



McKIM & CREED

ADDENDUM NO. 1

**RE: University of North Carolina Charlotte
Fretwell Controls & HVAC Modernization
SCO ID#: 23-25932-02A**

DATE: March 18, 2024

FROM: McKim & Creed

To: Prospective Bidders

This Addendum issued prior to receipt of bids shall and does hereby become a part of the Contract Documents for the above Project. This Addendum must be acknowledged on the Form of Proposal.

All Prime contractors shall be responsible for ensuring that their Subcontractors are properly apprised of the contents of this Addendum.

All information contained in this Addendum shall supersede and shall take precedence over any conflicting information in the original Drawings and Specifications.

General

1. Attached are the meeting minutes and sign-in sheets from the pre-bid meeting. These documents are attached to and part of Addendum #1.
2. The bid date has been postponed until April 8th 2024, same time and place.

Questions and Responses to Contractor questions:

1. On floors 2, 3, and 4 are the valves and actuators being replaced?
McKim & Creed Response: Existing valves and actuators are to remain.
2. For the VAV replacement unit price, does the price need to include labor?
McKim & Creed Response: Yes, price should include the box, controls, and labor.
3. Can we come at a later date to look above ceiling?
McKim & Creed Response: Yes, this will need to be coordinated with Bill Finley.
4. Can we get the inaccessible valves in the mechanical room manufacture, model, and size?
McKim & Creed Response: For bidding purposes, CHW control valves, VK-6764-221-2-14; CW 3-way Bypass, VK-6764-221-2-16; Chiller isolation valves, unknown.
5. On the first floor VAV's what on the water side is getting replaced?

McKim & Creed Response: Everything from the isolation valves to the VAV box (valve trim).
Isolation valves to remain.

6. Is BACnet IP required?

McKim & Creed Response: Yes.

7. Are the AHU controls part of the project scope?

McKim & Creed Response: Yes, modification required per M401 AHU-1 Sequence of Operation.
Existing AHU controller is intended to remain.

8. Do we need to include TAB pricing?

McKim & Creed Response: TAB is only required for new VAV's, specifically hot water balancing.

9. Where we are replacing the first floor VAVs, are the existing hangers sufficient?

McKim & Creed Response: For this bid, assume existing hangers may be re-used. Any hangers found on site to be rusted or otherwise damaged will be reviewed by UNC and design team on case-by-case basis.

10. Sheet M100 – General Note D – “Add Alt No 1 – all replacement VAV work to be performed off hours or over weekend”. No Alternates on bid form. Note 19 states all work to be performed during off hours or over the weekend. Please clarify.

McKim & Creed Response: Note 19 refers to scope associated with those specific terminal units and valves only (VAV-0102, VAV-0112, and CHW/CDW valve replacements). Alternate refers to all other work on the floor.

11. Is the chemical treatment controller and refrigerant monitoring system required to be replaced? Any information on the chemical treatment controller?

McKim & Creed Response: Both controllers are currently LON and are to be replaced with BACnet compatible versions. Assume Walchem model WCT6A00PCCNM-LANNN as basis of design (or equal).

12. Sheet M403 - Confirm replacement of the 4 existing Jace panels.

McKim & Creed Response: Confirmed, replace existing Jace with JACE9000 as basis of design (or equal). Existing JACE panels to be turned over to owner.

13. Are existing chillers capable of accepting BACNet communicating cards or can existing LON communications be pulled into new JACE panels?

McKim & Creed Response: Existing chillers are capable of accepting BACnet comm card, however installation needs to be coordinated with Carrier Service for proper compatibility and programming.

14. Confirm replacing two 2-way chiller condenser water valves and one 3-way condenser water valve.

McKim & Creed Response: Confirmed.

15. Confirm replacing AHU-1 hot water and chilled water 3-way butterfly valves.

McKim & Creed Response: AHU-1 has two 3-way control valves serving cooling coils. No heating coil in AHU-1.

16. Confirm replacing AHU-1 damper actuators.

McKim & Creed Response: Confirmed.

17. On sheet M100 note 8 – confirm replacing relief damper and actuator – what is damper size?

McKim & Creed Response: Assume 10'x10' for bid purposes. Fairly difficult to access (located on top of unit).

18. On sheet M100 note 14 – replace leaking HW relief valve – what is valve size?

McKim & Creed Response: Scope associated with relief valve is removed from project.

19. Is third party commissioning required? Does the owner provide 3rd Party Commissioning Agent? If not, who does?
McKim & Creed Response: Third party commissioning agent is provided by owner. Coordination and support of CxAgent is required.
20. Is air and water TAB required for the (22) new VAV boxes and if so, who provides?
McKim & Creed Response: TAB for water/hydraulics required for new VAV boxes, specifically hot water balancing. TAB is part of contractor scope.
21. Note 18 sheet M100 refers to” existing BACNet VAV controllers – no modifications required”. Who is the manufacturer?
McKim & Creed Response: Key Note 18 refers to controls that are Schneider model MP-V-7A.
22. How does AHU know when to go occupied as controls for the AHU is not part of this project? Comm between new system and Existing BAS?
McKim & Creed Response: Modification to AHU controls is required, described on M401 AHU-1 Sequence of Operation. Existing AHU is currently on BAS with BACnet controllers.
23. If system water is replaced...who is responsible for chemical fill and testing?
McKim & Creed Response: System fill and confirming system is operational after work is completed shall be part of this contract.
24. Restrictions on work hours?
McKim & Creed Response: Normal work hours are Monday-Friday, 7am-6pm. Off-hours work, as directed in the drawings, shall occur outside those hours Monday-Friday. Weekend work shall be Saturday-Sunday.
25. Requesting a (7) day extension to the bid date.
McKim & Creed Response: Bid date will be pushed to April 8, 2pm at the same location.
26. Per Section 250100 Part 1-F “The preferred field controller lines for use in the BAS system are Johnson Factory, Johnson Open FX, Schneider, and Honeywell. However, the product line used in the system must be approved by the BAS Manager in writing.” Can we use Honeywell BACnet/IP controllers for this project and how do we go about getting this approved by the BAS manager in writing?
McKim & Creed Response: Systems noted in Section 230923–2.1 do not require approval prior to bid.
27. M100, notes 6 and 7 state that damper actuators for outside and return air are to be replaced in kind. To clarify, is the intent to only replace the actuators and not the dampers themselves?
McKim & Creed Response: Confirmed, only actuators to be replaced on these dampers.
28. M100, note 14 states to replace a leaking hot water relief valve. This valve seems to have been already replaced and the leak resolved in the recent past. Bill Finley and I verified this today during a site walk. Do we still need to price to replace this valve, or will this be removed from the scope?
McKim & Creed Response: Scope associated with relief valve is removed from project. (See #18 above)

CHANGES TO PROJECT MANUAL:

1. Project Manual TOC – Added section 01 23 00.
2. Division 01 TOC – Added section 01 23 00.
3. Section 01 23 00 – Section added, detailing alternate requirements.
4. Section 23 09 23 – Acceptable systems (Part 2.1) modified.
5. Form of Proposal – Line for alternate added.
6. Notice to Bidders – Bid date has been moved to April 8th.

CHANGES TO DRAWINGS:

1. Sheet M100: Keyed note 14 has been modified. Hot water relief valve replacement will no longer be part of this project scope.