommodate the AC installation. The second portion is located in the chiller plant and a mechanical room near Dorm E. This scope of work includes the removal of two (2) chillers and the installation of two (2) 250-ton water cooled chillers. Electrical infrastructure will be added to accommodate the installation of the new chillers.

Add Alternate 1: Replacement of chilled water and condenser water valves.

Add Alternate 2: Demolition of existing chiller water pump motors and replacement with new motors one for one. Electrical infrastructure will be added to accommodate the installation of the new motors. Demolition of existing condenser water pump motors and replacement with new motors one for one. Electrical infrastructure will be added to accommodate the installation of the new motors.

Add Alternate 3: Preferred Brand for HVAC Controls – Distech ECB Series

Add Alternates 4, 5 and 6: New water-cooled chillers will be awarded based on Life Cycle Cost Analysis.

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

Pre-Bid Meeting

A mandatory pre-bid meeting will be held for all interested bidders on October 29, 2025, at 10:00am at Piedmont Correctional Institution Conference Room, 1245 Camp Rd Salisbury NC 28147. The meeting will address project specific questions, security, issues, bidding procedures and bid forms. ***Failure to attend the Pre-Bid Conference will disqualify your company from bidding.***

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

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.

Plans and specifications are available to Prime Bidders by contacting McKim & Creed via e-mail to Allison Jurgens at ajurgens@mckimcreed.com beginning on October 20, 2025. Bid documents will also be available with Construct Connect (including iSqFt, CMD Group, East Coast Digital, and Hispanic Contractors of Carolinas) and Dodge Construction.

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.)

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 (set forth the license classification 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.

Designer:
McKim & Creed
4300 Edwards Mill Drive, Raleigh, NC 27612
(919) 233-8091

Owner:
NC Department of Adult Correction
Central Engineering
2020 Yonkers Road, Raleigh, NC 27604
(919) 716-3400