

# NOTICE TO BIDDERS

Sealed proposals will be received by the **Western Carolina University** in Cullowhee, NC, in the office of **Facilities Management, 3476 Old Cullowhee Road, Cullowhee, NC 28723** up to **2:00 p.m. on November 15, 2023** and immediately thereafter publicly opened and read in the Facilities Management Conference Room for the furnishing of labor, material and equipment entering into the construction of

## **Killian Building HVAC Upgrades and Window Replacement (Phase 1)**

The Killian Building HVAC Upgrades and Window Replacement (Phase 1) project includes replacing an existing ~200-ton cooling tower and water-cooled chiller. Replace the existing steam system components including the steam condensate return unit, steam traps and steam-to-hot water heat exchanger. Replace existing refrigerant exhaust fan serving existing Chiller Room. Replace existing windows located throughout the original Killian 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 25, 2023 at 10:00 a.m. at Facilities Management, 3476 Old Cullowhee, NC 28723. 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 GS133-3 and SCO procedures the following preferred brand items are being considered as Alternates by the owner for this project:

#### **A. Door Hardware**

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 WCU Facilities Management and RMF Engineering Inc. and in the plan rooms of the Associated General Contractors, Carolinas Branch, Charlotte, 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: Hispanic Contractors Association of the Carolinas (HCAC) in Winston-Salem, Charlotte and Raleigh Areas – 877-227-1680; and Cherokee Business Development Center, PO Box 1200, Ginger Lynn Welch Complex, 810 Acquoni Road, Cherokee, NC 28719, Phone: 828-497-1666, FAX: 828-497-1665.

or may be obtained by those qualified as prime bidders, upon deposit of Fifty dollars (\$50.00) 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.

If a contractor is bidding under the dual system both as a single prime contractor and as a separate prime contractor, he must submit the bids on separate forms and in separate envelopes. Bidders should clearly indicate on the outside of the bid envelope which contract(s) they are bidding.

**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.

(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:  
RMF Engineering, Inc.

8720 Red Oak Blvd., Suite 370  
Charlotte, NC 28217

704-909-6612

Owner:  
Western Carolina University

3476 Old Cullowhee Road  
Cullowhee, NC 28723

828-227-7442