



**Addendum #3**

Date: December 10, 2019

To: All Bidders

From: Optima Engineering, PA  
Charlotte, NC

Re: UNC Charlotte IT Infrastructure Upgrades – Rowe, Storrs & Reese  
SCO #18-19671-02A

**NOTICE TO BIDDERS**

Bidder is hereby notified that this Addendum shall hereby become a part of the Construction Documents and the official Contract Documents and shall be attached to the Project Manual for the Project.

The following items are intended to revise and clarify the Drawings and the Project Manual.

The bidder shall see that their Sub-Bidders are in full receipt of the information contained herein.

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**General Note:**

This Addendum includes the following groups and subsequent “items” referring to various parts of the Contract Documents. Note that some “items” refer to Specification Sections which are attached at the back of the Addendum.

**General Requirements:**

1. No items.

**Changes to Specifications:**

1. The following specs are to be issued/reissued. The new doors are to be painted flush wood doors, not hollow metal:

Spec #	Spec Name	Date of Revision
08 14 16	FLUSH WOOD DOORS	Issued: 12/09/2019
08 71 00	DOOR HARDWARE	Rev. 12/09/2019

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2. Revise the following:  
Table of Contents: Add 08 14 16 FLUSH WOOD DOORS

**Changes to Architectural Drawings:**

1. Storrs:

Doors to be wood, painted. Existing doors are clarified in remarks. Access Control hardware to be wireless. Clarification on Base bid for Alternate 3, if new coiling door is not taken.

Sheet #	Sheet Name	Date of Revision
Sheet A1.02-B	Storrs – Enlarged Floor Plans and RCPs – Level 02	12/09/2019
Sheet A1.04	Storrs – Door and Finish Schedule	12/09/2019
Sheet D1.02-B	Reese – Millwork Details	12/09/2019

2. Rowe:

Add wireless access to room 142. Existing PIM is in place.

Sheet #	Sheet Name	Date of Revision
Sheet A2.01	Rowe – Floor Plan – Level 01	12/09/2019
Sheet A2.03	Rowe – Interior Elevations, Schedules and Details	12/09/2019

3. Reese:

Countertops to be solid surface (not plastic laminate) to match existing countertops to remain.

Sheet #	Sheet Name	Date of Revision
Sheet A3.01	Reese - Floor Plans Ground Level – Level 1	12/09/2019
Sheet A3.03	Reese – Floor Plan – Levels 04-05	12/09/2019
Sheet A3.06	Reese – Millwork Details	12/09/2019

**RESPONSES TO EMAIL QUESTIONS (NOTE: QUESTIONS AND RESPONSES ARE INCLUDED HERE ONLY IF THEY ARE NOT RESPONDED TO ELSEWHERE IN THIS ADDENDUM):**

1. What access controls will be used for project?  
Answer: The owner preferred make/model is on the alternate list which is included in Addendum (#2). All alternates can be found on the first page of the NTB form.
2. Is this after-hours work?  
Answer: Yes, Refer to Section 01 10 00 for work restrictions.
3. Does the project have a required completion date?

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Answer: Completion date will be determined once contracts are awarded.

4. Is there an allowance for new outlets and data drops that will require paintwork, touchups, etc?

Answer: GC is responsible to repair walls damaged during construction.

5. Should we be carrying an allowance for patch/repair/paint at the various locations that new outlets/data/etc are being installed throughout the offices/rooms that are not in the "Scope of Work" – per the electrical/telecom plans? Or will we just be re-using the existing jacks/plates/etc?

Answer: A new, parallel Category 6A network will be installed as the existing network shall remain operational during construction. Existing jacks, plates, etc will not be reused.

6. Should we carry any allowance for patch/repair/paint for the install of the access panels other than the install of the panels themselves? Is GC is responsible to repair ceilings damaged during construction? For instance, will there be a paint corner to corner clause or any additional ceiling work required for the panels?

Answer: GC is responsible to repair walls damaged during construction, but you are not required to repaint the entire ceiling, unless damaged during construction.

7. Please confirm the working hours and target dates and phasing plan.

Answer: Refer to Section 01 10 00 for work restrictions. Target dates and phasing plan will be determined after bids are awarded.

8. In spec section 01 00 00 Summary I see the phased construction for the 3 buildings. If both Alternates are accepted would we start phase 1 work in all 3 buildings at the same time?

- a. Since these buildings have different Departments in them, I wanted to make sure they didn't have different start dates. We would see costs for separate mobilizations and added supervision.

Answer: Work can be completed in all 3 buildings at the same time.

- b. Basically, I'm asking if there is any reason we wouldn't be able to work in all 3 buildings at the same time.

Answer: Work can be completed in all 3 buildings at the same time.

9. Please see below questions from one of our overhead door suppliers regarding the spec section for the overhead coiling door and coiling counter door.

- a. 083313 2.1, 2.5A2 and 3.1C. These all refer to fire doors. Is this door to be fire rated?

Answer: This door is to be 60min. See life safety plans and door schedule. See door schedule.

- b. 083313 2.2D1 Gasket seals. I am not aware of any manufacture that offers this due to the way the door is constructed. Please clarify.

Answer: Doors to be 60 minutes. Seals as required for rating.

- c. 083313 2.2 J 1 and J2. Please clarify intent.

Answer: Provide manual door with push up operation. Remove both J1 and J2.

- d. 083313 2.2L1 Finish. Please clarify color intent. Clear anodized is the only stock color.

Answer: Doors are to be prefinished white. Stock color is not specified, but instead provide full range of paint available and possible for manufacturer.

- e. 083313 2.2 I1 and 2.6 locks. Please clarify which type of lock is needed.

Answer: Lock to be thumbturn.

- f. 083323 1.5B Inspector. Does this section refer to the fire marshall?

Answer: No separate field quality control is to be provided. Doors shall be tested to close in final acceptance and/or beneficial depending on project closeout procedures and coordinated by GC for NC State monitor and design team present.

- g. 083323 2.3B Operation cycle. 200,000 is not available on fire doors. 20,000 is the industry standard. Is this acceptable?

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Answer: 20,000 is acceptable.

- h. 083323 2.3H and 2.7 Locks. Is this required on this door?

Answer: Lock to be keyed. Key with Schlage cylinder to match Everest keying cylinders.

- i. 083323 2.5A door curtain. As all types of slats are listed please clarify which is needed.

Answer: Door is to be steel. Slats to be metal interior curtain-slats (#6).

- j. 083323 2.10F Obstruction device. Is this door is to close under power and alarm conditions then an electric edge is need for the door to work correctly.

Answer: Provide all components required to make door functionality for obstruction to function under both normal everyday applications and emergencies, including an electric edge.

- k. 083323 3.5 Maintenance. This can be an expensive add. Is it required in our bid?

Answer: The door shall be warranted for the first year of construction. Remove maintenance contract requirement, but it will be expected that the door be serviced as required and needed in the first year after Final completion.

10. Regarding access control, in the documentation I do not see specifications related specifically to this portion of the project. Also, looking at the drawings I do not see anything in the package. Can you send this info over asap?

Answer: There is access control in all three buildings, but existing Open Options systems exist. The revised hardware schedule and plans with door schedules reflect revisions and indicate where controllers and PIMs are to be provided. A summary is below:

The hardware schedule has been revised for wireless access control in all buildings. AD400 readers.

Storrs will require new AD400 readers on new data rooms and on the computer print room and labs. The west side of the building will require a new Open Options SSP/EP controller and 2 new PIMS (400/485). Electrical will need wiring to the controller, the PIMs will need data to the controller, onc thru floor pathway as noted in the hardware schedule.

Rowe's access control system requires new AD400 readers, but no new PIMS or controllers.

Reese's level 1 data room will reuse the AD400 controller and requires no new PIM. Reese level 2 data rooms only requires an AD400 reader. Reese level 3 requires two new AD400 readers and a 1501 PIM with integral controller. Reese level 4 requires one new AD400 readers and a 1501 PIM with integral controller.

All new PIM's are to be located as indicated in the hardware schedule and have data run in this project to them. All new controllers to have data and wiring as required in this project.

11. Please include all basis of design part numbers and a specific door hardware schedule for all access controlled doors.

Answer: Refer to Architectural Specifications.

12. Is there a preferred vendor for the cabling?

Answer: No, Just Siemons Certified.

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13. Sections 271313 and 271323 of the specification talks about fiber optic and copper backbone cabling, but there is no riser diagram for copper or fiber optic backbone. Is there any backbone cabling to be done? If so, we will need a riser diagram.

Answer: Riser Diagrams to be provided.

14. Question about an Alternate Cat6a Plenum cable. Can we use Commscope as an Alternate for the UNCC IT Infrastructure Project? Please advise.

Answer: Provide cabling as specified.

### **End of Addendum #3**

#### Attachments:

- Specification Sections 081416 and 087100
- Drawings: A1.02-B, A1.04, A2.01, A2.03, A3.01, A3.03, A3.06, D1.02-B, TC1.01, TC1.02, TC1.03, TC1.04, TC2.01, TC3.01, TC3.02, E0.01, E0.02, E1.01, E1.02, E1.04, E1.05, and ED1.01