



**CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
CHARLOTTE, NORTH CAROLINA**

ADDENDUM NO. 1

ON-CALL GENERAL CONTRACTOR SERVICES

**CLT PROJECT ITB AVIA 26-23
ADDENDUM DATE: APRIL 1, 2026**

This Addendum is hereby made a part of the contract documents and specifications of the above referenced project. All other requirements of the original plans and specification shall remain in effect in their respective order. Acknowledge receipt of this addendum by initialing next to its number on the "Execution of Bid" page of your Bid.

General Note: It is the intention of CLT to award one or more contracts to the successful bidder(s) as per the ITB.

Addendum No. 1 Includes the Following:

- Q&A
- Pre-Bid Meeting Attendance Sheet
- Invited Bidders List (as of 4.1.2026)
- Pre-Bid Meeting PowerPoint Slides

Q&A

Q: Do we need to provide hourly rates for all items in Unit Price Table A, or only for the work within our scope of capabilities?

A: **Yes, bidders must submit hourly rates for all items in Table A to be considered responsive.**

Q: How will the project be awarded? Will GCs be selected based on individual line-item rates or based on the sum of all line item rates? How will the "Alternate" unit rates be used in the selection of the GCs?

A: **Awarded Based on the total of unit rates in Table A (Base bid). These are the standard, typical labor categories CLT Facilities uses in the performance of the tasks under contract.**

Table B “Alternates” are value-add labor categories at the discretion of the bidder for CLT consideration to be included in the contract to the successful bidder(s). The table for mark-up % is on materials, equipment, permits/disposal and labor categories not included in the labor hours unit pricing (Table A and Table B) where unforeseen labor categories *could* arise during the proposal of tasks under contract to the successful bidder(s).

PRE-BID MEETING ATTENDANCE LIST

Buckner, Drew	Andrew.Buckner@cltairport.com	CLT
Williams, Andrew	Andy.Williams@cltairport.com	CLT
Summers, Essence	Essence.Summers@cltairport.com	CLT
Walker, Erica	Erica.Walker@cltairport.com	CLT
Wesley, Eleeta	eleeta.wesley@cltairport.com	CLT
Choi, Marcus	Marcus.Choi@cltairport.com	CLT
Warren, Blair	Blair.Warren@cltairport.com	CLT
Phalen, Michael	Michael.Phalen@cltairport.com	CLT
Williams, Johnella	Johnella.Williams@cltairport.com	CLT
Beth	ahiofnc@yahoo.com	AHI of NC
Tom Haggard	tomhaggard@clancytheys.com	Clancy and Theys Construction
Matt Ferlisi	mattf@ferlco.com	Ferlco, LLC.
mike	huntedarius80@gmail.com	First Class Restoration
AnnastaciaTooke	estimating@genesiscoc.com	Genesis Construction of the Carolinas
Sean Ryan	sean@keachconstruction.com	Keach Construction
Michael Robinson	mrobinson@localhandyman.com	Local Handyman North Charlotte
Robert Grooms	Robert@queenbossconstruction.com	Queen Boss Construction, LLC
Christina Jarrett	cjarrett@rhcworkforcesolutions.com	RHC Workforce Solutions
Thomas Ivy	Thomas.Ivy@swinerton.com	Swinerton Builders
S Clay		
TYRONE LEGETTE		
Shannon Allen		
Ashley Henderson		
Jessica Feider		

INVITED BIDDERS LIST:

Company	Contact	Email
3 Kings Construction Group LLC	James Phillips	James@3kingsco.com
BugOut	Daquann Barrett	daquann.barrett@bugoutservice.com
CLT Aviation	Andrew Buckner	Andrew.Buckner@cltairport.com
ConstructConnect / Sarah Stadalsky	Sarah Stadalsky	content@constructconnect.com
Edison Foard	Mike Hill	mhill@edisonfoard.com
Ferlco, LLC	Matt Ferlisi	mattf@ferlco.com
GDC Inc.	Sherrod Camp	sherrod.camp@gdcincontracting.com
Genesis Construction of the Carolinas	Annastacia Tooke	estimating@genesiscoc.com
Greatest Llc	Lemonde Woodard	lemondewoodard@gmail.com
GSL Consulting	Steve Ledbetter	steve@GSLconsult.com
H&C Contracting, Inc.	Jeffrey Hayes	jeffrey@handccontracting.com
Hana Engineers and Consultants	Shawn Hunt	shawn.hunt@hanaengineers.com
HMMH Inc	Robert Mentzer Jr.	rmentzer@hmmh.com
https://newcomb-boyd.com	Susan Linginfelter	slinginfelter@newcomb-boyd.com
Introba	Jen Zemba	jen.zemba@introba.com
KEACH CONSTRUCTION	Andrew Gaul	andrew@keachconstruction.com
KEACH CONSTRUCTION	Dustin Hoyle	dustin@keachconstruction.com
KEACH CONSTRUCTION	Sean Ryan	sean@keachconstruction.com
KELBY CONSTRUCTION INC	Kelby Marsh	kelbymarsh@kelbyconstruction.com
kelby construction inc.	Kelby marsh	kelbymarsh@yahoo.com
LGC Global Energy FM LLC	Indra Ghosh	indra.ghosh@lgccorp.com
Martin Landscaping Co., Inc.	Lisa Markus	martinlandscaping@rocketmail.com
MESSER CONSTRUCTION CO.	Will Gharst	wgharst@messer.com
Michael Baker International	Yolanda Bell	yolanda.bell@mbakerintl.com
NOVA Engineering and Environmental	Emily Dollberg	EDollberg@usanova.com
Pronto & Precise General Contracting LLC	Kendra Kyei	Prontoprecise@gmail.com
Queen Boss Construction, LLC	Robert Grooms	queenbossproperties@gmail.com
Quinn Sales, Inc dba Custom Building Systems	Tracy Wensil	tracy@custombuildingsystems.com
Reliable Solutions Construction, LLC dba Reliable Restorations	Johanna Suarez	johanna@reliablerestorations.net
RHC Workforce Solutions	Chris Jarrett	cjarrett@rhcworkforcesolutions.com
SITA	Yassine Kone	yassine.kone@sita.aero
Swinerton	Thomas Ivy	thomas.ivy@swinerton.com
United Construction Company, Inc	michael carsno	mike@united-construction.com
Waste Pro Usa	RHONDA GAY	rgay@wasteprousa.com



ITB AVIA 26-23
ON-CALL GENERAL CONTRACTOR SERVICES
PRE-BID MEETING

March 19, 2026, at 10:00 AM EDT.

****PLEASE MUTE YOUR MICS****

AGENDA

- Housekeeping Items
- Introductions and Attendance
- Submission Requirements
- Bid Format (Required Forms)
- Addenda and Proposer Questions
- Trimble Bid Portal
- Charlotte Business Inclusion (CBI)
- Bid Scope Summary
- Airport Security Requirements

HOUSEKEEPING ITEMS

- The purpose of this conference is to present information found in the Invitation to Bid (ITB).
- ITB clarification questions will only be accepted and answered by submission through the Trimble Unity Construct e-bidding portal's Q&A board. Answers to be provided via addendum.
- You may email andrew.buckner@cltairport.com with questions regarding the operation of Trimble Unity Construct.
- Today's presentation will be included with addendum.
- Vendor registration and related information:
<https://www.charlottenc.gov/Growth-and-Development/Doing-Business/Vendor-Registration>

INTRODUCTIONS AND ATTENDANCE

- Presenters:
 - Drew Buckner– ITB Manager
 - Mike Phalen– Project/Contract Manager
 - Eleeta Wesley – Business Diversity & Development Specialist
 - Aireyanna Kennedy- Security Construction Projects Manager

*Please enter your name, company name and email address in the chat.

SUBMISSION REQUIREMENTS

Submission Requirements:

- Companies must submit ONE (1) original and complete proposal in searchable Adobe Acrobat .pdf format, signed in ink, or digitally signed.
- Proposals must have standard text no smaller than twelve (12) points. Text in charts and graphs may be reduced.
- **Please combine all documents into one submission packet.**
- Please name your file using twenty (20) characters or less.
- Please share username and password among co-workers.
- Proposals must be submitted through the eBuilder Bid Portal, using the link provided within the ITB document. CLT will not accept submissions through any other means (i.e. – mailed, faxed, emailed, hand delivered, etc.)

Proposal Submission Deadline:

- April 7, 2026, at 2:00 PM EDT (per CLT's clock)
- The bid portal will close promptly at 2:00 PM EST. **Late submissions will not be accepted.**
- Please notify Drew Buckner via email, andrew.buckner@cltairport.com, if you experience issues using the bid portal. All other questions must be submitted through the Q&A link in the bid portal.
- DO NOT wait until the last minute!

Target Dates:

- Council Approval – June 2026
- Start Date – July/August 2026



BID FORMAT (REQUIRED FORMS)

- ✓ FORM A: ITEMIZED BID
- ✓ FORM B: EXECUTION OF BID
- ✓ FORM C: COMMERCIAL NON-DISCRIMINATION CERTIFICATION

All required forms must be completed, signed and uploaded

ADDENDA AND PROPOSER QUESTIONS

- All addenda will be posted to the Trimble Unity Construct bid portal and the City of Charlotte website.
- Questions must be submitted in written form through the Trimble Unity Construct bid portal Q&A board.
- Questions and answers will be included in addenda for the benefit of all proposers.
- Submission of written questions are due no later than March 24, 2026 at 5:00 PM EDT.

TRIMBLE BID PORTAL



Bid Portal

Log In

Are you a first time bidder? [Click here to register](#)

Username

Password

[Forgot password?](#)

Login

- Please use the link provided in the RFP to access the Trimble e-bidding portal.
- **PLEASE NOTE:** The portal link is the “Invitation Key”.
- If this will be your first-time logging into the portal, you will need to create login credentials.
- Use Chrome or Firefox as your browser when accessing the portal (do not use Internet Explorer).

TRIMBLE BID PORTAL

Charlotte Douglas International Airport (CLT) / Solicitations 020 Facilities

↳ ITB AVIA 26-23 On-Call General Contractor Services

Status

Bid Package Open
Bidding Pending
Response Submitted No

20 Days 23 Hours 38 Minutes Left

Due on 04.07.2026 at 2:00 PM
(GMT-05:00) Eastern Time (US & Canada)

Package Invitation

Response Form

Q&A Board

Accept

Decline




Bid Info

Invitation Documents (1)

Addenda

Hide All | Show All

Click this icon  to download files. Clicking the icon next to a folder will download all files and subfolders within it.

File / Folder Name	Uploaded on	File Size
  Solicitation Documents (1) Locate bid documents here	02.16.2026 10:56 AM	
 ITB AVIA 26-23 On-Call General Contractor Services Solicitation FINAL.pdf Version 1	02.16.2026 11:53 AM	1.23 MB



TRIMBLE BID PORTAL

Charlotte Douglas International Airport (CLT) / Solicitations 020 Facilities

↳ ITB AVIA 26-23 On-Call General Contractor Services

Status

Bid Package	Open
Bidding	Pending
Response Submitted	No

20 Days 23 Hours 38 Minutes Left

Due on 04.07.2026 at 2:00 PM
(GMT-05:00) Eastern Time (US & Canada)

Package Invitation

Response Form

Q&A Board

Submit Question

Export

Submit questions here

View List | View All

Note: The date and time are shown in the bid time zone.

View	Subject	Questionee	Date & Time
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TRIMBLE BID PORTAL

Charlotte Douglas International Airport (CLT) / Solicitations 020 Facilities

↳ ITB AVIA 26-23 On-Call General Contractor Services

Status

Bid Package	Open
Bidding	Pending
Response Submitted	No

20 Days 23 Hours 33 Minutes Left

Due on 04.07.2026 at 2:00 PM
(GMT-05:00) Eastern Time (US & Canada)

Package Invitation

Response Form

Q&A Board

▶ Submit Quote

Submit bids here

⚠ Please note that only one file can be uploaded.

Reminders:

- **Upload as one (1) file**
- **File name 20 characters or less**
- **Don't wait until the last minute!**

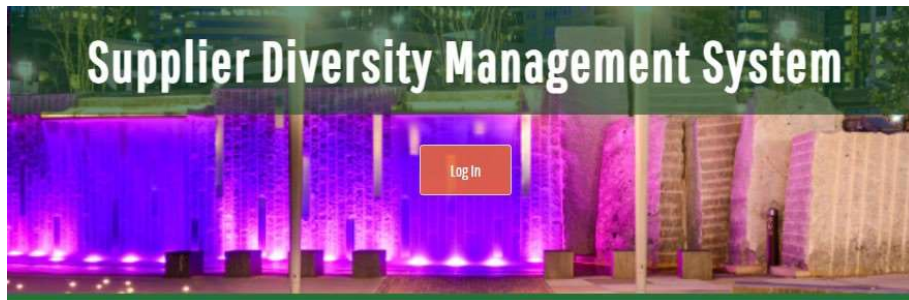


Charlotte Business Inclusion (CBI)

- The City will negotiate an MWSBE participation goal per task order with a non-binding aspirational goal of **16%** against the total amount expended under the Contract.
- Minority, Women and/or Small Business Enterprises (MBE) (WBE) &/or (SBE)
- Required Forms
 - CBI Form 3B – Utilization Commitment Task (required when task accepted under Contract). See ITB for example form.
- This Contract may be subject to the terms and conditions of the City's CBI Program regarding subcontracting opportunities that may arise during the term of the Contract.
- The CBI Program can be found at: www.charlottebusinessinclusion.com
- Contact: Eleeta Wesley eleeta.wesley@cltairport.com

CBI: Certified Firm Directory

- Please visit charlotte.diversitycompliance.com/ to search the certified firm directory
 - Only certified **MWSBE** firms will count for participation on this project.



VENDOR CERTIFICATION
Search and/or join our database of certified vendors

[Search Certified Directory](#)

[Apply for / Renew Certification](#)

UPCOMING EVENTS
View our upcoming events

[Events](#)

Search using **NIGP** Commodity Codes

Certified Directory

Search City of Charlotte Certified Directory by entering search terms and clicking Search. You must select at least one certification

Disclaimer: Certification and the information listed within this directory is not a guarantee of a firm's capacity or ability. Users of this information are advised to conduct their own due diligence when engaging any listed entities. Prior to contract responsibility to ensure a subcontractor is ready, willing and able to perform the defined scope of work.

Search by Certification Type

CERTIFICATIONS

- Minority Business Enterprise (MBE)
- Small Business Enterprise (SBE)
- Women Business Enterprise (WBE)
- Airport Concessionaire/Disadvantaged Business Enterprise (ACDBE)
- Disadvantaged Business Enterprise (DBE)
- Historically Underutilized Business (HUB)

Search by Business Name or DBA

BUSINESS NAME/DBA Tip: Try just a few letters of the firm's name.

Search by Business Description

BUSINESS DESCRIPTION Tip: Try just a few letters of a keyword.

Search by Commodity Code

COMMODITY CODES [Click to Lookup Commodity Codes](#)

BID SCOPE SUMMARY

This is an on-call, task-based contract for miscellaneous small construction or repair projects with each task estimated to be less than \$30,000 in value.

The tasks are expected to cover the entire spectrum of common construction and repair related services and trades, including but not limited to:

- turnkey projects
- new construction
- demolition
- renovations
- interior fit outs,
- site improvements
- renovations/remodeling
- maintenance/repair of facilities and pavement

Bidders can expect tasks to potentially include some, none, or all of the trades represented in the unit price list. The Contractor shall provide services at various locations as needed. CLT may choose to supply some, none, or all of the construction materials required for any specific Task.



BID SCOPE SUMMARY – TASK ORDER

Task Order Process:

- CLT submits requested task scope to Contractor.
- Contractor provides task proposal to CLT.
- CLT submits approved proposal with request for PO.
- CBI engages with Contractor to negotiate MWSBE goals via CBI Form 3B.
- PO is issued.
- Task work proceeds.
- Invoice submitted against PO.
- Payment processed.

AIRPORT SECURITY REQUIREMENTS

Security
Program

Airport
Badging
Requirements

Please see requirements in solicitation
packet and go to
www.cltairport.com/business/credentialing
for all information regarding CLT's Security
Program, Policies and Procedures, FAQs,
etc.



THANK YOU!



CLT™