

Gordon Persons Building HVAC Repair Through Replacement
50 North Ripley Street
Montgomery, AL 36130
DCM Project Number: 2025717
SCE Project Number: 25044

ADVERTISEMENT FOR BIDS

NOTICE TO CONTRACTORS

Sealed proposals, including DCM Form C-3, will be received by the Alabama Building Renovation Finance Authority at the RPM Conference Room, 770 Washington Ave, Suite 444, Montgomery, AL 36130, until **2:00 p.m. CT, Tuesday, September 15, 2026**, for the Gordon Persons Building HVAC Repair Through Replacement project (DCM #2025717), located in the city of Montgomery, Alabama. The project consists of, but is not limited to, HVAC system replacement in the central energy plant of the Gordon Persons Building, located at 50 North Ripley Street. Two 825-ton water-cooled centrifugal chillers and associated pumps, piping, electrical, etc., shall be replaced with three 400-ton water-cooled magnetic bearing centrifugal chillers. Two existing steam boilers and associated feedwater tank, condensate receivers, hot water converters, piping, pumps, vents, electrical, etc., shall be removed and replaced with three 6,000 MBH high-efficiency fire-tube condensing boilers. Pumps, vents, piping, controls, electrical, etc., shall be replaced and reconfigured to accommodate the updated plant layout. The machine room exhaust shall be updated, and a new refrigerant monitor and leak detection system shall be provided. Existing pneumatic controls serving the central plant equipment shall be upgraded with a new BACnet DDC building automated system.

Bids submitted prior to the bid opening by mail or in person shall be delivered to Katie Williams at the above address.

Prequalification is required for this project. Only General Contractors who have been approved to bid pursuant to the pre-qualification procedures and criteria established by the Owner will be eligible to bid on the Project. The pre-qualification procedure is intended to identify responsible and competent bidders in accordance with the requirements of the Project. The Owner reserves the right to waive technical errors in applications or abandon the pre-qualification process. Pre-qualification proposal package requirements may be obtained from the Alabama Building Renovation Finance Authority office and the office of Sherer Consulting Engineers, LLC. The Alabama Building Renovation Finance Authority shall receive the prequalification package at the office of Katie Williams, 770 Washington Ave, Suite 444, Montgomery, AL 36130. The deadline for receipt of pre-qualification submittals is **2:00 p.m. CT, Thursday, August 27, 2026**.

A **Mandatory Pre-Bid Conference** for all Pre-Qualified General Contractors shall be held at the Gordon Persons Building located at 50 N. Ripley Street, Montgomery, Alabama 36130, meet at Pelham Street Loading Dock at **10:00 a.m. CT on Thursday, September 3, 2026**, for the purpose of reviewing the project and answering the Bidder's questions. All General Contractors wishing to submit bids are required to have a representative in attendance.

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Bids will be publicly opened and read in the RPM Conference Room. Electronic Documents in pdf format may be obtained from Sherer Consulting Engineers, LLC located at 24821 Commercial Ave Ste 2, Orange Beach, AL, 36561, wesley@shererengineers.com, (251) 240-0007. Obtaining paper copies of the Bid Documents will be the responsibility of the bidders. Paper copies may be obtained from the Alabama Graphics Montgomery office (334-263-0529).

The bidder shall file with their bid either a cashier's check drawn on an Alabama bank, payable to the Alabama Building Renovation Finance Authority, or a bid bond executed by a surety company duly authorized and qualified to make such bonds in Alabama, in an amount equal to the lesser of five percent (5%) of the bid or ten thousand (\$10,000).

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

The successful bidder will be required to furnish and pay for the satisfactory Performance and Payment Bonds in the amount required by General Conditions of the Contract (DCM C-8), and evidence of insurance as required by the bid documents within ten (10) days after being notified that they have been awarded the contract.

No bidder may withdraw their bid within sixty (60) days after the actual date of the opening thereof.

Bids must be submitted on proposal forms furnished by the Engineer or copies thereof. All bidders bidding in amounts exceeding that established by the State Licensing Board for General Contractors must be licensed under the provisions of Title 34, Chapter 8, Code of Alabama, 1975, and must show evidence of license before bidding or bid will not be received or considered by the Architect (Engineer); the bidder shall show such evidence by clearly displaying his or her current license number on the outside of the sealed envelope in which the proposal is delivered. The Owner reserves the right to reject any or all proposals and to waive technical errors if, in the Owner's judgement, the best interests of the Owner will thereby be promoted.

All questions referring to the actual Bid Documents shall only be submitted by email to the Engineer's representative. Bidders shall contact Wesley Sherer for the email address for submitting questions and/or requesting clarifications. All questions or correspondence to the Owner shall be submitted to the Owner's Project Manager.

Owner's Project Manager:
Katie Williams
Real Property Management Department of Finance – State of Alabama
770 Washington Avenue, Suite 444
Montgomery, Alabama 36130
(334) 353-0494

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Engineer:
Wesley Sherer, PE, CxA, LEED GA
Sherer Consulting Engineers, LLC
24821 Commercial Ave Ste 2
Orange Beach, AL 36561
(251) 240-0007