



## Invitation for Bid No. 2024-063

### Union County Cane Creek Campground Store

**Due Date:** September 24, 2024  
**Time:** 2:00 PM Local Time  
**Receipt Location:** Union County Government Center  
Procurement Department  
500 N. Main Street, Suite 709  
Monroe, NC 28112

#### **Non-Mandatory Pre-Bid Conference and Site Visit**

**Due Date:** September 5, 2024  
**Time:** 10:00 AM Local Time  
**Location:** Cane Creek Campground,  
State Rd 1120,  
Waxhaw, NC 28173

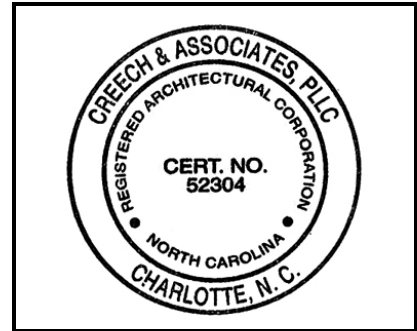
#### **Procurement Representative:**

Michael High  
Procurement Specialist  
Procurement Department  
(704) 283-3519  
[Michael.High@unioncountync.gov](mailto:Michael.High@unioncountync.gov)

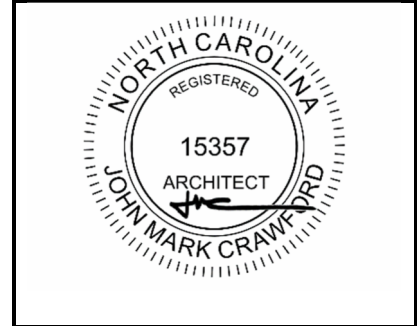
#### **Prepared by:**

John Crawford, AIA, CDT  
Creech and Associates  
1000 West Morehead, Suite 120  
Charlotte, NC 28208  
704.376.6000

ARCHITECT  
 Creech & Associates, PLLC  
 Corporate  
 License #52304  
 Architectural Sections



ARCHITECT  
 Creech & Associates, PLLC  
 John Crawford  
 License #15357  
 Architectural Sections



STRUCTURAL  
 ENGINEER  
 Darden Engineering  
 John Darden  
 License #38583



MECHANICAL,  
 ENGINEER  
 Farzad Roberts  
 AME Consulting  
 Engineering  
 License #18549

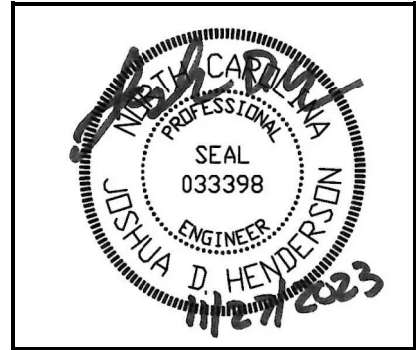


PLUMBING,  
 AND SPRINKLER  
 ENGINEER  
 Farzad Roberts  
 AME Consulting  
 Engineering  
 License #18549



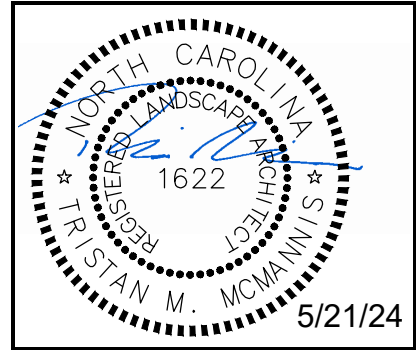
ELECTRICAL  
AND  
FIRE ALARM  
ENGINEER

Joshua Henderson  
AME Consulting  
Engineering  
License #33398



CIVIL ENGINEER

Tristan McMannis  
Dewberry Engineering  
License #1622



UNION COUNTY, NORTH CAROLINA

**Union County Cane Creek Campground Store  
IFB #2024-063**

ADVERTISEMENT FOR BIDS

Sealed Bids for Union County Cane Creek Campground Store project will be **received by the Union County Procurement Department**, Union County Government Center, 500 N. Main Street, Suite 709, Monroe, North Carolina 28112 **until 2:00 PM local time on September 24, 2024**, at which time the Bids received will be publicly opened and read. Late bids will not be accepted.

If a Bid is sent by mail or other delivery system, the sealed envelope containing the Bid shall be enclosed in a separate package plainly marked on the outside with the notation "**BID ENCLOSED – 2024-063**" and shall be addressed to Union County Procurement Department, Attn: Michael High, 500 N. Main Street, Suite 709, Monroe, NC 28112.

A Non-Mandatory Pre-Bid meeting will be held on **September 5, 2024, at 10:00 AM** local time at the Cane Creek Park Campground, State Rd 1120, Waxhaw, NC 28173. Attendance at this meeting is strongly encouraged.

**Scope of Work:** The Work consists of constructing an approximately 1,300 SF wood-framed Cabin that will serve as a general store for the Cane Creek Park Campground area. The building will be partially on stilts with a wrap-around porch and a Dutch metal roof. The Work shall be completed in a single phase.

The Work includes coordinating with the Union County Facilities Department for access, security, and shutdowns.

Bids will be received for a single prime Contract. Bids shall be on a lump sum basis as set forth in the Bid Form.

**All questions about the meaning or intent of the Bidding Documents are to be submitted in writing to the Procurement contact person listed on the cover page ([Michael.High@unioncountync.gov](mailto:Michael.High@unioncountync.gov)).** **Deadline for questions is 2:00 PM local time on September 12, 2024.** Questions will be addressed via Addenda no later than **7** days prior to bid date.

The Issuing Office for the Bidding Documents is:

Creech and Associates  
1000 West Morehead, Suite 120  
Charlotte, NC 28208  
Contact: John Crawford, AIA  
Email Address: [jcrawford@creech-design.com](mailto:jcrawford@creech-design.com)  
Phone Number: (704) 376-6000

Prospective Bidders may examine the Bidding Documents at the Union County Procurement Office at 500 North Main Street, Suite 709, Monroe, North Carolina on Mondays through Fridays between the hours of 8:00 am and 5:00 pm and may obtain copies of the Bidding Documents from the Issuing Office as described below.

Bidding Documents are available in electronic or printed form from Duncan-Parnell via their bid room <https://bidroom.duncan-parnell.com/>. Registration with Duncan-Parnell is required to obtain the bid documents. There is no charge for registration. Printed hard copies of the Bidding Documents can be ordered and shipped for an additional fee, which will depend on the number of sets, size of Drawings, applicable taxes, and shipping method selected by the prospective Bidder. The approximate costs of the Bidding Documents and shipping are non-refundable, and are as follows:

- Download (PDF) \$221.00 plus tax
- Printed Set and Digital Set \$292.00 plus tax

Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office or Duncan-Parnell.

Bidders must have a license to do work as a contractor in the State of North Carolina, as set forth under Article 1 chapter 87 of the North Carolina General statutes. The bidder's North Carolina Contractor license number shall be designated on the outside of the sealed envelope containing the Bid.

Bidders are required to provide a non-collusion affidavit, as set forth in the bidding documents.

As provided by statute, a deposit of cash, cashier's check or certified check on some bank or trust company insured by the Federal Deposit insurance Company, or a bid bond executed by corporate surety licensed under the laws of North Carolina to execute such bonds in the amount of 5% of the bid must accompany each bid. The payee shall be "**Union County**". Said deposit shall guarantee that the Agreement will be entered into by the successful bidder if award is made. Such deposit may be held by Union County until the successful bidder has executed and delivered all required Contract documents to Union County.

Union County reserves the right to reject any or all bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner further reserve the right to reject the Bid and Bidder whom they find, after reasonable inquiry and evaluation, to not be responsible. Owner may also reject the Bid and Bidder if the Owner believes that it would not be in the best interest of the Project to make an award to that Bidder. Owner also reserves the right to waive all informalities and technicalities not involving price, time, or changes in the Work and to negotiate, as allowed by law, contract terms with the Successful Bidder.

Union County encourages good faith effort outreach as described in the Union County MBE and Small business Outreach Plan. Compliance with Union County Minority and Small Business Guidelines and Outreach Plan goals apply. **Bidders shall submit a completed identification of Minority Participation form and either an Affidavit A or Affidavit B, as applicable along with their Bid.**

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