

A large, multi-story brick building with a central tower and a courtyard in front. The building is constructed of red brick with white window frames and a central tower with a bay window. The courtyard in front is paved with red bricks and has a green lawn. The sky is blue with some clouds.

# UNC Charlotte Residence Hall Phase XVI

**Pre-bid Meeting & Owner Preferred Alternate Notice  
Wednesday – August 21, 2019 – 2:00 PM**

# Project Team



UNC CHARLOTTE

Jenkins • Peer  
*Architects*



LandDesign®

**KWK** ARCHITECTS



# Project Site

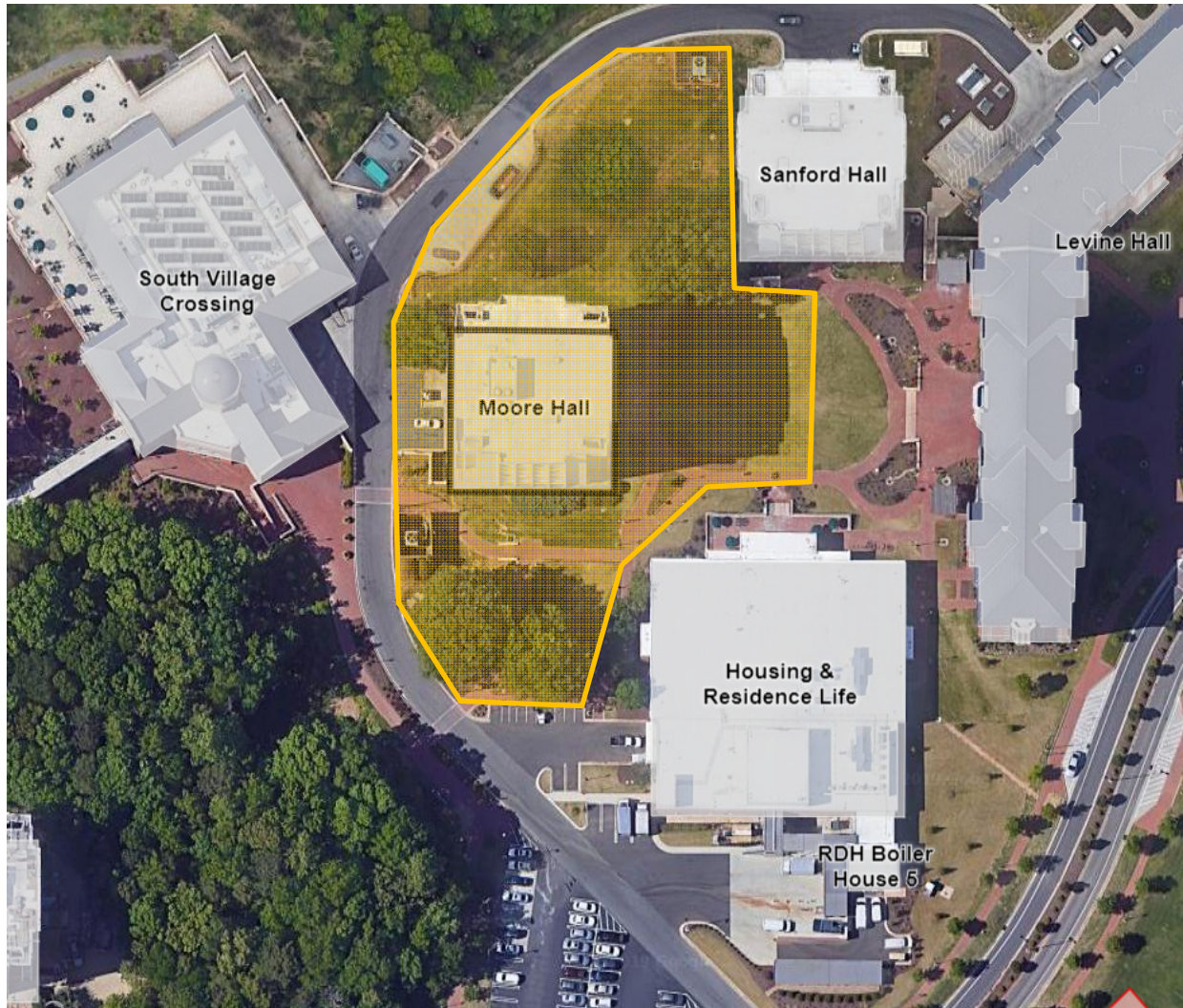


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# Demolition Package



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# Existing Building



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# 'Existing' Building



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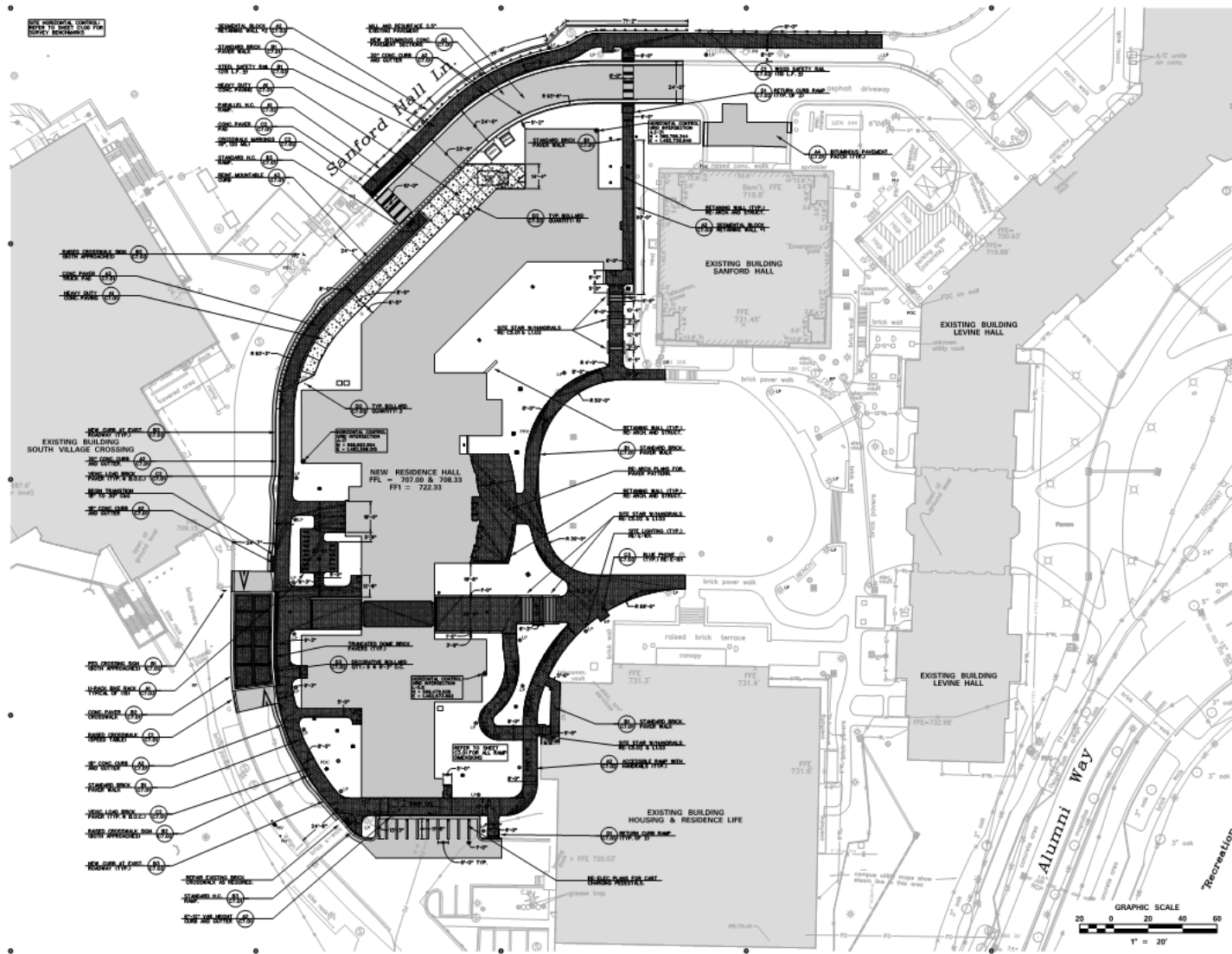
# Project Description



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# Site Plan



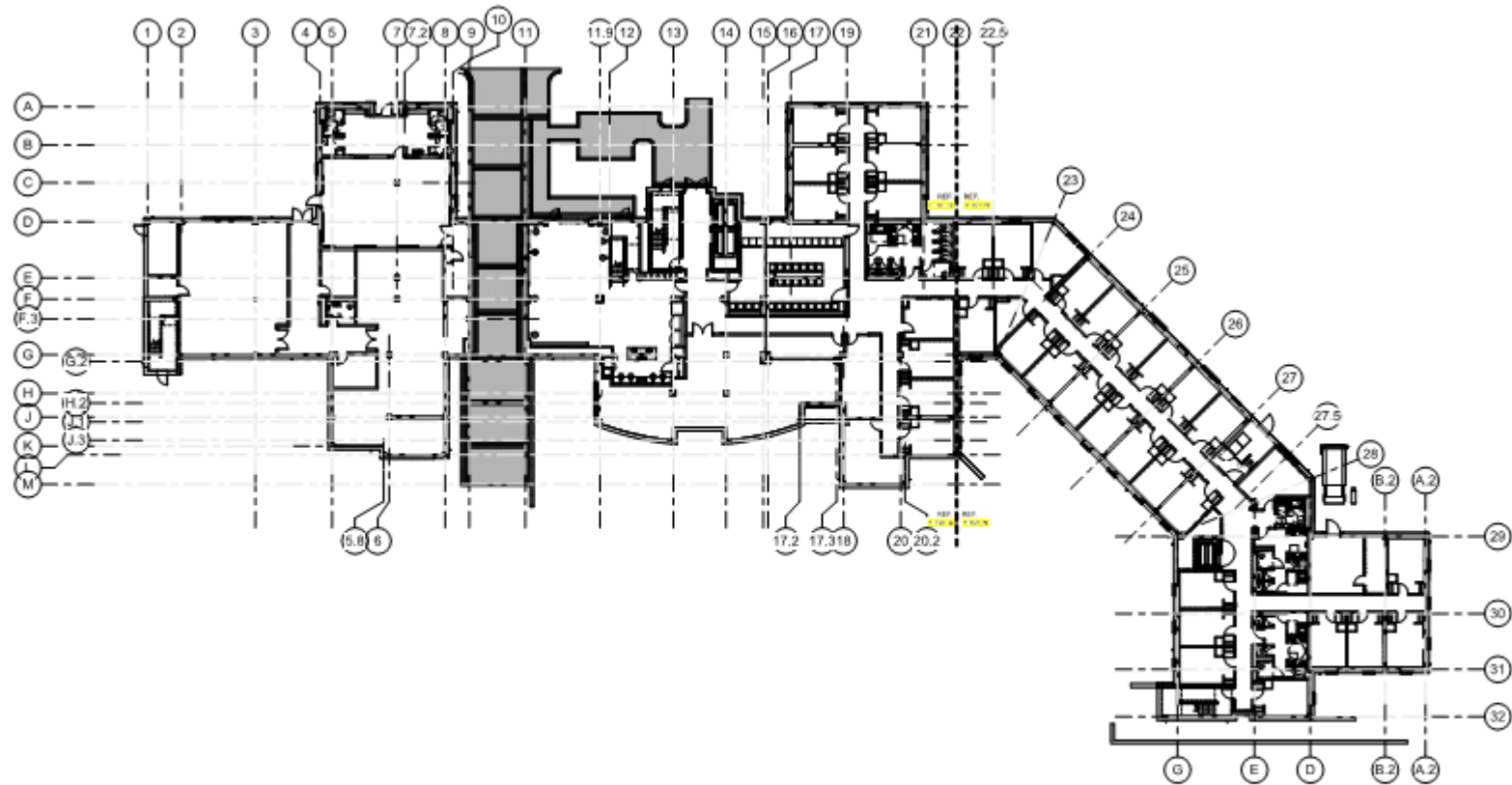
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# Lower Level Floor Plan

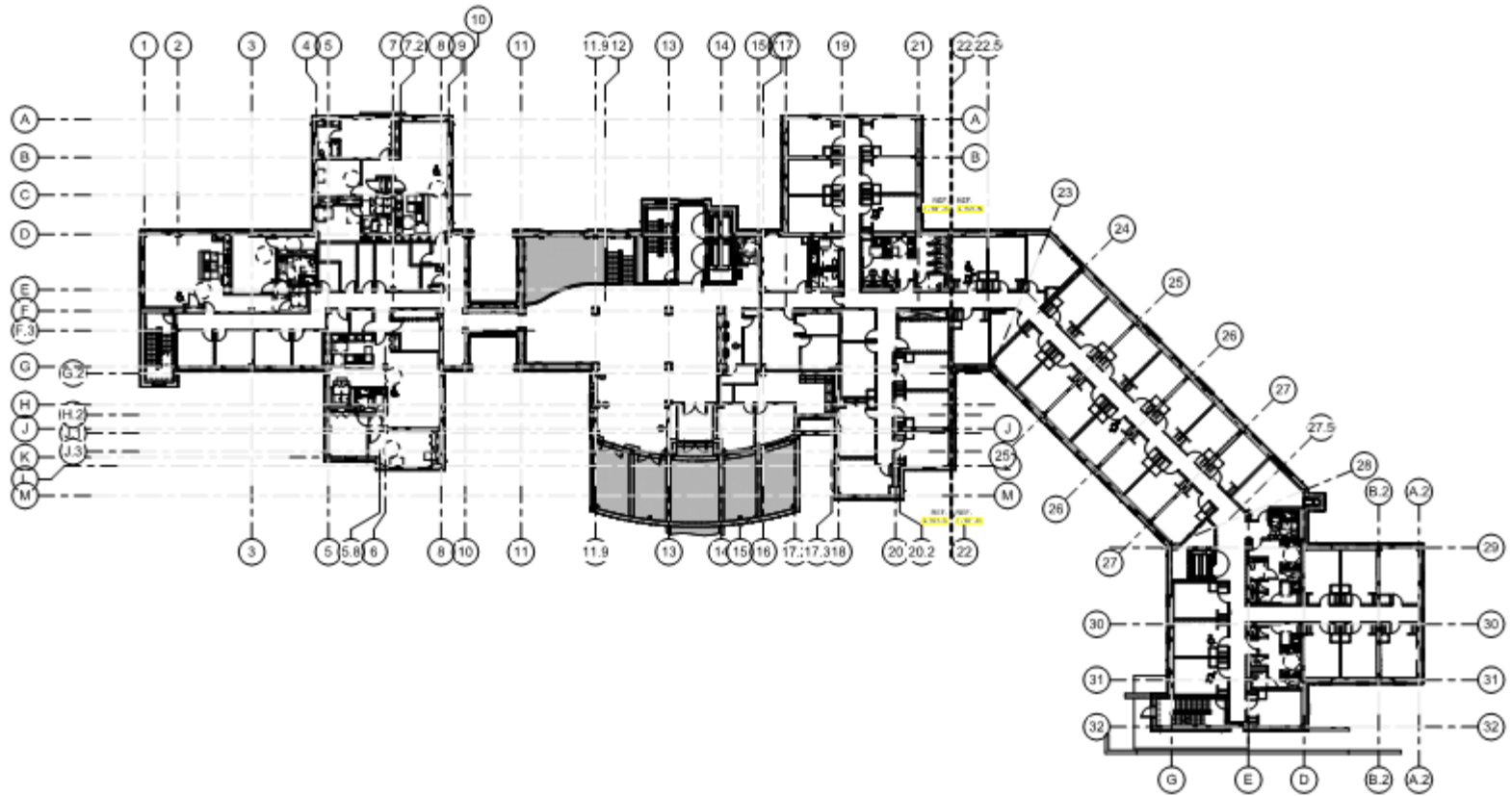


A5 LOWER LEVEL OVERALL PLAN

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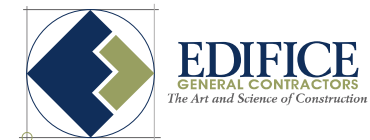


# Level 1 Floor Plan



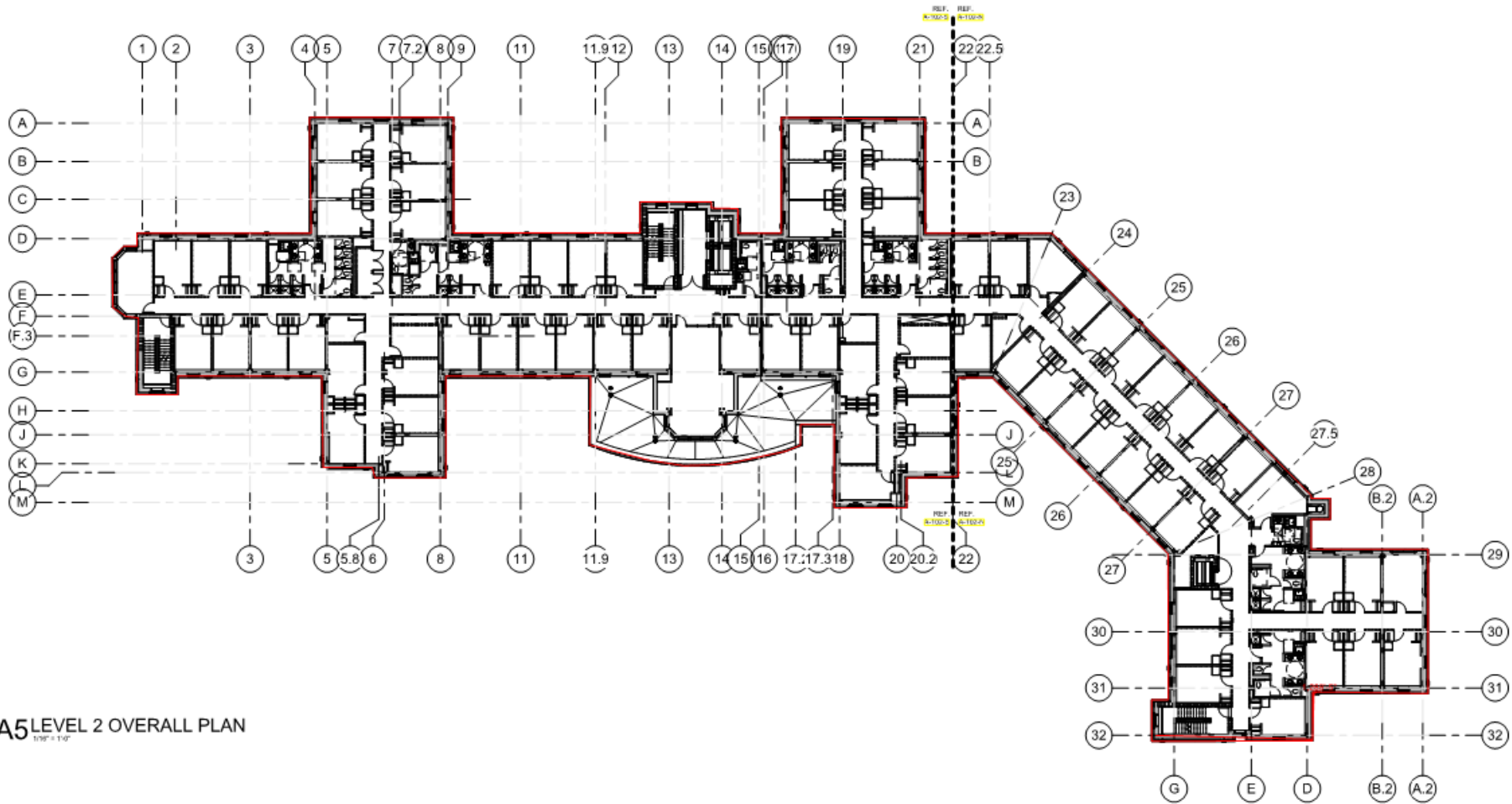
LEVEL 1 OVERALL PLAN

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# Level 2 through 5



A5 LEVEL 2 OVERALL PLAN  
1/8" = 1'-0"





# Site Logistics

- No on site parking for employees
- Parking at Starlight Theater (some companies bus over employees)
- No construction traffic through main campus entrance
- Construction traffic to enter Cameron Blvd. and Alumni Way
- Limited laydown
- Coordinate all material deliveries prior to arrival to campus
- Working hours and campus schedule

# Preliminary Construction Schedule

Notice to Proceed - Construction	08-Oct-19
<u>South Building Pad Ready</u>	<u>18-Dec-19</u>
North Building Pad Ready	18-Feb-20
<u>Structural Steel Complete South Building</u>	<u>19-May-20</u>
Brick Veneer/Cast Stone Start	30-Jun-20
<u>Structural Steel Complete North Building</u>	<u>09-Jul-20</u>
Roof & Exterior Walls Sheathing Complete South	17-Aug-20
<u>Dry In South</u>	<u>08-Sep-20</u>
Roof & Exterior Walls Sheathing Complete North	17-Sep-20
<u>Dry In North</u>	<u>13-Oct-20</u>
Brick Veneer/Cast Stone Finish	24-Dec-20
<u>Conditioned Air</u>	<u>22-Jan-21</u>
Testing, Adjusting & Balancing Complete	07-May-21
<u>Trade Contractor Work Complete</u>	<u>10-May-21</u>
Final Completion	15-Jun-21

# Minority Businesses

All Pre-Qualified bidders are required to seek HUB certified/Minority participation

The minimum goals for this project is  
30%



# Compliance



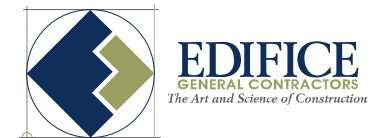
Refer to UNC Charlotte Good Faith Effort Requirements in bid manual

Document Good Faith Efforts

Include with bid: Minority Identification Form  
-and-

Affidavit A- Good Faith Efforts OR Affidavit B- Intent to Perform Contract  
with Own Workforce

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# Good Faith Efforts

1 - Contact minority businesses at least 10 days before the bid date and notify them of the nature and scope of the work to be performed

- Copies of written (email/faxed) notifications
- Maintain a call log to confirm receipt of bid invite and track yes/no bidders (IFB)
- Call log to include date, telephone number, & contact of firms

2 - Make the construction plans, specifications and requirements available for review at least 10 days before the bids are due

- Copies of written (email/faxed) notifications
- Notification to include project location, how to obtain plans/specs (locations and web links), scopes of work, and Edifice Inc./Andy Aldridge

3 - Break down or combine elements of work into economically feasible units to facilitate minority participation.

- Document breakdown and or combination of work
- Document/list subs that would fit the unit of work

# Good Faith Efforts

## 4 - Work with minority trade, community, or contractor organizations

- Copies of meeting minutes between parties
- Discuss and list strategies to segment elements of the work into economically feasible units
- Discuss and list strategies to increase minority business utilization through joint ventures and/or partnerships
- Provide notification that the meeting will be counted toward the contractor's good faith effort
- Maintain copies of request with dates, contacts, phone numbers, and emails

## 5 - Attend pre-bid meetings scheduled by UNC Charlotte/Edifice (this meeting).

## 6 - Provide assistance in getting required bonding or insurance

- Document the nature of the assistance offered/provided
- List company name and contact for the minority firm
- List company name and contact of the bonding/financial institution involved



# Good Faith Efforts

7 - Negotiate in good faith with interested minority businesses and did not reject them as unqualified without sound reasons based on their capabilities

- Document any rejection based on lack of qualification with reason in writing
- Document bids received from minority businesses, number of minority business that submitted low bids, number of businesses the bidder has offered to negotiate price/service, and the number of minority businesses the bidder has agreed to use on the project
- Document an outline of the steps taken in this process

8 - Provide assistance to an otherwise qualified minority business in need of equipment, loan capital, lines of credit, or joint pay agreements

- Assist minority businesses in obtaining the same unit pricing with the bidder's suppliers
- Document company and contact of firms assistance that was offered
- Document/outline dates and steps of assistance/offers with outcomes

# Good Faith Efforts

9 - Negotiate joint venture and partnership arrangements with minority businesses

- Provide documentation of joint venture or partnership agreements

10 - Provide quick pay agreements and policies to enable minority contractors and suppliers to meet cash-flow demands

- Provide documentation of quick pay agreement and or policies
- Document the number of firms that will use quick pay agreement
- Provide documentation of quick pay agreement with minority business

# Trade Packages

**BP-03A Concrete**

**BP-04A Masonry**

**BP-05A Steel**

**BP-06A Casework**

**BP-07A Roofing**

**BP-07B Sealant & Waterproofing**

**BP-07C Spray Fireproofing**

**BP-08A Doors, Frames, & Hardware**

**BP-08B Glass & Glazing**

**BP-09A Gypsum Board**

**BP-09B Hard Tile**

**BP-09C Flooring**

**BP-09D Acoustical Ceilings**

**BP-09E Painting (bids later)**

**BP-10A Specialties**

**BP-10B Signage**

**BP-12A Window Treatment**

**BP-14A Elevator**

**BP-21A Fire Protection**

**BP-22A Plumbing**

**BP-23A HVAC**

**BP-23B Test, Adjust, & Balance**

**BP-26A Electrical**

**BP-31A Site**

**BP-32A Hardscape**

**BP-32B Landscaping**



# Bonding

## Bonding Limits

\$500,000 and greater

Bonding requirements for the project: An ability to provide Payment and Performance Bonds is required on all subcontracts of the amount or greater. In addition, the ability to provide Payment and Performance Bonds is required on any two (or more) trade packages that total the amount or greater. Regardless of the value of work, building exterior trade packages require the ability to provide Performance and Payment Bonds (i.e. precast, masonry, roofing, glass and glazing, stucco).

**\*Edifice, Inc. will determine, on a case by case basis, joint check arrangements**

# Bid Security

Bid security in the amount of 5% of the bid amount shall be submitted with each bid.

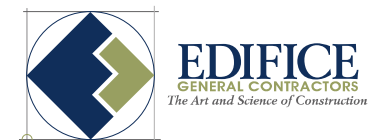
# Bid Documents

Plans, Specifications, and the Bid Package Manual

Download at the following web site:

<https://edificeinc.box.com/v/UNCCPhaseXVI>

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# Digital Bid Documents

Digital copies of plans/contract documents are available at the following locations:

- Download at the following web site:  
<https://edificeinc.box.com/v/UNCCPhaseXVI>
- Metrolina Minority Contractors Association (MMCA), email: [mmca@mmcaofcharlotte.org](mailto:mmca@mmcaofcharlotte.org), phone: (877) 526-6205
- Construct Connect, email: [content@constructconnect.com](mailto:content@constructconnect.com), phone: (800) 364-2059 (Construct Connect now represents the following plan rooms): Associated General Contractors (AGC) Carolinas Branch Eastern Regional Office of Reed Construction Data in Norcross, GA Hispanic Contractors Association of the Carolinas (HCAC)
- North Carolina Offices of Dodge Data & Analytics, phone: (800) 393-6343

# Trade Package Scope of Work

Bid Manual  
Attachment C

**TRADE PACKAGE 05A**  
**STRUCTURAL STEEL**  
Scope of Work

The trade contractor shall provide all labor, materials, tools, equipment, transportation, safety devices, sales taxes, freight charges, etc. as required to provide all work in strict accordance with the Contract Documents listed in Exhibit "B" of this trade contract Agreement. Specific reference is made to all sections of Division 1 General Requirements, the Bid Manual, and Applicable Specification Sections as follows:

Applicable Specifications:	
03 16 10 Composite Floor Deck	05 50 00 Metal Fabrications
03 30 00 Cast in Place Concrete (as applicable)	05 51 13 Metal Pan Stairs
04 20 00 Unit Masonry (as applicable)	05 51 19 Metal Grating Stairs
05 12 00 Structural Steel	05 73 13 Glazed Decorative Metal Railings
05 31 00 Metal Roof Decking	05 73 16 Stainless Steel Railing System
05 40 00 Cold Formed Metal Framing (as applicable)	09 90 00 Painting (as applicable)

It is the intent of this scope that the work performed pursuant to this scope be complete and acceptable in every respect. The descriptions of the work are clarifications of specific items and are not intended to limit the overall scope of work required for complete systems per Contract Documents.

It is each trade contractor's responsibility to thoroughly review all drawings, specifications, and other contract documents to find other areas of responsibility that pertain to their scope of work, and to ensure coordination has been made. If any design discrepancies or duplications in scope of work in other trade packages are discovered, they are to be reported to the Construction Manager immediately. If no notification is made, this trade contractor will be responsible to provide the better quality, quantity, or more expensive option and/or duplicated work unless otherwise directed by the Construction Manager.

The scope of the work shall include, but not necessarily be limited to, providing the following:

**STRUCTURAL/ MISCELLANEOUS STEEL & METAL DECKING**

1. This trade contractor shall provide a complete structural/ miscellaneous steel and metal decking

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# Owner Preferred Alternates

In accordance with G.S. 133-3 Owner Preferred Alternates will be discussed during the Pre-Bid Meeting. The University of North Carolina at Charlotte would like to hereby serve public notice of formal notification of Preferred Brand Alternates. Any and all persons shall use this time to state concerns or reservations of any Preferred Brand Alternates.

Alternate No. 9 (Owner Preferred): Door hardware in lieu of approved equals: Schlage 6 Pin Everest D interior cylinders, Schlage Primus exterior cylinders, Schlage Lever D Series RHO 626 locks, Von Duprin 99-98-55-STC exit/panic devices, LCN 4011 overhead closers.

Alternate No. 10 (Owner Preferred): Provide fire alarm system by Simplex in lieu of other approved equals per specification section 28 31 11.

Alternate No. 11 (Owner Preferred): Provide telecommunications system using only those materials listed in Specifications division 27 in lieu of all other specified manufacturers.

Alternate No. 12 (Owner Preferred): Provide English Edge Pavers by Pine Hall in lieu of all other paver manufacturers specified in Section 32 14 00.

Alternate No. 13: (Owner Preferred): Provide Open Options for access control per specification section 281300.

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# Submitting Bids

- Bid Preparation Checklist for Sealed Envelope
- Bid is signed and on the Bid Form
- Bid security of 5%
- Minority Identification Form
- Affidavit A OR Affidavit B
- Acknowledge all addenda
- No written clarifications/qualifications can or will be accepted



# Bid Opening

Sealed bids will be received by hand and publicly opened and read aloud at **2:00 PM on Tuesday, September 10, 2019** in the Cone University Center, Room 210

(#5 on the campus map – <http://facilities.uncc.edu/maps>). Parking is available in Cone Visitor Deck.



# Bid Opening

Bidders who will not attend the Bid Opening need to ensure their sealed bids are delivered no later than 1:00 p.m. Tuesday, September 10, 2019 to the following:

## **Mailed Bids:**

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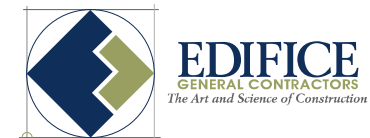
Attn: Ms. Joyce Clay  
The University of North Carolina at Charlotte  
Facilities Management – Capital Project  
9201 University City Boulevard  
Charlotte, NC 28223-0001

## **Hand Delivered:**

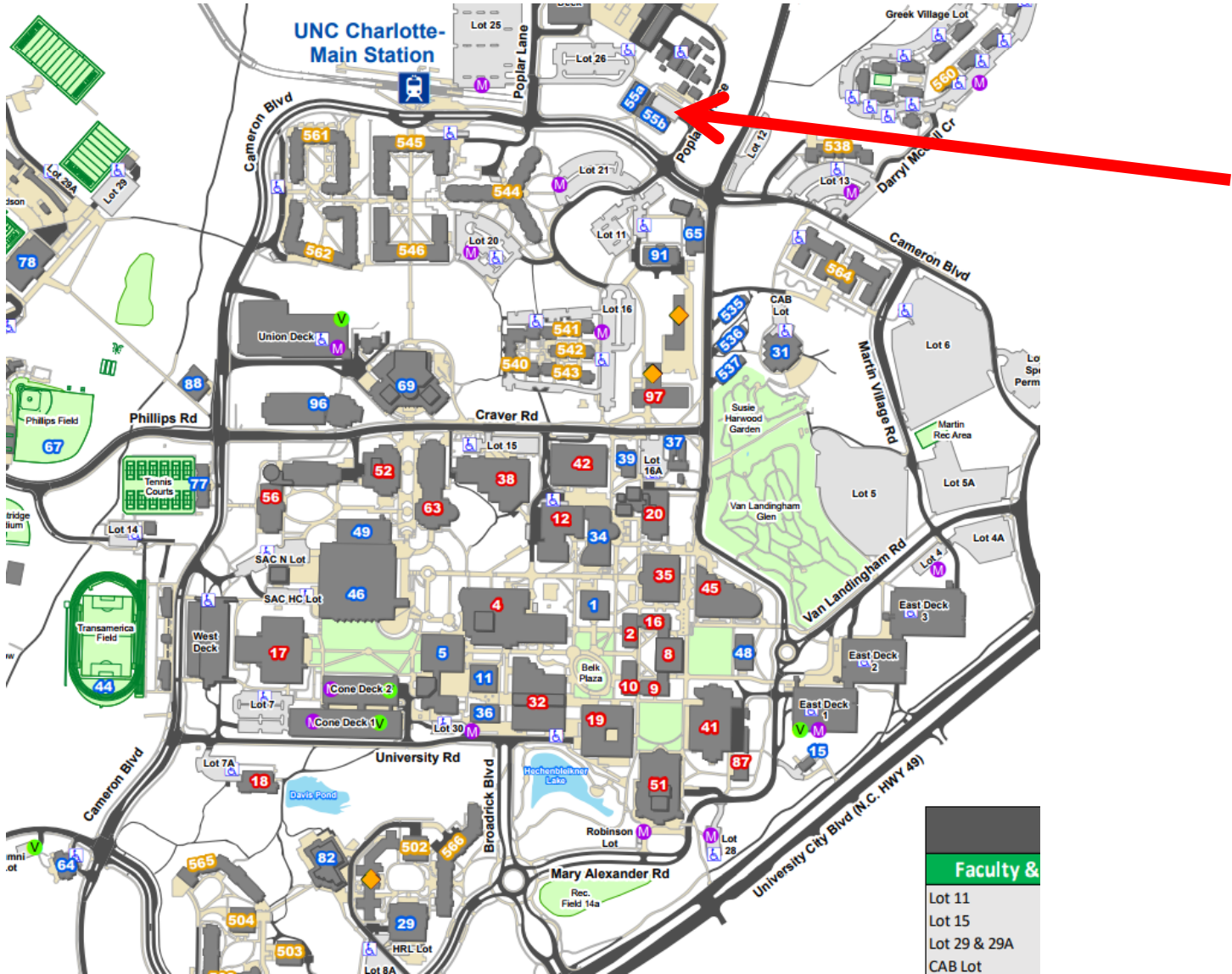
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Attn: Ms. Joyce Clay – 2nd Floor Capital Projects  
Facilities Management/Campus Police Building (#55 on the  
campus map)  
9151 Cameron Boulevard  
Charlotte, NC 28223  
(704) 687-0615

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# Hand Delivered



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Faculty &  
Lot 11  
Lot 15  
Lot 29 & 29A  
CAB Lot

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# Submitting Bids

Submit all questions to:

Andy Aldridge

704-622-1244 (cell)

[aaldridge@edificeinc.com](mailto:aaldridge@edificeinc.com)



# Schedule

Pre-bid Meeting	August 21, 2019
Questions Due	<del>September 2, 2019</del> August 29, 2019
Issue Final Addenda	September 3, 2019
Bid Date	September 10, 2019
Construction	Oct. 2019 – May 2021

# Meet & Greet Time!!

- **Trade Contractors**
- **Material Suppliers**
- **2nd Tier Subcontractors**
- **Manpower Suppliers**
- **Equipment Manufacturers**
- **Consultants**
- **UNC Charlotte Fans!**