

NOTICE TO BIDDERS

Sealed proposals will be received by the University of North Carolina at Pembroke in Pembroke, NC, up to 10:00 am on November 6, 2025. Sealed bids will then be open and read aloud in room 141 in the Pinchbeck Facilities Building at 10 am for the furnishing of labor, material and equipment entering into the construction of the Dial and DF Lowry Boiler Replacements. Bids can be mailed or hand delivered. If mailed, mail to:

**Planning Design & Construction
1 University Dr
Pembroke, NC 28372
ATTN: Ms. Amanda Spayd**

If hand delivered, deliver to:

**Ms. Amanda Spayd
Pinchbeck Facilities Building
Office 104
128A Facilities Drive
Pembroke, NC 28372**

Dial and DF Lowry Boiler Replacements

The project will include the replacement of existing gas-fired boilers with new condensing boilers and primary pumps in each building.

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

Pre-Bid Meeting

An open pre-bid meeting will be held for all interested bidders on **October 16, 2025 at 2:00 PM, meet at 1 University Drive, Pembroke, NC 28372.** A walk of the site will be held following the meeting. The meeting will address project specific questions, issues, bidding procedures and bid forms.

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.

In accordance with GS133-3 and SCO procedures the following preferred brand items are being considered as Alternates by the owner for this project:

- A. Building Automation System
- B. Boiler Manufacturer

Justification of any approvals will be made available to the public in writing no later than seven (7) days prior to bid date.

Complete plans, specifications and contract documents will be open for inspection in the offices of Atlantec Engineers, PA, now IMEG and in Minority Plan Rooms in: Hispanic Contractors Association of the Carolinas (HCAC) in Winston-Salem, Charlotte and Raleigh Areas – 877-227-1680

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 (as 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 30 days.

The owner reserves the right to reject any or all bids and to waive informalities.

Designer:
Bradley W. Felts, PE
Atlantec Engineers, PA
3221 Blue Ridge Road, Suite 113
Raleigh, NC 27612
919-571-1111

Owner:
Matt Greene
UNCP Project Manager
1 University Drive
Pembroke, NC 28372
910-775-4576