



## Invitation to Bid

Messer Construction Co. is requesting proposals for labor and material on the following project:

### Gaston County Health Department Major Renovation & Expansion

#### Due Date, Time, and Location for Bids

- Subcontractor bids are due to Messer Construction on **October 21st, 2025 at 2:00 PM.**
- We are requesting bids by this time in order to:
  - Ensure we receive them and contact you with any questions ahead of the deadline
  - There are numerous forms that are required to be filled out with our bid
- Bids may be e-mailed to [nkehlor@messer.com](mailto:nkehlor@messer.com)

#### Viewing the Bid Documents

- Construction documents and plans are available for viewing/download for free online at the following FTP Site:
  - **Messer Planroom:** <https://www.messerplans.com#files/share/A26680FA01>
- We will be posting invitations to bid with access to the construction documents and plans available for viewing online and/or at the following plan rooms:
  - **Hispanic Contractors Association of the Carolinas**
    - Digital Plan Room
      - 224 Westinghouse Blvd. Suite 604  
Charlotte, NC 28273
      - (336) 855-1211
  - **Metrolina Minority Contractors Association**
    - [www.mmcaofcharlotte.org](http://www.mmcaofcharlotte.org)
    - (877) 526-6205

#### Description of the Work

- The project consists of an approximate 5,200 sf addition and 76,000 sf of renovations on both levels of the Health Department on Hudson Blvd. The renovations and addition include administrative, clinical, pharmacy and storage spaces. The renovations will require a phased construction approach. The facility must remain operational during the project. The project will be financed with local funds.

#### Other Important Information

- Gaston County has established an MWBE participation goal of 10%.
- Firms can be certified with NC HUB

#### Divisions of Work

The categories of work that are involved with this project include:

- Division 01 – General Requirements
- Division 02 – Existing Conditions
- Division 03 – Concrete
- Division 04 - Masonry
- Division 05 – Metals
- Division 06 – Wood, Plastics, and Composites
- Division 07 – Thermal and Moisture Protection
- Division 08 – Openings

- Division 09 – Finishes
- Division 10 – Specialties
- Division 11 - Equipment
- Division 12 – Furnishings
- Division 21 – Fire Suppression
- Division 22 – Plumbing
- Division 23 – HVAC
- Division 26 – Electrical
- Division 27 – Communications
- Division 28 – Fire Detection and Alarm Systems
- Division 32 – Exterior Improvements
- Division 33 – Utilities

**Questions / Concerns**

- If you have any questions or concerns on this project, the individual which you may contact from Messer Construction Co is **Nick Kehlor**. He can be reached by phone at **(704) 679-6009** or by email at [nkehlor@messer.com](mailto:nkehlor@messer.com)

**Quick Pay Agreement**

- **Attachment A** to this invitation is an example form for the quick pay commitment that Messer Construction Co. is offering on this project to all MWSBE subcontractors.

**Alternative to Bonding**

- **Attachment B** to this invitation outlines a program we are offering as an alternative to bonding for MWSSBE contractors on this project.

**Assistance with Insurance**

- **Attachment C** to this invitation outlines a program we are offering to provide insurance assistance for MWSSBE contractors on this project.

**Partial Scopes of Work**

If there is any interest in your company having Messer Construction Co. breakdown or combine elements of this project's scope of work to make them more economically feasible for your firm to provide a bid on this project, do not hesitate to contact us. Some partial scopes that would be considered on this project include, but are not limited to:

- Scheduling
- General construction cleanup / Final cleaning
- Dumpsters
- Selective Demolition
- Concrete saw cutting
- Partial concrete scope (please call and we will coordinate)
- Install/Labor Only Packages (Messer to provide materials)
  - Door and Hardware
  - Division 10 Specialties
- Install/Labor Only Packages (Messer to provide materials)
  - Division 11 Equipment
- Partial steel scope (please call and we will coordinate)
- In wall blocking only
- GFRP paneling
- Caulking
- Expansion joints
- Fireproof patching
- Firestop patching
- Metal studs and drywall only package
- Ceilings only package
- Partial flooring scopes: tile only, carpet only, terrazzo only, etc.

- Interior wall panels
- Painting
- Supply houses

**Standard Notes**

1. Your proposal is to be based on either Messer's standard subcontractor agreement and insurance requirements or the owner's project requirements, whichever is more stringent. The required policies may not exclude coverage for the scope being bid or for the type of project being constructed. For a copy of our standard subcontractor agreement and insurance requirements, please fax a request on your company letterhead to (513) 242-6495.
2. If you would like to opt-out from receiving future faxed bid invitations, please fax a request on your company letterhead to (513) 242-6495.
3. Attachments A, B, and C are dependent upon successful prequalification of the subcontractor pricing prior to the award of contract.

**ATTACHMENT A**

**Messer Construction Company  
MWSBE Quick Pay Agreement**

**Project Name:** Gaston County Health Department Major Renovation & Expansion

Messer Construction and \_\_\_\_\_ agree to the following "quick payment" terms as associated with contract number \_\_\_\_\_.

Terms of the agreement are as follows:

1. Payment of invoices/pay applications shall be made within 20 days following the confirmation approval of work being billed has been completed per plans and specifications and compliance items up to date.
2. All general terms and conditions of Messer's standard subcontract still apply.
3. This agreement is only valid for the above project/subcontract.
4. Agreement is dependent upon successful prequalification of the subcontractor pricing prior to award of contract.
5. Standard contract payment terms apply to retainage.

**Messer Construction**

**Subcontractor/Vendor**

\_\_\_\_\_  
Name:  
Title:  
Date:

\_\_\_\_\_  
Name:  
Title:  
Date:

2400 Executive St., Charlotte, NC 28208

NC License #70194

(704) 679-6000 Phone

(704) 679-6090 Fax

www.messer.com

## ATTACHMENT B

### **Messer Construction Company Alternate to Payment and Performance Bond Requirement Offered**

**Project Name:** Gaston County Health Department Major Renovation & Expansion

In an effort to encourage the participation of MBE, WBE, and SBE businesses on this project, Messer Construction Co. is offering an alternative option to the typical payment and performance bond requirements.

Pending the completion and passing of Messer's prequalification statement, Messer will waive the requirements for bonding of MSBE firms who have a contract value under \$300,000. MWSBE firms will need to agree to enrollment in Messer's risk mitigation program which requires the use of Joint Checks (form available upon request) for all subs, suppliers, and vendors of the MWSBE firm as well as monthly waivers of lien from all subs, suppliers, and vendors of the MWSBE Firm.

If this program is of interest to you, please contact Messer to discuss prior to bid day.

#### **Notes**

1. This program will not waive the need of Messer's use of prequalification of your firm prior to going to contract.
2. Your proposal is to be based on either Messer's standard subcontractor agreement and insurance requirements or the owner's project requirements, whichever is more stringent.
3. The required policies may not exclude coverage for the scope being bid or for the type of project being constructed. For a copy of our standard subcontractor agreement and insurance requirements, please fax a request on your company letterhead to (513) 242-6495.



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## **ATTACHMENT C**

### **Messer Construction Company MWSBE Subcontractor Insurance Assistance**

**Project Name:** Gaston County Health Department Major Renovation & Expansion

In an effort to encourage the participation of HUB businesses on this project, Messer Construction Co. is offering assistance with the insurance requirements of MWSBE subcontractors.

If your firm is unable to meet this project's specific insurance requirements with your normal policy, Messer will help offset the cost of meeting the project specific insurance limits. You must provide Messer with the additional cost adder listed as a breakout in your proposal to us.