

**ADVERTISEMENT FOR BIDS**  
**POSTED: September 9, 2025**  
CITY BID NUMBER: 274-ES-FO-FY26-  
MordecaiHVACReplacement-R

Project: Mordecai Park HVAC Replacement

Owner: City of Raleigh, North Carolina, Engineering Services Department,  
Facilities & Operations  
222 W. Hargett St. Suite 605  
Raleigh, NC 27602

Contact: [Tommy.Mangum@raleighnc.gov](mailto:Tommy.Mangum@raleighnc.gov)

Engineer: Atlantec Engineers, PA, now IMEG

This is a rebid due to an insufficient number of bidders. Bids were not opened on September 4, 2025. Please see below for the new bid date.

Sealed Bids will be received until **2pm, Thursday, SEPTEMBER 25, 2025**, at 222 West Hargett St, Suite 605, Raleigh, NC 27601, immediately following this at approximately 2:00 PM bids will be publicly opened and read for **Mordecai Park HVAC Replacement**.

There will be no pre-bid conference. Should you wish to visit the site, please contact Tommy Mangum at (919) 996-3420.

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.

The Project consists generally of the following major items:

Base Bid: Mordecai House

- Replace 12-tons of existing split system heat pump equipment.
- Remove existing humidifiers and replace with 2 steam humidification systems.
- Provide pre-construction and post-construction test and balance.
- Control via local thermostat/humidistat.

Add Alternate #1: Mordecai House Duct Work

- Replace existing ductwork in Mordecai House basement with new.

Add Alternate #2: Post Office

- Remove existing 2-ton packaged heat pump and associated ductwork in crawl space.
- Provide two new ductless floor mounted fan coils on one heat pump.
- Provide post-construction test and balance.
- Control via local thermostat.

Add Alternate #3: Andrew Johnson house

- Remove existing 2.5-ton split system heat pump equipment.
- Provide post-construction test and balance.
- Control via local thermostat.

Add Alternate #4: Old Office

- Replace existing 2.5-ton split system heat pump equipment.
- Provide post-construction test and balance.
- Control via local thermostat.

Complete Bidding Documents are available by emailing Brad Felts with Atlantec Engineers, now IMEG, at [Brad.W.Felts@imegcorp.com](mailto:Brad.W.Felts@imegcorp.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.

The successful bidder(s) must be registered to do work with the City of Raleigh. This is a simple process involving accessing the City of Raleigh website and completing an on-line form. Any vendor or entity interested in performing work for the City of Raleigh is encouraged to complete this process. Below is a link to the City's self-service vendor portal. Here you will be able to register your business with the City of Raleigh as an approved vendor.

Instructions: <https://raleighnc.gov/services/doing-business/doing-business-city>

Registration:

[https://supplier.raleighnc.gov/psc/finprd/SUPPLIER/ERP/c/NUI\\_FRAMEWORK.PT\\_LAN DINGPAGE.GBL](https://supplier.raleighnc.gov/psc/finprd/SUPPLIER/ERP/c/NUI_FRAMEWORK.PT_LAN DINGPAGE.GBL)

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

Janet Cowell, Mayor

END OF DOCUMENT

September 9, 2025



To: All Plan Holders

COR Project #: 274-ES-FO-FY26-MORDECAIHVACREPLACEMENT-R  
Project: Mordecai Park – HVAC Replacement

The bidders are hereby informed of the following clarifications:

1. Refrigerant piping shall be copper tubing with solder joints. Use of mechanical press fittings for refrigerant pipe will not be allowed.
2. As part of the base bid scope of work, the existing grilles shall be cleaned free of any dirt, dust, debris, etc.
3. Ceiling in the Mordecai House shall be removed by this contractor. Lead paint has been found in this room. This contractor shall abate lead paint for replacement of this ceiling and attachment of other pipe, duct, conduit in this room.
4. Specified equipment utilizes R-454B refrigerant. The use of R-32 refrigerant is acceptable and encouraged. This contractor will be responsible for coordination of electrical requirements and any associated costs.
5. New supports for outdoor units shall be formed concrete and not pre-fabricated pads.
6. Where ground mounted packaged unit is removed for the Old Post Office Building, the exterior shall be patched with insulated sheet metal and sealed to prevent passage of vermin and weather.
7. See general note 17 on sheet E001 for use of MC and AC cable.
8. The use of PVC jacketed, armor-clad 14/4 cable for the power/control wiring from the heat pumps to the fan coils acceptable and does that need to be run in conduit for mini-splits only. Controls wiring to/from outdoor units to indoor units for conventional split systems shall be run in conduit (Flexible) outside the building.

Bradley W. Felts, PE  
Client Executive

