



UNC CHARLOTTE

ACADEMIC COMPLEX

RENOVATIONS

SCO ID# 13-11117-01A

RE-BID

ADDENDUM #4

OCTOBER 20, 2016

**University of North Carolina at Charlotte
Academic Complex Renovation****ADDENDUM #4**

October 20, 2016

To: ALL BIDDERS OF RECORD:

This addendum forms a part of the Contract Documents and modifies the original Project Drawings, and Project Manual dated September 7, 2016. Acknowledgement of receipt of this Addendum in the space provided on the Bid Form is mandatory. Failure to do so may subject the Bidder to disqualification. All bidders need to make sure that this entire addendum is thoroughly reviewed.

Important Information:

1. Bid Day – **The project will bid on Thursday, October 27, 2016, at 2:30 p.m.** Sealed proposals will be received in the Cone University Center Room 320 (McKnight Auditorium), building #05 on the campus map - <http://maps.uncc.edu> - visitor parking available in Cone Deck 2 on the University of North Carolina at Charlotte Campus.
2. The following packages will bid on the date noted above: BP-02C Unit Pavers, BP-02E Landscaping, BP-04A Masonry, BP-05B Misc. Steel, BP-07A Caulking and Waterproofing, BP-08B Turnkey Doors Frames and Hardware, BP-09A Metal Studs & Drywall, BP-09C Metal Studs & Drywall & ACT Ceilings (Combo), BP-10A Specialties & Toilet Accessories, BP-12C Fixed Auditorium Seating, BP-15C Plumbing Systems, BP-15D HVAC Systems, BP-16A Electrical and Fire Alarm.

Changes to the Project Bid Manual

Please note the following Scope of Work Changes:

1. BP-08B Turnkey Doors Frames and Hardware – Alternates
 - a. New Alternate - **Alternate 1: Remove and reuse Existing Doors Store Offsite:**
The scope of work for this alternate shall include removal of existing doors, transoms, hardware, and all door accessories. Doors, transoms, and associated hardware shall be labeled, protected, and stored offsite in an insured and conditioned warehouse or storage unit. Assume storing material for a 6 month duration. Deliver, unload, and re-install doors, transoms, door hardware, and door accessories at the direction of the Construction Manager. Include final adjusting of doors.
 - b. New Alternate - **Alternate 2: Remove and reuse Existing Doors Store Onsite:**
The scope of work for this alternate shall include removal of existing doors, transoms, hardware, and all door accessories. Doors, transoms, and associated hardware shall be labeled, protected, and stored onsite in a location determined by the Construction Manager. Include dunnage under, and in-between doors. Re-

-
- install doors, transoms, door hardware, and door accessories at the direction of the Construction Manager. Include final adjusting of doors.
- c. New Alternate - **Alternate 3: Remove Refinish and Reinstall Doors:** The scope of work for this alternate shall include the removal of existing wood doors, transoms, hardware, and all door accessories. Doors, transoms, and associated hardware shall be labeled, protected, and removed offsite to be finished. Completely refinish and refurbish all interior wood doors, transoms systems and components. Include all sanding, grinding, stripping, and removal of the existing door finish, sealants, paint, markings, etc. Wood filler, wood conditioner, and any and all prep work required prior to applying final finish coats is included. Doors shall have a natural finish per note 5 on the Door and Frame Schedule. Include a minimum of (1) coat wood sealer, (1) coat gloss spar varnish, and (2) coats satin varnish, per University Standards. Include final adjusting of doors. Ensure fire rating label is legible, and not coated or covered after refinishing.
- d. New Alternate - **Alternate 4: Remove and replace Existing Doors and Transoms:** The scope of work for this alternate shall include the replacement of existing wood doors, and wood transoms. Under this alternate, associated hardware, and door accessories shall be removed labeled, boxed, stored onsite, and reinstalled on the new doors by this Contractor. This Contractor shall include the disposal of doors to be replaced. Dumpster will be provided by others. Include all field verification and measurements to ensure new doors are prepped to accept existing hardware. Field verify dimensions of all doors and transoms prior to ordering. Field verified dimensions shall be shown in the shop drawings and submittals. Replacement doors shall meet requirements of Specification Section 081416 Flush Wood Doors, and have a natural finish as noted in the drawings per University Standards. Include final adjusting of doors.
2. BP-08B Turnkey Doors Frames and Hardware – Unit Prices
- a. Revise Unit Price #3 as follows: **Unit Price #3 Remove and reuse Existing Doors Store Onsite:** Provide a unit price per door to remove existing wood door, transom, hardware, and all door accessories. Door, transom, and associated hardware shall be labeled, protected, and stored onsite in a location determined by the Construction Manager. Reinstall doors, transoms, door hardware, and door accessories at the direction of the Construction Manager. Include final adjusting of doors.
- b. Revise Unit Price #4 as follows: **Unit Price #4 Remove Refinish and Reinstall Door:** Provide a unit price per door to refinish an interior wood door and transom. Include the removal of existing wood door, transom, hardware, and all door accessories. Door, transom, and associated hardware shall be labeled, protected, and removed offsite to be finished. Completely refinish and refurbish all interior wood doors, transoms systems and components. Include all sanding, grinding, stripping, and removal of the existing door finish, sealants, paint, markings, etc. Wood filler, wood conditioner, and any and all prep work required prior to applying final finish coats is included. Doors shall have a natural finish per note 5 on the Door and Frame Schedule. Include a minimum of (1) coat wood sealer, (1) coat gloss spar varnish, and (2) coats satin varnish, per University Standards. Reinstall hardware on refinished door. Include final adjusting of door.

- c. Revise Unit Price #5 as follows: **Unit Price #5 Remove and Replace Wood Door and Transom:** Provide a unit price per door to remove existing wood door, transom, hardware, and door accessories, and provide a new door in its place. Dispose of removed door and transom into dumpster provided by the Construction Manager. Label, box, and store hardware onsite. Provide a new replacement door that meets the requirements of Specification Section 081416 Flush Wood Doors. Replacement doors shall have a natural finish per note 5 on the Door and Frame Schedule. Include a minimum of (1) coat wood sealer, (1) coat gloss spar varnish, and (2) coats satin varnish, per University Standards. Install the removed hardware on the new wood door.
- d. New Unit Price – **Unit Price #6 New Fire Rating Label:** Provide a unit price per label to furnish and install a new metal UL fire rating label. This unit price will be utilized in the event that an existing door is missing the fire rating label.
3. BP-08B Turnkey Doors Frames and Hardware – Scope of Work Changes
 - a. The following scope of work items are related to removing and refinishing doors and transoms, and shall be removed from this Bid Package Scope of Work: Item # 2, 3, 7, 8, and 9.

Attachments

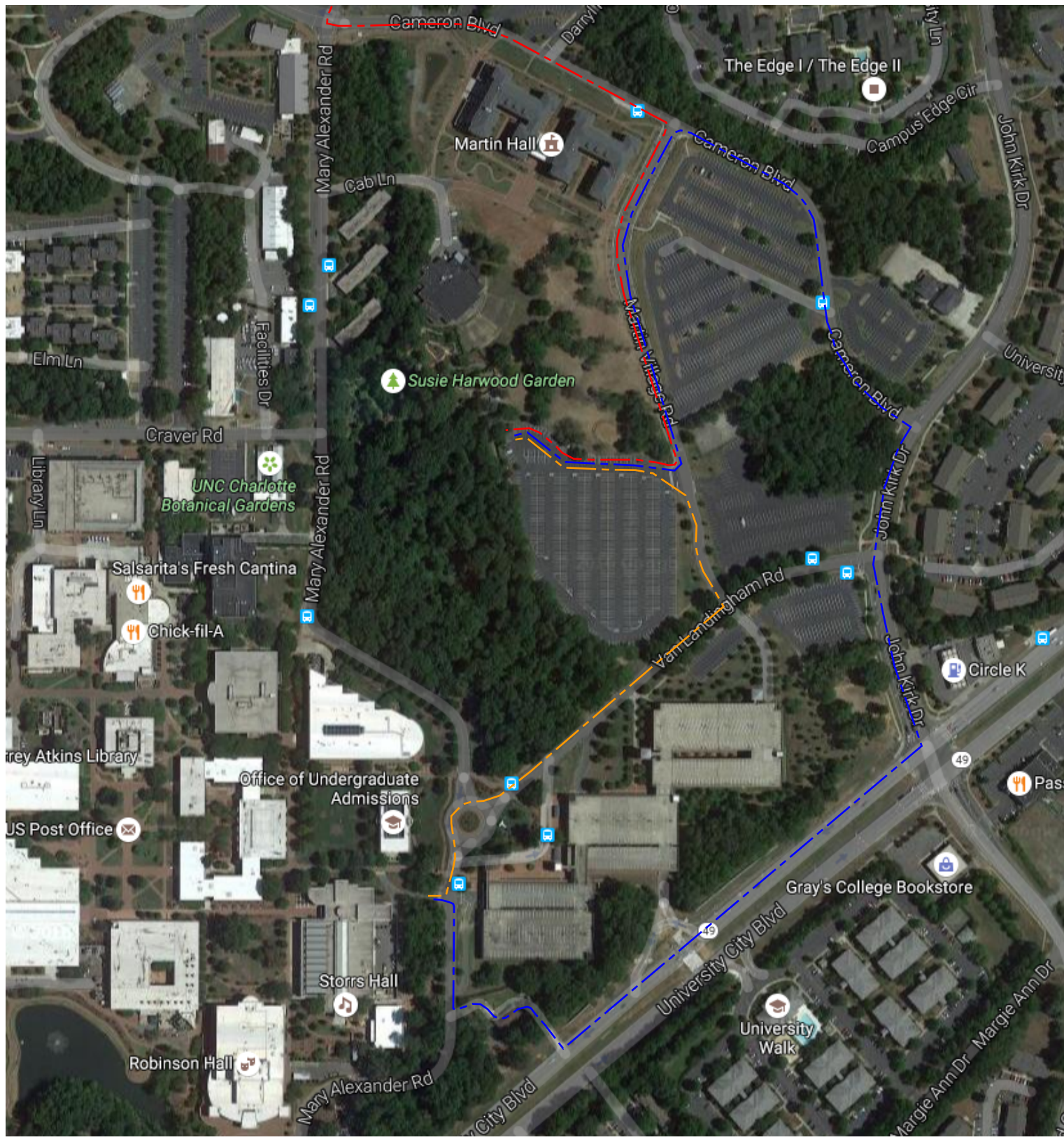
1. Original bid documents (Addendum #1, #2, and #3.)
2. Logistics Plan.
3. Bid Default Schedule for Re-Bid.

End of Addendum #4

Logistics Plan

Academic Complex Renovation Logistics Plan





Unrestricted

"Man" vehicles: 8:30a - 4:30p
Deliveries: 6:30p - 7:00a

"Man" vehicles: 6:30p - 7:00a

Image #1 From Logistics Plan



Image #2 From Logistics Plan



Image #3 From Logistics Plan



Image #4 From Logistics Plan



Image #5 From Logistics Plan



Image #6 From Logistics Plan



Bid Default
Schedule for
Re-Bid

Activity ID	Activity Name	OD	Start	Finish	Sep 2017	Oct 2017	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019	Mar 2019							
Summary Schedule for Inclusion w/Bid Docs					578	12-Sep-16	14-Dec-18																							
Project Milestones					578	12-Sep-16	14-Dec-18																							
MILE 100	Bid Advertisement	0	12-Sep-16	18-Oct-16	◆ Bid Advertisement																									
MILE 105	All Bids Received (18Oct16)	0		27-Oct-16	◆ All Bids Received (18Oct16)																									
MILE 106	Rebid Period Bids Received (27Oct16)	0		15-Nov-16	◆ Rebid Period Bids Received (27Oct16)																									
MILE 110	Anticipated Construction NTP	1	15-Nov-16	15-Nov-16	◆ Anticipated Construction NTP																									
MILE 115	Commence On-Site Construction	0	22-Dec-16		◆ Commence On-Site Construction																									
MILE 120	Phase 1 Complete	0		07-Aug-17	◆ Phase 1 Complete																									
MILE 125	Phase 2 Complete	0		15-May-18	◆ Phase 2 Complete																									
MILE 135	Final Completion	0		14-Dec-18	◆ Final Completion																									
MILE 130	Phase 3 Complete	0		14-Dec-18	◆ Phase 3 Complete																									
Preconstruction					47	12-Sep-16	15-Nov-16																							
Bidding					47	12-Sep-16	15-Nov-16																							
BID 100	Bidding Period	26	12-Sep-16	17-Oct-16	Bidding Period																									
BID 105	Receive Bids - All Trades	1	18-Oct-16	18-Oct-16	I Receive Bids : All Trades																									
BID 110	Evaluate, V/E (as needed), Agree on GMP with Owner & Receive Official	20	19-Oct-16	15-Nov-16	I Evaluate, V/E (as needed), Agree on GMP with Owner & Receive Official NTP																									
BID 106	Re-Bid Period	6	19-Oct-16	26-Oct-16	I Re-Bid Period																									
BID 115	Scope Review Meetings w/Apparent Low Bidders	7	20-Oct-16	28-Oct-16	I Scope Review Meetings w/Apparent Low Bidders																									
BID 107	Receive Re-Bids	1	27-Oct-16	27-Oct-16	I Receive Re-Bids																									
Procurement					150	16-Nov-16	20-Jun-17																							
Subcontract Awards/Execution					10	16-Nov-16	01-Dec-16																							
Submittals					40	02-Dec-16	30-Jan-17																							
Fabrication & Delivery of Long-Lead Equipment/Materials					110	17-Jan-17	20-Jun-17																							
Construction					531	16-Nov-16	14-Dec-18																							
Preparatory Period to Phase 1					24	16-Nov-16	21-Dec-16																							
Phase 1 - Denny					159	22-Dec-16	07-Aug-17																							
Denny					159	22-Dec-16	07-Aug-17																							
Denny Pre-Demolition Activities (Both Floors Concurrently)					7	22-Dec-16	03-Jan-17																							
1 PD 000	Commence Pre-Demolition Activities After Christmas	2	22-Dec-16	23-Dec-16	I Commence Pre-Demolition Activities After Christmas																									
1 PD 100	Remove Owner Equipment for Re-Use	1	27-Dec-16	27-Dec-16	I Remove Owner Equipment for Re-Use																									
1 PD 105	Remove Fixed Audience Seating for Re-Use	2	27-Dec-16	28-Dec-16	I Remove Fixed Audience Seating for Re-Use																									
1 PD 110	Decommission MEP & F/A Systems	3	27-Dec-16	29-Dec-16	I Decommission MEP & F/A Systems																									
1 PD 115	Temporary Site Fencing, Signs and Partitions	3	29-Dec-16	03-Jan-17	I Temporary Site Fencing, Signs and Partitions																									
Abatement & Demolition - Denny (Both Floors Concurrently)					25	04-Jan-17	07-Feb-17																							
1 DEMO 100	Hazardous Material Abatement	15	04-Jan-17	24-Jan-17	I Hazardous Material Abatement																									
1 DEMO 110	Below-Floor MEP Demo - Denny	10	18-Jan-17	31-Jan-17	I Below-Floor MEP Demo - Denny																									
1 DEMO 105	Architectural Ceiling & Above-Ceiling MEP Demolition	15	18-Jan-17	07-Feb-17	I Architectural Ceiling & Above-Ceiling MEP Demolition																									
BIM Survey & Coordination - Denny (Both Floors Concurrently)					20	08-Feb-17	07-Mar-17																							
1 BIM 100	BIM Survey in Denny	5	08-Feb-17	14-Feb-17	I BIM Survey in Denny																									
1 BIM 105	Bim Coordination for Denny	15	15-Feb-17	07-Mar-17	I Bim Coordination for Denny																									
Denny New Work (Both Floors Concurrently)					109	15-Feb-17	19-Jul-17																							
Rough-Ins, Drywall & Grid					72	15-Feb-17	25-May-17																							
1 R/I 100	Remove & Repair SOG Deficiencies	15	15-Feb-17	07-Mar-17	I Remove & Repair SOG Deficiencies																									
1 R/I 125	Sprinkler R/Is - Denny	20	08-Mar-17	04-Apr-17	I Sprinkler R/Is - Denny																									
1 R/I 115	Above-Ceiling HVAC R/Is - Denny	50	08-Mar-17	16-May-17	I Above-Ceiling HVAC R/Is - Denny																									
1 R/I 120	Above-Ceiling Electrical & F/A R/Is and Wiring - Denny	50	08-Mar-17	16-May-17	I Above-Ceiling Electrical & F/A R/Is and Wiring - Denny																									

UNCC Academic Complex Renovations - Bid Default Construction Schedule

(Note: Detail is Provided for Phase 1, with Summarized Activity Groupings in Phases 2 & 3, Using Sumilar Logic Modeling as that used for Phase 1



- Remaining Level of Effort
- Actual Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- Milestone
- Summary

