



THP Limited

Addendum No. 01

Date: February 28, 2023

To the Project Manual and Drawing for:

Project: UNC Charlotte Parking Deck Repairs Project
SCO ID# 21-24045-01A

Prepared by:

THP Limited Inc.

To:

All Plan Holders
Attila Gergely, UNCC
Sam D'Alessio, THP Limited, Inc.

This addendum supplements and modifies the Project Manual and Drawings for the above Project dated February 7, 2023, and shall hereby be incorporated into the Work as part of the Contract Documents. Bidders shall verify this fact by indicating receipt of the Addendum in their bids.

Attachments:

1. Prebid Meeting Minutes dated February 15, 2023. 3 pages
2. Prebid Contractor Sign-In Sheet. 1 page.

Revisions to Drawings (changes or additions in **BOLD):**

1. Drawings 1.01 and 1.02 (Drawings not re-issued):

Revise Drawing Note 37 to read as follows:

APPROXIMATE LOCATION OF TORN AND SHIFTED BEARING PAD AT DOUBLE-TEE STEM. SURVEY BEARING PADS WITH ENGINEER TO LOCATE ADDITIONAL SHIFTED BEARING PADS. CONFIRM LOCATION WITH ENGINEER AND ON UNIT PRICE BASIS, SHORE **AFFECTED STEM AND EACH ADJACENT STEM (UP TO 3 TOTAL)** DOWN TO GRADE (UP TO TWO LEVELS), JACK **STEMS** AS REQUIRED TO REMOVE EXISTING **TORN OR SHIFTED** PAD, AND REPLACE BEARING PAD WITH NEW PAD OF SAME SIZE, THICKNESS, MATERIAL, AND DUROMETER.

2. Drawings 1.11 and 1.12 (Drawings not re-issued):

Revise Drawing Note 18, to read as follows (changes or additions in **BOLD):**

ON LUMP SUM BASIS, CLEAN EXISTING MASONRY FACADE AT ALL EXTERIOR SURFACES AND APPLY CLEAR WATER REPELLANT. REFER TO SPECIFICATION SECTIONS 071916 AND 090100. **WORK TO INCLUDE ALL EXTERIOR SURFACES ON STAIR TOWERS, PEDESTRIAN BRIDGE, AND BOTH SIDES OF ALL EXPOSED MASONRY WALLS BELOW MAIN VEHICLE RAMP.**

Revisions to Specifications (changes or additions in **BOLD**):

1. Specification Section 011000 – Summary of Work (Specification not re-issued):

Revise Section 1.1B Alternates to read as follows:

- 1. Clean existing exposed masonry façades and install clear water repellant.**
 - 2. Install new heavy duty membrane strips on exposed Level 2 and ramp, per Drawing 1.13.**
2. Specification Section 030100 – Concrete Repairs (Specification not re-issued):

Revise Section 3.4 (Overhead and Vertical Repair Procedure) with a new note R, added at the end of the section:

- R. Following adequate cure of patch material, prepare surfaces to SSPC-SP13 and apply new paint system to match adjacent surface (color to be approved by Owner). Basis of design for paint system is Sherwin Williams Loxon Conditioner, (1) coat of Loxon Concrete and Masonry Primer (4.0 to 6.0 mils dry film thickness), and two (2) coats of Conflex XL (6.0 to 7.5 mils minimum dry film thickness per coat). Perform all work in accordance with manufacturer specifications. Contractor may submit alternative products to Engineer for approval prior to start of work.**

Contractor Questions and Answers:

The following serve as clarifications to all submitted questions during the bidding period, including questions asked during the Prebid Meeting on February 15, 2023.

1. Question #1: Do contractors need to meet project history and material manufacturer requirements to bid the work?
 - o **Answer: YES. ALL contractors who submit a bid are expected to meet project history requirements AND be licensed to install the products exactly as outlined in the specifications. THP and UNCC reserve the right to request confirmation of these requirements from any contractor as outlined in the specifications, and may elect to disqualify any contractor not found to be in compliance. Refer to the Quality Assurance sections of the relevant Technical Specifications for additional information.**
2. Question #2: Do double tee shear connections need to be cut in order to re-set shim Stacks?
 - o **Answer: For bidding purposes assume no connections need to be cut to re-set shim stacks. See revised note on drawings about re-setting shim stacks in Addendum 01. The expectation is to shore and jack both stems of the double tee and the tee stem of the adjacent double tee directly adjacent to the bearing pad re-setting location.**

3. Question #3: Where do unit price general conditions get included?
 - **Answer: This is up to the contractor. Unit prices submitted on the bid form will be used to calculate payment for all unit price work.**
4. Question #4: How much of the deck can contractor's take per phase?
 - **Answer: For bidding refer to phasing plan on drawing 0.11. Prior to mobilization the selected contractor may submit an alternate phasing plan for review and discussion by the engineer and owner. Owner reserves the right to require phasing to be performed per drawing 0.11.**
5. Question #5: Will contractors be allowed to park on-site?
 - **Answer: Contractor's will be provided a minimum of 2 parking passes. The university will work with the contractor to provide additional parking as needed.**
6. Question #6: Will there be a location for a job site trailer?
 - **Answer: The intent is for the contractor to keep all tools and materials within the work phase. A couple parking spots may be taken on grade for storage and laydown area. The location will be coordinated with the university prior to mobilization. Supported levels of the deck have weight requirements.**
7. Question #7: Where are the bearing pad re-setting locations called out?
 - **Answer: Refer to drawings 1.01 and 1.02. Keynote 37 identifies the locations on plan. Additional locations may be added at the unit price rate.**
8. Question #8: Are there elevations of the stair tower brick façades that can be provided?
 - **Answer: Contractors will need to do their own takeoffs of the exterior brick facades. Original drawings do not show the stair towers.**
9. Question #9: What are the limits of the façade sealant work?
 - **Answer: Façade sealants are limited to the top level of the deck. They include the interior side, top, and turned down of up to 6" on the exterior façade. Intent is for all façade sealant work to be accessible to be from the top level of the deck.**
10. Question #10: Will multiple manufactures be allowed for sealants, Expansion joints, membrane, or other materials?
 - **Answer: Expansion Joints and membrane MUST be the same manufacturer throughout the project. The use of different manufacturers for sealant and other products can be discussed after a contractor has been awarded the project, based on current availability. If there are different manufactures used, they must be split up by phase and clearly marked on the contractor provided as-built drawings at the completion of the project for submittal with all sealant warranties.**

11. Question #11: Will contractors get paid for pre-ordered material prior to installation?
 - **Answer: Yes, but material pre-ordered and paid for must be saved and stored for this project only. Storage area on UNCC campus can be arranged with the selected contractor.**

12. Question #12: Will special inspections be required on the project?
 - **Answer: Ready mix concrete, if used, will require special inspections. Welding except for fillet welds, if used, will require special inspections.**

13. Question #13: Will contractor's need to account for moving electrical to complete work?
 - **Answer: The contractor is not responsible for removing electrical. The university will contract with an electrician or the garage contractor will be asked to provide a price to perform the electrical work through an approved subcontractor. Potential conflicts with electrical elements should be reviewed and coordinated with the Engineer and Owner at the start of each phase.**

14. Question #14: The pedestrian bridge has bare concrete exposed at several locations, will this require additional base coat?
 - **Answer: Yes, per the specifications the bare concrete to receive a 20 mil detail coat in addition to the standard 20 mil base coat, for a total of 40 mils.**

15. Question #15: Will the existing membrane on the bridge be expected to be removed?
 - **Answer: Provide shot blast prep as described in the specifications. Remaining base coat after shot blasting is assumed to be well bonded and recoat can be placed over. Bond tests performed by the manufacturer or engineer can be coordinated if needed.**

16. Question #16: Do the underside concrete repairs need to be painted after repair is complete?
 - **Answer: Yes, refer to Addendum 01 for an update to the specifications.**

17. Question #17: Base Bid Itemization Letter F – "Stair Tower Openings: remove bricks as required....." The drawings show the note pointing to the back side of the staircase but it is assuming that the note is required at all 3 of the openings in the stairwell correct? And it is not called out at any other stairwell so it is just the one correct?
 - **Answer: Base bid item f refers to keynote 21 on the drawings. Keynote 21 applies to the stair tower between Cone Decks 1 and 2 and the stair tower at the pedestrian bridge as shown on the drawings. Per the keynote cleaning, painting, etc. to happen at "all stair tower openings", so both stairs.**

END OF ADDENDUM 01



THP Limited

Meeting Notes

Date: February 15, 2023

Project: UNC Charlotte Parking Deck Repairs Project
SCO ID# 21-24045-01A
Pre-Bid Meeting

THP #: 22064.00

Present: *Refer to Sign-In Sheet*

Distribution: Plan Holders

Items Discussed:

I. Sign-in / Introduction

II. General Bidding Information:

1. **Proposals due March 9, 2023 at 2:00pm** (by mail until 8:00am, in person after).
2. Questions will be accepted IN WRITING (e-mail) directly to THP (attn. Chris Hauke) **until 5:00 PM EST February 24**. THP will distribute copies of all relevant questions and their corresponding answers to all bidders in a final addendum NO LATER than February 28, 2023.

- Contacts for questions:

Chris Hauke chauke@thpltd.com

Sam D'Alessio sdalessio@thpltd.com

3. Review of Form of Proposal:
 - Included is an itemized break down of Base Bid work items for work. The breakdown includes general conditions, unit cost items (per spec. section 012200), P&P Bond, and **significant** lump sum items. Lump sum items not noted should be included in the "General Conditions, etc" line item.
 - Two alternates are included:
 1. Cleaning and water repellent coating of all exterior masonry surfaces.
 2. Membrane strip installations over the exposed levels and ramp.

- **Note the Base Bid and Alternate pricing is to be submitted EXACTLY as outlined in the drawings and specifications.**
- Unit prices and associated quantity allowances per specification section 012200.
- Include proposed project team. Project manager/assistant on site 10% of time and site-foreman and foreman 100% of time.
- Include all supplemental forms (MBE, Affidavits A-D, Bid Bond, P&P Bond, etc.)

III. General Requirements

1. Section 011000 – Summary of Work

- Normal Work Hours – 7am to 5pm
- Work Phasing – Refer to Drawing 0.11
 - Pay attention to access routes noted on Drawing 0.01
 - Note Line Striping Contractor Coordination in 1.21/1.22
- Schedule (16 weeks Base Bid/Alternate 01 plus 6 weeks for Alternate 02).
- Work tentatively starting no later than May 15 (after commencement) though some work can begin sooner if coordinated in advance with the University.
- Liquidated Damaged

2. Section 022000 – Unit Prices

- All quantities are to be included in the form of proposal at the unit price provided. Final quantities will be adjusted based on the unit price.

3. Section 015600 – Barriers.

- Metal fencing not required, but at a minimum orange construction fencing is, included for membrane coating areas (at a minimum). Contractors may also utilize empty plastic jersey barriers where appropriate.
- NO caution tape barriers allowed.

IV. Technical Sections

1. Contractor should read through specifications and **verify they are in compliance with project history requirements, licensed to install specified products** (where applicable) **and bid all work as outlined in the execution sections EXACTLY as specified**, including materials, procedures (e.g. – shot blast prep for membrane work), and material manufacturer representation, where required (e.g. – Membrane rep. to review surface prep and coating installations).
2. Section 071800 – Vehicular Traffic Membrane
3. Section 079000 – Expansion Joints
4. Section 079200 – Sealants

V. Drawing Review

1. Drawing 0.11 – Work Phasing
2. Drawings 1.01-1.02 – Concrete Repairs
3. Drawings 1.11-1.12 – Base Bid Waterproofing
4. Drawing 1.13 – Alternate 02 Waterproofing
5. Drawings 1.21-1.22 – Line Striping Coordination
6. Drawings 2.01-5.01 – Details

VI. Contractor questions and follow up walkthrough of work areas:

Contractor questions and answers from the meeting and walkthrough have been recorded and included in Addendum 01, which will be distributed to all plan holders no later than 2/28/2023.

The preceding is a summary of our notes from the meeting. If you believe there are any omissions or misleading information in these Meeting Notes, please contact me as soon as possible.

Notes by: Christopher Hauke, THP

UNCC PARKING DECK REPAIRS PROJECT
PRE-BID MEETING - SIGN IN SHEET
2/15/2023

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