

# Bid Addendum 01



## CLARK NEXSEN

1523 Elizabeth Ave, Suite 300  
Charlotte, NC 28204

Project: UNC Charlotte:  
Campus Infrastructure Renewal -  
Phase 3

Date: March 2, 2018

Comm #: SCO ID #: 17-18109-01A  
Code: 41726 Item: 332  
Clark Nexsen #: 6222-B

Purpose: Pre-Bid Meeting.

Prepared by: Mike Romot, AIA, LEED AP BD+C / Derick Ritter, LEED AP

*This ADDENDUM is to be a part of the contract documents and modifies and takes precedence over the original bid documents, as noted below and in any attached documents. Original items of the plans and specifications that have been modified, amended, voided or suspended through previous addendums, shall remain in effect. It is the responsibility of the Bidder to notify and/or distribute this ADDENDUM to those sub-bidders who have received prints or digital files. The Bidder is to acknowledge receipt of this ADDENDUM in the space provided on the Bid Form.*

**Pre-bid meeting held on Thursday March 1<sup>st</sup>, 2pm within the Cone Bldg, room 210B, UNC Charlotte campus. Bid Addendum issued to document pre-bid meeting minutes.**

**Call to order by Mike Romot, identifying purpose of the meeting and identification of attendee sign-in sheet. Self-introductions made by all attendees.**

### Summary of Work, reviewed as follows:

1. Scope includes boiler replacement in the Kennedy Hall, Atkins Library, and McMillan
2. Greenhouse.
  - a. Base Bid: Kennedy Building, Atkins Library
  - b. Add Alternates: McMillan Greenhouse
3. Project Scope:
  - a. Atkins Library
    - i. Replace two steam boilers with two new larger steam boilers in the mechanical room.
  - b. Kennedy
    - i. Removal of existing steam connections to campus and steam condensate piping.
    - ii. Install two new steam boilers.
    - iii. Install new exhaust fan and stacks
    - iv. Rework of exterior envelope of mechanical room openings for exhaust system.
  - c. McMillan Greenhouse
    - i. Removal of existing piping, valves, vent lines and heat transfer package.

# Bid Addendum 01



- ii. Installing two new natural gas condensing type boilers in the mechanical room.
- d. Limited sitework for new gas lines to Kennedy and McMillian Greenhouse.

## Project Schedule

- 4. Construction Period 89 consecutive calendar days.
  - a. Owner request to expedite Atkins scope of work in the project sequence.
  - b. University driven work shutdown schedule for this project is the following days: 5/11/18-5/12/18; 8/18/18-8/19/18; UNCC home football game (schedule to be provided by owner's representative prior to commencement of construction). Road closures are not permitted by University: 5/3/18-5/10/18.
- 5. Typical Work Schedule:
  - a. Work hours will be 8:00 AM to dusk, Monday through Friday.
    - i. Other hours may be permitted by proper notification to the General Contractor/Project Expediter's representative who shall coordinate with the Owner's personnel as needed.
    - ii. Buildings will be occupied throughout the construction period.
    - iii. Job site will need to be cleaned after every work day and no flammable materials are to be left/stored in the mechanical rooms.
    - iv. Contractor shall notify the Owner at least four weeks (28 days) in advance of any planned interruption of services with Owner approval two weeks (14 days) out.

## Liquidated Damages

- 6. Liquidated Damages: \$500 for each day past the contract completion date.

## General Information

- 7. On-site staging and storage is preferred in Conex containers outside the building or parking lot 5. The University may allow specific rooms for storage which will be later determined upon request by General Contractor Construction.
- 8. Project fencing will be required to isolate the public from construction activities and at all staging areas if exterior staging is needed.
- 9. Parking on campus is limited. Prior to commencement of construction parking will be at Starlight Theatre, the University will provide passes for parking at Starlight Theater. Parking in Lot 6 on campus will be permitted from commencement until start of classes. Once classes of started parking will revert to the Starlight Theater arrangement. The form for parking permits will be provided by the owner's representative.
- 10. Temporary toilets will be provided on site by the general contractor.

## Bidding Phase

- 11. Notice to Bidders: Bids will be accepted from Single Prime General Contractors Only as a lump sum proposal.
- 12. Key Dates:

# Bid Addendum 01



- a. Bid Opening: Thursday, March 15, 2018 at **Room 113** Cone Building at UNC Charlotte.
- b. Deadline for submitting questions: Tuesday, March 6, 2018 (End of Business Day)
- c. Final Addendum Issued: Thursday, March 8, 2018.

## 13. Bid Proposals: Reference the documents in the Project Manual

- a. Contractors are to make sure that the bid forms are filled out with both numerical numbers and the number written out.
  - i. Fill in the costs for all alternates and unit prices.
- b. Bid Bond (Bid Security) is required. The form is in the specification. The bond should be for the full amount of the bid.
- c. Identification of HUB Certified/ Minority Business Participation is required. Note the Guidelines for Recruitment and Selection of Minority Business.
  - i. Include with the Bid Proposal the Identification of HIB Certified/Minority Business Participation forms. Fill out Affidavit A or B.
  - ii. There is a 10% minority participation goal as mandated by the State. Contact Dorothy Vick (HUB Coordinator with UNC Charlotte) if you wish to obtain a list of Qualified/ HUB Certified contractors.
- d. Addenda: It is the responsibility of each bidder to verify that all addenda have been received prior to submitting their bid.

## 14. Product Substitutions:

- a. Request for substitutions are required to be submitted 10 days prior to bid. If accepted, they will be noted as such in the final addendum.
- b. Substitutions cannot be accepted after this date. Specified products must be submitted.

## 15. Questions:

- a. All Questions shall be submitted in writing. Clark Nexsen will provide responses in the addendum to ensure bidders have equal access to the information.
- b. Send questions to Clark Nexsen via email.
  - i. Email: [dritter@clarknexsen.com](mailto:dritter@clarknexsen.com)
  - ii. Attn: Derick Ritter
  - iii. UNC Charlotte Campus Infrastructure Renewal - Phase 3
  - iv. Bid Inquiry

## 16. Hazardous Materials Testing:

- a. Environmental Reports are included in the specification covering Atkins, Kennedy and McMillan Greenhouse building.

## Open floor to Owner Comments:

1. **Ms. Dorothy Vick (Hub Coordinator, UNC Charlotte) stated that the deadline to obtain a listing of Qualified/HUB Certified contractors from her office is Friday March 2, 2018 at 2pm. She further**

# Bid Addendum 01



stated that all bidders should pay special attention to the “Good Faith Effort” requirements for the project given the scope of work.

2. It was clarified that the laundry equipment currently housed in the space of the Kennedy Building which will house the future boilers, will be removed by UNC Charlotte prior to the start of this project.

## Open floor to Questions:

1. Bidder question regarding project schedule allowing 89 consecutive calendar days for the construction period, did allow for sufficient installation time. Clark Nexsen to review with UNC Charlotte and provide clarification in forthcoming Bid Addendum.
2. Question was raised as to the \$500.00 Liquidated Damages amount, was this for the project or per building? Clark Nexsen to review with UNC Charlotte and provide clarification in forthcoming Bid Addendum.
3. Question was raised as to the project site(s) what areas was available site for the construction trailer(s)/containers. It was suggested that it would be preferable to have space for (2) 18’ long trailers, but at a minimum (1) would be needed given the scope of work. Clark Nexsen to review with UNC Charlotte and provide clarification in forthcoming Bid Addendum.
4. Clarification was requested as to the single prime contract, does it have to be a “general” contractor or can the mechanical contractor be the prime contractor holder? Clark Nexsen to review with UNC Charlotte and provide clarification in forthcoming Bid Addendum.
5. Clarification was requested as to the planned shut-down of the steam plant and what ramifications to the Atkins Building (specifically Mark Reynolds) may have if there is a lag in steam/reheat operation available for the building operation. Clark Nexsen to review with UNC Charlotte and provide clarification in forthcoming Bid Addendum.
6. Clarification was made that bids will not be received in room 210B of the Cone Building as indicated in the agenda, it will be room 113. Clark Nexsen to officially document and issue in forthcoming Bid Addendum.

## Tour of Buildings:

1. Atkins
2. Kennedy
3. McMillian Greenhouse

## Attachments:

Pre-bid meeting sign-in sheet

**END OF BID ADDENDA 01**

# Construction Meeting Attendee List 01



## Pre-Bid Meeting

### CLARK NEXSEN

1523 Elizabeth Ave, Suite 300  
Charlotte, NC 28204

**Project  
Name &  
Number:**

University of North Carolina at Charlotte:  
Campus Infrastructure Renewal - Phase 3  
SCO ID #: 17-18109-01A, Code: 41726  
Item: 332  
Clark Nexsen #: 6222-B

**Date:**

March 1, 2018

**Name:**

**Init.**

**Company:**

**Phone:**

**Fax:**

**Email:**

Name:	Init.	Company:	Phone:	Fax:	Email:
<b>Armin</b> Wallner SCO Monitor		NC State Const. Office	919.605.2270		<a href="mailto:armin.wallner@doa.nc.gov">armin.wallner@doa.nc.gov</a>
<b>Phil</b> Jones Dir. of Facilities		UNC at Charlotte			<a href="mailto:pajones@uncc.edu">pajones@uncc.edu</a>
<b>Jeanine</b> Bachtel Capital Projects		UNC at Charlotte	704.687.0515		<a href="mailto:jbachtel@uncc.edu">jbachtel@uncc.edu</a>
<b>Dorothy</b> Vick HUB Coordinator		UNC at Charlotte	704.687.0527		<a href="mailto:dlvick@uncc.edu">dlvick@uncc.edu</a>
<b>Jennifer</b> Price Construction PM		UNC at Charlotte	704-687-0518		<a href="mailto:Jennifer.price@uncc.edu">Jennifer.price@uncc.edu</a>
<b>Donia</b> Schauble Project Manager		UNC at Charlotte	704.687.0520		<a href="mailto:dcooke@uncc.edu">dcooke@uncc.edu</a>
<b>Tom</b> Sparks Fac. Mgmt	<i>TS</i>	UNC at Charlotte	704.687.0525		<a href="mailto:tcsparks@uncc.edu">tcsparks@uncc.edu</a>
<b>Shannon</b> Caveny-Cox Fac. Mgmt. - Recycling		UNC at Charlotte			<a href="mailto:sccaveny@uncc.edu">sccaveny@uncc.edu</a>
<b>Brian</b> Guns Environ & Recycling		UNC at Charlotte	704.687.0601		<a href="mailto:bjguns@uncc.edu">bjguns@uncc.edu</a>
<b>John</b> Blas ITS		UNC at Charlotte			
<b>Jesse</b> Beauman ITS		UNC at Charlotte			
<b>Darius</b> Griffin Env. Health Safety		UNC at Charlotte	704.687.7777		<a href="mailto:dgriffin@uncc.edu">dgriffin@uncc.edu</a>
<b>Joe</b> Loder FM Maint. & Operations		UNC at Charlotte	704.687.0578		<a href="mailto:jloder1@uncc.edu">jloder1@uncc.edu</a>
<b>Nancy</b> Smith Parking Services		UNC at Charlotte	704.687.0276		<a href="mailto:nmsmith@uncc.edu">nmsmith@uncc.edu</a>

# Construction Meeting Attendee List 01



## Pre-Bid Meeting

### CLARK NEXSEN

1523 Elizabeth Ave, Suite 300  
Charlotte, NC 28204

**Project  
Name &  
Number:**

University of North Carolina at Charlotte:  
Campus Infrastructure Renewal - Phase 3  
SCO ID #: 17-18109-01A, Code: 41726  
Item: 332  
Clark Nexsen #: 6222-B

**Date:**

March 1, 2018

Name:	Init.	Company:	Phone:	Fax:	Email:
<b>Katie</b> Montie Disability Services		UNC at Charlotte	704.687.0043		<a href="mailto:ksmontie@uncc.edu">ksmontie@uncc.edu</a>
<b>Drew</b> Averitt		UNC at Charlotte	704-687-8653		<a href="mailto:daveritt@uncc.edu">daveritt@uncc.edu</a>
<b>Peter</b> Franz		UNC at Charlotte			<a href="mailto:PeterFranz@uncc.edu">PeterFranz@uncc.edu</a>
<b>Ozlem</b> Cankurtaran		UNC at Charlotte			<a href="mailto:Ocankurtaran@uncc.edu">Ocankurtaran@uncc.edu</a>
<b>Keith</b> Wassum Parking Services		UNC at Charlotte			
<b>Mike</b> Romot Project Manager		Clark Nexsen			<a href="mailto:mromot@clarknexsen.com">mromot@clarknexsen.com</a>
<b>Derick</b> Ritter CA Manager		Clark Nexsen			<a href="mailto:dritter@clarknexse.com">dritter@clarknexse.com</a>
<b>Kent</b> Bauman Architect		Clark Nexsen	704.840.1345	704.358.1037	<a href="mailto:kbauman@clarknexsen.com">kbauman@clarknexsen.com</a>
<b>Mike</b> Phillips Electrical Engineer		Clark Nexsen	704.840.1380		<a href="mailto:mphillips@clarknexsen.com">mphillips@clarknexsen.com</a>
<b>Dwayne</b> Carr Mechanical Engineer		Clark Nexsen			<a href="mailto:dcarr@clarknexsen.com">dcarr@clarknexsen.com</a>



# Construction Meeting Attendee List 01



## Pre-Bid Meeting

### CLARK NEXSEN

1523 Elizabeth Ave, Suite 300  
Charlotte, NC 28204

**Project Name & Number:**

University of North Carolina at Charlotte:  
Campus Infrastructure Renewal - Phase 3  
SCO ID #: 17-18109-01A, Code: 41726  
Item: 332  
Clark Nexsen #: 6222-B

**Date:**

March 1, 2018

**Name: Init. Company: Phone: Fax: Email:**

Name:	Init.	Company:	Phone:	Fax:	Email:
DEREK RITTER	DR	CLARK NEXSEN	704-377-8800		DRITTER@CLARKNEXSEN.COM
Mark Fassor	M	Heartland	704-882-3004		mfassor@heartlandnc.com
Richard Cody	@	SR machad	803-287-8305		READY@SRMACHAD1.COM
Chris Hayes		Cam-Ful Ind	704-556-0301		chayes@cam-ful.com
RON WAGONER		Messer	704-679-600		rwagoner@messer.com
Andy Fields		Superior	336-274-3008		andy@superiormechanical.com
RYAN TERRELL		BMI	336-272-9044		boilermasters@aol.com
JEFF HARGETT	JH	HARGETT MECHANICAL	336-580-5335		JEFF.HARGETT@NEWSOUTH.NET
GRANAM VICK	GV	UNCC	704-687-0527		GKNOB@UNCC.EDU
GREG KERESI	AK	WALBRIDGE	704-362-4129		GKERESI@WALBRIDGE.COM
Stphn Little	SL	Advant	704-624-9292		slittle859@gmail.com
Randy Aldridge	RA	SEH Southeastern	704-333-8582		randy@setheasternplumbing.com
Lee Beard	LB	UNCC	704-687-0527		lbeard@uncc.edu
DOROTHY VICK	DV	UNCC CHARLOTTE	704-687-0527		dvick@uncc.edu
Donna Schaub	DS	UNCC Charlotte	704-687-0520		dschaub@uncc.edu

