
PROJECT:	Multiple Buildings – Roof Replacement Woodward Hall	NO.:	01
OWNER:	University of North Carolina-Charlotte	DATE OF ISSUANCE:	3/27/2024
		ENGINEER:	REI Engineers
		REI PROJECT NO:	024CLT-017

This addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated 2/27/2024 as noted below.

This addendum consists of 01 page(s), and the attached revised Contractor's Guarantee.

CHANGES TO BIDDING REQUIREMENTS:

1. Pre-Bid Meeting Minutes: the attached Pre-Bid Meeting Minutes dated March 27, 2024, are incorporated into the Contract Documents by reference.

CHANGES TO SPECIFICATIONS

1. Supplemental General Conditions, Paragraph 1.14, Subparagraph A, change "within 60 consecutive calendar days from and including said date" to read "from May 13, 2024 to August 16, 2024".

QUESTIONS/CLARIFICATIONS

1. Contractor is responsible to repair displaced fireproofing and repair any interior finishes damaged from the displaced fireproofing per specification section 07 01 50 "Preparation for Reroofing"
2. Should Contractor provide fencing around material storage area in loading dock?

Yes, please provide fencing for materials in staging area.

3. Is the Contractor Warranty on this project 2-years?

Yes, please see attached revised Contractors Guarantee to be submitted with closeout documents.

ALL OTHER REQUIREMENTS AND PROVISIONS OF THE BIDDING DOCUMENTS REMAIN UNCHANGED. ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE BID FORM. FAILURE TO DO SO MAY BE CAUSE FOR REJECTION OF THE BID.

END OF ADDENDUM

CONTRACTORS GUARANTEE

Know all men by these presents, that we, (Contractor) _____, having installed roof system, flashings and sheet metal on the Roof Replacement – Multiple Bldgs. (Woodward Hall) under contract between University of North Carolina at Charlotte (Owner) and Contractor, unconditionally guarantee materials and workmanship against patent defects arising from faulty materials, faulty workmanship or negligence for a period of 24 months following the date of final acceptance of the work which occurred on _____, 20____; and shall replace such defective materials or workmanship without cost to the Owner. Where items of equipment or material carry a manufacturer's warranty for any period in excess of 24 months, then the manufacturer's warranty shall apply for that particular piece of equipment or material. The Contractor shall replace such defective equipment or materials, without cost to the Owner, within the manufacturer's warranty period. Additionally, the Owner may bring an action for latent defects caused by the negligence of the Contractor which is hidden or not readily apparent to the Owner at the time of final acceptance, whichever occurred first, in accordance with the applicable law.

We, Contractor, further agree that for the period specified below, we will make repairs at no expense to the Owner to defects which may develop in the work in a manner compatible to the system, acceptable under industry standards and general practice as established by the Engineer and acceptable to the Manufacturer.

We, Contractor, warrant the materials and workmanship against leakage and defects due to faulty materials, workmanship and contract negligence for a period of 24 months following the date of final acceptance of the work. We, Contractor, agree that should any leakage occur in the work we will perform emergency repairs within 24 hours' notice and perform permanent repairs promptly in a manner to restore the work to a watertight condition by methods compatible to the system, acceptable under industry standards and general practice, and acceptable to the Manufacturer, all at no expense to the Owner.

We, Contractor, agree to attend one post construction field inspection no earlier than one month prior to the Guarantee expiration date and to complete corrective actions requested by Owner, Engineer, or Manufacturer at no additional cost to the Owner.

Signature: _____ Title: _____

<p>_____ (State), County of _____</p> <p>I, _____, a Notary Public for _____ County, _____ (State), do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.</p> <p>Witness my hand and official seal, this _____ day of _____, 20____.</p> <p style="text-align: right;">_____ (OFFICIAL SEAL)</p> <p>Notary Public</p> <p>My commission expires _____, 20____.</p>

END OF DOCUMENT



March 27, 2024

University of North Carolina-Charlotte
Facilities Management - Capital Projects
9201 University City Boulevard
Charlotte, NC 28223-0001

Attention: Patrick Jones
Facility Planner

Reference: Pre-Bid Meeting Minutes
Roof Replacements - Multiple Bldgs.
Woodward Hall
SCO ID # 22-25769-01A
REI Project No. 024CLT-017

Dear Mr. Jones:

A Pre-Bid Meeting was held at 1:00 PM on 3/21/2024 to discuss the details of the above referenced project. Refer to the attached sign in sheet for the attendance. The following points of interest were discussed:

1. Mr. Scott Caragher with REI opened the meeting and a sign-in sheet was circulated.
2. A brief introduction of the project was provided.
3. Project Documents including Project Manual and Drawings sent electronically prior to the meeting. If you have not received documents, please email REI's Project Manager to request documents.

Notice to Bidders

4. Bids shall be received by Owner until 2:00 PM on 4/4/2024 at Facilities Management | Planning, Design & Construction, 9151 Cameron Blvd., Charlotte, NC 28223. The bids shall be publicly opened and read.
5. Owner preferred Alternate No. 1 to provide roof system manufactured by Sika Sarnafil is being requested.
6. Submit with your bid the Identification of Minority Business participation along with Affidavit A and Affidavit D Good Faith Effort. Submission of Affidavit B will be grounds for rejection of the bid.
7. Bid Security will be required and shall be submitted with Contractor's bid.
8. Performance and Payment Bonds will be required for 100% of the contract amount.

Supplementary Conditions:

9. Time of Completion:
 - a. The construction duration (including any alternates accepted) for this project shall be **95** calendar days before Liquid Damages shall be incurred of \$500.00 per calendar day.
 - b. Contractor can begin construction May 13, 2024 and must be substantially complete by August 16, 2024.
 - c. Date of commencement will be established in a Notice to Proceed issued to Contractor.

- d. Last day of classes is April 29, 2024
- e. Final Exams May 1-8, 2024
- f. Commencement is May 10-11, 2024
- g. First day of classes in fall is August 19, 2024

Form of Proposal

10. The alternates listed for this project are as follows:
- a. Alternate No. 1 (Owner Preferred): Provide roof system manufactured by Sika Sarnafil as specified in Section 07 54 00 "Thermoplastic Single Ply Roofing"
 - b. Alternate No. 2: Replace through wall flashings at masonry elevation walls above roof level where Details 7 and 9 are present.
 - c. Alternate No. 3: Replace TPO gutter liner with PVC flashing membrane at not in contract standing seam metal roof areas with built-in gutter.
11. Seven unit prices shall be provided and utilized to determine the applicable quantity allowances.
12. The following Quantity Allowances shall be contained in the Base Bid.
- a. Repair 300 SF of Corroded Steel Deck (Corrosion Degree 1)
 - b. Repair 50 SF of Steel Deck (Corrosion Degree 2)
 - c. Overlay 100 SF of Deteriorated Steel Deck (Corrosion Degree 3) with Steel Deck.
 - d. Replace 100 SF of Deteriorated Steel Deck (Corrosion Degree 4)
 - e. Repair 20 CF of Unsuitable Concrete Roof Deck
 - f. Replace 200 BF of Deteriorated Wood Blocking
 - g. Replace 500 SF of Deteriorated Plywood
13. Provide all bid enclosures listed on the Bid Form including the following:
- a. Bid Bond
 - b. MW/BE Affidavit A and Affidavit D
 - c. MW/BE Identification Form
 - d. Roof Manufacturer's Acknowledgment Form

Scope of Work

14. A brief outline of the scope of work was reviewed.
- a. Remove and dispose of the roof system including flashings and sheet metal down to the steel deck on Areas R19-R29 and concrete deck on Areas R01-R07.
 - b. Secure the steel deck to structural framing members.
 - c. Provide gypsum substrate mechanically attached to steel deck.
 - d. Provide vapor retarder over concrete deck.
 - e. Provide tapered roof insulation system adhered in foam adhesive
 - f. Provide cover board adhered in foam adhesive
 - g. Fully adhere felt-back thermoplastic single ply membrane along with flashings and accessories on Areas R01-R07, R19-R24 and R27.
 - h. Provide fluid applied, PMMA roof membrane and flashings on Areas R28-R29.

- i. Provide self-adhering underlayment and standing seam metal roof panel system along with flashings, trim, and accessories on Areas R25-26.
- j. Replace sheet metal flashings and trim
- k. Provide a complete, watertight, 20-year warrantable roof assembly.
- l. Lightning protection/grounding system is in place. Maintain and protect existing components, replace damaged components or provide additional components or materials to meet UL requirements at the time of initial installation. Provide a "Letter of Findings" from UL upon completion of the project.

Work Restrictions

- 15. Owner has no work restriction hours during the summer for this building. Should the Contractor elect to work on Saturday or Sunday, notification to the Owner and Engineer at least 48 hours in advance shall be required.
- 16. Coordinate with university and facility event schedule.

Miscellaneous

- 17. Staging and Material storage areas are as follows:
 - a. Staging and material storage areas shall be in the loading dock area and potentially in the mechanical area by Area R24.
 - b. Access to the roof shall be via interior elevator access or scaffolding system. Contractor Superintendent/Foreman will be provided access to lock box for keys to elevator and roof access doors.
 - c. The Contractor will provide a portable toilet facility as required.
- 18. Contractor is responsible to repair displaced fireproofing and repair any interior finishes damaged from the displaced fireproofing per specification section 07 01 50 "Preparation for Reroofing"
- 19. Bidders wishing to make additional site visits shall contact REI to coordinate an appointment for additional visits. Please allow 48 hours of advance notice to schedule the site visit.
- 20. All bidding or specification related questions are to be directed to REI Engineers in writing (email) by 5:00 PM on 4/1/2024 in an effort to keep addenda from being issued after 4/2/2024.

Please contact our office if you have any questions or corrections regarding these minutes.

Sincerely,

REI Engineers



Scott Caragher

Contract Administration Manager

PRE-BID MEETING SIGN-IN

OWNER: UNCC

PROJECT: 024CLT-017 UNCC Multiple Bldgs Roof Replacement (Woodward Hall)

Name	Company	Phone No.	Email
Scott Caragher	REI Engineers	980-267-8124	scaragher@reiengineers.com
Zachary Marlowe	REI Engineers	764-651-1060	zmarlowe@reiengineers.com
Patrick Jones	UNC Charlotte	704-687-0524	pajones@charlotte.edu
Greg Stehura	Nations Roof	704-496-3514	GStehura@nationsroof.com
Kyle Winecoff	Tecta America	704-506-2217	kwinecoff@tectnamerica.com
Joey Tillman	Owens Roofing, Inc	336-707-2051	Joey@owensroofinginc.com
Andrew Brannschwell	Davco Roofing	980-460-2402	AndrewB@DavcoRoofing.com
Erny Kurth	AAR	336-727-4534	AARestimators@aarnc.com
Austin Patterson	Six a/Sarnafil	704-785-6612	austin@integratedproductsgrp.com
Luke White	INTERSTATE	704-430-8239	LW@INTERSTATEROOFINGCO.COM
David Gray	UNC Charlotte	704-687-8317	dgray@uncc.edu
Kor Voolis	Johnson's Roofing	803-517-1007	Kor@johnson'sroofingnc.com

