

ADDENDUM NUMBER 1

**UNC CHARLOTTE KING BUILDING AND MEMORIAL HALL
BUILDING ENVELOPE REPAIRS
CHARLOTE, NORTH CAROLINA
SKA PROJECT NO. 230392.1**

New Bid Date Oct. 31, 2024 @ 2:00 PM

Notice to all bidders and holders of Contract Documents:

This document is Addendum 1 and needs to be identified on the Form of Proposal, which modifies the requirements of the Bid Documents for the items indicated. Bidders shall review the Addendum and incorporate the modified requirements in their proposals. Information in this Addendum and any previous Addenda supersedes information previously provided in the bidding requirements with respect to the items indicated. Bidders shall coordinate Addendum items with related work to ensure that the Addendum results in a complete project, with modified requirements completely and fully integrated into the project.

It is the Contractor's responsibility to assure that all changes and/or additions noted in the Addendum are included in the bid. Prime Contractors are responsible for assuring that their subcontractors and suppliers have received the information in all Addenda.

All bidders shall acknowledge receipt of this Addendum in the space provided on the Bid Proposal Form.

Pre-Bid Meeting Minutes: An in-person pre-bid meeting was held at 10:00 AM on October 8, 2024, at Memorial Hall Room 141c. The pre-bid meeting was not mandatory for Contractors interested in bidding the project. The purpose of the meeting was to review and discuss site conditions, bid requirements, scope of work items, and to allow Bidders to ask questions about the Project. Following is a review of items discussed during the pre-bid meeting and additional information/clarification determined after the meeting.

1. Pre-Bid Meeting Attendees: See attached sign-in sheet.
2. Eric A. Couch will be the primary point of contact for SKA Consulting Engineers, Inc. and will be the Project Manager during Construction. Rosanna M. Tucker was the primary roof designer and will be involved throughout the project and should be copied on all correspondence.
3. The Owner Contact during the project will be Patrick Jones with UNC Charlotte and should also be copied on all correspondence during construction. Patrick's email is pajones@charlotte.edu.
4. SKA briefly described the Project and the Scope of Work, which were outlined on the agenda provided to attendees of the pre-bid meeting. This agenda has been attached.

5. Bids are due Tuesday, October 22, 2024, by 2:00 pm. **Please Note: This has since been changed to Thursday, October 31, 2024, by 2:00 pm.**
6. Bids shall be submitted in one of the following methods. Emailed bids will not be accepted.
 - a. Hand Delivery: Room **200A** of FMPPS Building, 9151 Cameron Blvd., Charlotte, NC.
 - b. Mail/Delivery: Attn: Patrick Jones, Project Manager. Same address as noted above.
7. The two buildings are a package project, Contractors must bid on all parts.
8. Removal of signage that interferes with work is responsibility of Contractor. Contractor responsible for reinstallation once work is completed.
9. No work to be performed on the soffit at King Building.
10. Schedule:
 - a. The Supplemental General Conditions note 120 consecutive calendar days to complete the project (base bid). Additional days will be considered depending on which alternates are selected.
 - b. Currently, the intention is to start as soon as a contract is signed (likely in December or January).
 - c. The highest priority item is the roof replacement at Memorial Hall.
11. Logistics:
 - a. Contractor will have to provide roof access to Memorial Hall.
 - b. Owner will endeavor to have storage container removed adjacent to Memorial Hall building to allow for parking and storage area.
 - c. There is no designated storage or laydown area at King Building. Minimum parking can be provided down the hill in front of Cone South Building.
 - d. Work hours are 7:00 am to 5:00 pm Monday through Friday unless approved by the Owner.
12. Required Bid Documents:
 - a. Form of Proposal.
 - b. Bid Bond with Power of Attorney.
 - c. MBE Documentation: All bidders must provide Affidavit A and the Identification of Minority Business Participation (low bidder will also be asked to submit additional Affidavits).
13. Performance and payment bonds are required for 100% of the contract price. Insurance requirements are found in the General Conditions.

Bidder Questions: SKA received the following questions after the Pre-Bid Meeting. Answers to questions are in blue text.

1. Can the bid due date be extended? The bid due date has been extended. **Bids are now due Thursday, October 31, 2024, by 2:00 pm.**
2. In the Unit Prices Specification (Section 01 22 00), it shows 150 LF for tuckpoint crack repairs. In the Alternates Specification (Section 01 23 00) it shows 16 LF. Which is correct? The value should be 150 LF. This has been corrected on the reviewed Unit Prices and Alternates Specification Sections that have been attached.
3. Will you be providing a specification section for the infill metal panels? Yes, we have added new Specification Section 07 42 00, entitled “Metal Infill Panels.” This Specification Section has been attached.
4. Sika Sarnafil does not offer a VB that can be installed over an existing VB. The products Sika offers must be applied directly to a clean substrate or board. Please provide direction. Based on the above information the plan is still to remove the existing vapor barrier only where it is loose or brittle. A new vapor barrier as shown in Detail A/R6.1 and Article 2.4 of Section 07 54 19 “Polyvinyl-Chloride (PVC) Roofing” is no longer required.

Specification Modifications: Replace existing specification sections/forms with the following revised specification sections/forms:

1. Section Notice to Bidders: Bid due date changed to October 31, 2024.
2. Section 01 11 00 Summary: Section 1.3 was re-organized. No scope of work items were deleted or added. At the request of the Owner, all non-roofing repairs were changed to Alternates. The only remaining base bid item is the roof replacement at Memorial Hall. With this said, UNC Charlotte still plans to include as many of the façade repairs items as the construction budget allows.
3. Section 01 22 00 Unit Prices: In Section 3.1, Unit Prices No. 5 and No. 6 were swapped to keep items in ascending order based on the referenced Alternate.
4. Section 01 23 00 Alternates:
 - a. In Section 2.3, added the language “**General: All alternate prices must be held for a period of 60 days.**”
 - b. In Section 3.1, the Alternate schedule was updated to match what is shown in Section 01 11 00 “Summary.” In Section 3.1-A-1-C, linear feet corrected to be 150.
5. Section 07 42 00 Metal Infill Panels: New specification added to provide additional clarification on product requirements.
6. Section 07 54 19 Polyvinyl-Chloride (PVC) Roofing: Removed Vapor Barrier (VB) requirement from Section 2.4.

7. Section Form of Proposal: Form of Proposal was updated to such that all façade repairs are now individual alternates. Contractor must use Revised Form of Proposal when submitting their bids.

Drawing Modifications:

1. Detail A/R6.1, remove the requirement for a new Vapor Barrier (VB).

Attachments:

1. Revised Notice to Bidders
2. Revised Specification Section 01 11 00 “Summary”
3. Revised Specification Section 01 22 00 “Unit Prices”
4. Revised Specification Section 01 23 00 “Alternates”
5. New Specification Section 07 42 00 “Metal Infill Panels”
6. Revised Form of Proposal
7. Pre-Bid Sign-In Sheet
8. Pre-Bid Meeting Agenda

NOTICE TO BIDDERS

Sealed proposals will be received by the State of North Carolina through UNC Charlotte in the **Facilities Management and Police and Public Safety (FMPPS) Building (Attn: Patrick Jones, Project Manager), 9151 Cameron Blvd., Charlotte, NC 28262** in room 206 up to **2:00pm on October 31, 2024**, and immediately thereafter publicly opened and read for the furnishing of labor, materials and equipment entering into the construction of

Repairs to King Building and Memorial Hall.

The project mainly consists of building enclosure repairs at the King Building and a roof replacement at Memorial Hall (base bid). Additional repairs at the King Building and Memorial Hall are included as alternates.

Bids will be received for single prime contract type. All proposals shall be lump sum.

Pre-Bid Meeting

An **open pre-bid meeting** will be held for all interested bidders on **October 8, 2024, at 10:00am** at **room 141C of Memorial Hall, 8905 University Rd., Charlotte, NC 28262**. The meeting will address specific questions, issues, bidding procedures and bid forms. Attendance is not mandatory but is encouraged. Visitors may park in the Cone Visitor Parking Deck.

The meeting is also to identify preferred brand alternates and their performance standards that the owner will consider for approval on this project.

In accordance with General Statute GS 133-3, Specifications may list one or more preferred brands as an alternate to the base bid in limited circumstances. Specifications containing a preferred brand alternate under this section must identify the performance standards that support the preference. Performance standards for the preference must be approved in advance by the owner in an open meeting. Any alternate approved by the owner shall be approved only where (i) the preferred alternate will provide cost savings, maintain or improve the functioning of any process or system affected by the preferred item or items, or both, and (ii) a justification identifying these criteria is made available in writing to the public.

In accordance with GS133-3 and SCO procedures the following preferred brand items are being considered as Alternates by the owner for this project:

1. Roof membrane manufacturer at Memorial Hall: Sika Sarnafil. See Section 075419 "Polyvinyl-Chloride (PVC) Roofing".

Justification of any approvals will be made available to the public in writing no later than seven (7) days prior to bid date.

Complete plans, specifications and contract documents will be open for inspection in the offices of UNC Charlotte and SKA Consulting Engineers, Inc. and in the following plan rooms:

- Associated General Contractors, Carolinas Branch.
- McGraw-Hill Dodge Corporation, Eastern Regional Office.
- Reed Construction Data, Norcross, GA.
- Hispanic Contractors Association of the Carolinas (HCAC), Charlotte, (877) 227-1680.
- Metrolina Minority Contractors Association, 3124 W. Trade Street, Unit A, Charlotte, NC 28202, (704) 332-5746.

or may be obtained by those qualified as prime bidders. Files will be issued electronically only. A plan deposit is not required.

NOTE: The bidder shall include with the bid proposal the form *Identification of Minority Business Participation* identifying the minority business participation it will use on the project and shall include *Affidavit A*. Forms and instructions are included within the Proposal Form in the bid documents. Failure to complete these forms is grounds for rejection of the bid. (GS143-128.2c Effective 1/1/2002.)

All contractors are hereby notified that they must have proper license(s) as required under the state laws governing their respective trades.

NOTE--SINGLE PRIME CONTRACTS: Under GS 87-1, a contractor that superintends or manages construction of any building, highway, public utility, grading, structure, or improvement shall be deemed a "general contractor" and shall be so licensed. Therefore, a single prime project that involves other trades will require the single prime contractor to hold a proper General Contractors license. **EXCEPT:** On public buildings being bid single prime, where the total value of the general construction does not exceed 25% of the total construction value, contractors under GS87- Arts 2 and 4 (Plumbing, Mechanical & Electrical) may bid and contract directly with the Owner as the SINGLE PRIME CONTRACTOR and may subcontract to other properly licensed trades. [GS87-1.1- Rules .0210](#)

General contractors are notified that Chapter 87, Article 1, General Statutes of North Carolina, will be observed in receiving and awarding general contracts. General contractors submitting bids on this project must have license classification for General or S(Roofing).

Each proposal shall be accompanied by a cash deposit or a certified check drawn on some bank or trust company, insured by the Federal Deposit Insurance Corporation, of an amount equal to not less than five percent (5%) of the proposal, or in lieu thereof a bidder may offer a bid bond of five percent (5%) of the bid executed by a surety company licensed under the laws of North Carolina to execute the contract in accordance with the bid bond. Said deposit shall be retained by the owner as liquidated damages in event of failure of the successful bidder to execute the contract within ten days after the award or to give satisfactory surety as required by law.

A performance bond and a payment bond will be required for one hundred percent (100%) of the contract price.

REPAIRS FOR KING BUILDING AND MEMORIAL HALL
UNC CHARLOTTE
SCO ID 23-25933-01A; SKA PROJECT NO. 230392.1

Payment will be made based on ninety-five percent (95%) of monthly estimates and final payment made upon completion and acceptance of work.

No bid may be withdrawn after the scheduled closing time for the receipt of bids for a period of 30 days.

The owner reserves the right to reject any or all bids and to waive informalities.

Designer:
SKA Consulting Engineers, Inc.

4651 Charlotte Park Drive Suite 150

Charlotte, NC 28217

Owner:
UNC Charlotte

9201 University City Blvd.

Charlotte, NC 28223

SECTION 011000 – SUMMARY

PART 1 – GENERAL

1.1 **SUMMARY:**

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Contractor's use of site and premises.
4. Coordination with occupants.
5. Work restrictions.
6. Specification and Drawing conventions.

B. Related Requirements:

1. Section 01 50 00 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.2 **PROJECT INFORMATION**

A. Project Identification: Repairs for King Building and Memorial Hall.

B. Owner: UNC Charlotte, Charlotte, North Carolina.

1. Owner's Representative: Patrick Jones, pajones@charlotte.edu.

C. Engineer: SKA Consulting Engineers, Inc.; 4651 Charlotte Park Drive Suite 150, Charlotte, NC 28217.

1. Engineer's Representative: Eric Couch, PE; 704.424.9663; eacouch@skaeng.com.

1.3 **WORK COVERED BY CONTRACT DOCUMENTS**

A. The Work of Project is defined by the Contract Documents and includes, but is not limited to, the following:

1. Base Bid: Memorial Hall – Roof Replacement
 - a. Remove the existing stone ballasted roof system down to the structural roof deck, remove metal copings, and install a new roofing system comprised of an

adhered single-ply roofing membrane over cover board, insulation, and a vapor retarder.

2. Alternate Bid: Memorial Hall Envelope
 - a. Tuckpoint cracked mortar joints within the brick veneer (Alternate No. 1).
 - b. Replace individual cracked and spalled brick units (Alternate No. 2).
 - c. Remove and replace all existing exterior sealants (Alternate No. 3).
 - d. Temporarily remove thresholds, reset thresholds in a bed of sealant, and apply new wet glazing at metal-to-metal joints and glass-to-frame transitions at storefront units (Alternate No. 4).
 - e. Owner-preferred roof membrane manufacturer (Alternate No. 5).
 - f. Secondary roof drainage scuppers (Alternate No. 6).

3. Alternate Bid: King Building Envelope
 - a. Remove the existing failed coatings down to bare concrete/plaster and apply a new elastomeric coating on cast-in-place concrete elements, precast concrete elements, and portland cement plaster. Repair concrete spalls prior to application of acrylic coating (Alternate No. 7).
 - b. Apply a clear water repellent sealer to the face of the brick veneer (Alternate No. 8).
 - c. Remove and replace all existing sealants (Alternate No. 9).
 - d. Pressure-inject cracks within concrete elements that are greater than 1/16-inch wide (Alternate No. 10).
 - e. Correct two (2) vertical displacements within sidewalk by grinding elevated edges to sloped bevel (Alternate No. 11).
 - f. Perform hazardous materials testing of solid infill panels within window units (Alternate No. 12).
 - g. Provide abatement plan to Engineer and Owner and properly remove and dispose of asbestos containing infill panels. Install new infill metal veneer panels into window opening (Alternate No. 13).

- B. Type of Contract: Project will be constructed under a single prime contract.

1.4 CONTRACTOR'S USE OF SITE AND PREMISES

- A. Limits on Use of Site: Limit use of Project site to Work in areas indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 - 1. Driveways, Walkways and Entrances: Keep driveways and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or for storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
 - B. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.
 - C. Condition of Existing Grounds: Maintain portions of existing grounds, landscaping, and hardscaping affected by construction operations throughout construction period. Repair damage caused by construction operations.

1.5 COORDINATION WITH OCCUPANTS

- A. Full Owner Occupancy: Owner will occupy Project site and existing building(s) during entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.
 - 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from Owner and approval of authorities having jurisdiction.
 - 2. Notify Owner not less than 72 hours in advance of activities that will affect Owner's operations.

1.6 WORK RESTRICTIONS

- A. Comply with restrictions on construction operations.

1. Comply with limitations on use of public streets, work on public streets, rights of way, and other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work to between 8:00 a.m. to 8:00 p.m., Monday through Friday, unless otherwise indicated. Work hours may be modified to meet Project requirements if approved by Owner and authorities having jurisdiction.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging for temporary utility services according to requirements indicated:
 1. Notify Owner not less than two days in advance of proposed utility interruptions.
 2. Obtain Owner's written permission before proceeding with utility interruptions.
- D. Noise, Vibration, Dust, and Odors: Coordinate operations that may result in high levels of noise and vibration, dust, odors, or other disruption to Owner occupancy with Owner.
 1. Notify Owner not less than two days in advance of proposed disruptive operations.
 2. Obtain Owner's written permission before proceeding with disruptive operations.
- E. Smoking and Controlled Substance Restrictions: Use of tobacco products, alcoholic beverages, and other controlled substances on Owner's property is not permitted.
- F. Employee Screening: Comply with Owner's requirements for background screening of Contractor personnel working on Project site.
 1. Maintain list of approved screened personnel with Owner's representative.

1.7 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 00 Contracting Requirements: General provisions of the Contract, including General and Supplementary Conditions, apply to all Sections of the Specifications.

- C. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- D. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 - 2. Drawings and Dimensions: Drawings shall not to be scaled for dimensions not shown. Dimensions of existing facilities shown on the drawings are approximate and shall be field verified prior to ordering materials, fabricating components, performing demolition, or installing repairs. Where adjustments are necessary to suit field conditions, or where additional dimensions or other clarification is required, the Contractor shall promptly request such clarifications as provided by the General Conditions of the Contract.
 - 3. Deviations from working Drawings or Specifications: Deviations from Working Drawings or Specifications shall not be made in the execution of this work without the specific written approval of the Engineer.

PRODUCTS (Not Used)

EXECUTION (Not Used)

END OF SECTION

SECTION 012200 – UNIT PRICES

PART 1 - GENERAL

1.1 **SUMMARY**

- A. Section includes administrative and procedural requirements for unit prices.

1.2 **DEFINITIONS**

- A. Unit price is an amount incorporated into the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

1.3 **PROCEDURES**

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.
- B. Measurement and Payment: See individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A schedule of unit prices is included in Part 3. Specification Sections referenced in the Part 3 "Schedule of Unit Prices" Article contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF UNIT PRICES

- A. Unit Price No. 1: Replace wood nailer.
1. Description: At **Memorial Hall**, remove existing damaged or deteriorated 2x wood nailer. Install new 2x wood nailer and secure to the existing substrate in accordance with applicable details and as required, in accordance with Section 061000 "Rough Carpentry."
 2. Unit of Measurement: Board feet.
 3. Quantity Allowance:
 - a. Base Bid: 100 board feet.
- B. Unit Price No. 2: Additional roof walkpads.
1. Description: At **Memorial Hall** Install additional roof walkpads beyond those shown on R1.2 in accordance with Section 075419 "Polyvinyl-Chloride (PVC) Roofing."
 2. Unit of Measurement: Per linear foot of membrane manufacturer's standard walkpad, minimum 30 inches in width.
 3. Quantity Allowance:
 - a. Base Bid: 16 linear feet.
- C. Unit Price No. 3: Tuckpoint cracked mortar joints.
1. Description: Perform tuckpointing at cracked mortar joints within the masonry veneer at **Memorial Hall** in accordance with Drawing S7.1 and Section 040513 "Masonry Mortaring."
 2. Unit of Measurement: Per linear foot of mortar joints tuckpointed.
 3. Quantity Allowances:
 - a. Base Bid: 0 linear feet.
 - b. Alternate No. 1: 150 linear feet.

- D. Unit Price No. 4: Replace individual cracked and spalled brick units.
1. Description: Replace spalled and cracked brick units within the masonry veneer at **Memorial Hall** in accordance with Drawing S7.1 and Section 043000 "Unit Masonry."
 2. Unit of Measurement: Per square feet of brick masonry units replaced.
 3. Quantity Allowances:
 - a. Base Bid: 0 square feet.
 - b. Alternate No 2: 50 square feet.
- E. Unit Price No. 5: Concrete spall repairs.
1. Description: Repair spalled concrete members at the **King Building** in accordance with Section 039100 "Concrete Repair Mortars."
 2. Unit of Measurement: Per square foot of concrete spall repair.
 3. Quantity Allowance:
 - a. Base Bid: 0 square feet.
 - b. Alternate No 7: 20 square feet.
- F. Unit Price No. 6: Epoxy injection.
1. Description: Pressure-inject cracks within concrete elements that are greater than 1/16-inch wide at the **King Building** in accordance with Section 037500 "Epoxy Injection."
 2. Unit of Measurement: Per linear foot of crack injection.
 3. Quantity Allowance:
 - a. Base Bid: 0 linear feet.
 - b. Alternate No 10: 100 linear feet.

END OF SECTION

SECTION 01 23 00 – ALTERNATES

PART 1 – GENERAL

2.1 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

2.2 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternates into the Work. No other adjustments are made to the Contract Sum.

2.3 PROCEDURES

- A. **General: All alternate prices must be held for a period of 60 days.**
- B. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
1. Include, as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation, whether or not indicated as part of alternate.
- C. Execute accepted alternates under the same conditions as other Work of the Contract.
- D. Schedule: A Part 3 "Schedule of Alternates" Article is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Memorial Hall Envelope:

1. Alternate No. 1: Tuckpoint cracked mortar joints in the brick veneer.
 - a. Description: Perform tuckpointing at cracked mortar joints within the masonry veneer at Memorial Hall in accordance with Drawing S7.1 and as specified in Section 04 05 13 "Masonry Mortaring."
 - b. Base Bid: Not included.
 - c. Alternate: 150 linear feet.
2. Alternate No. 2: Replace individual cracked and spalled brick units.
 - a. Description: Replace spalled and cracked brick units within the masonry veneer at Memorial Hall in accordance with Drawing S7.1 and as specified in Section 04 30 00 "Unit Masonry."
 - b. Base Bid: Not included.
 - c. Alternate: 50 square feet.
3. Alternate No. 3: Remove and replace all existing exterior sealants, including window perimeters.
 - a. Base Bid: Not included.
 - b. Alternate: Remove and replace all existing exterior sealants, including window perimeters as indicated on Drawing S7.1 and as specified in Section 07 92 00 "Joint Sealants."
4. Alternate No. 4: Wet-glaze storefront window units and reset thresholds in sealant.
 - a. Base Bid: Not included.
 - b. Alternate: Wet-glaze storefront window units and reset thresholds in sealant as indicated on Drawing S7.2 and as specified in Section 07 92 00 "Joint Sealants."
5. Alternate No. 5: Owner-preferred roof membrane manufacturer.
 - a. Base Bid: All roof membrane manufacturers listed in Section 07 54 19 "Polyvinyl-Chloride (PVC) Roofing. "
 - b. Alternate: Roof membrane manufacturer shall be Sika Sarnafil.

6. Alternate No. 6: Secondary roof drainage scuppers.
 - a. Base Bid: Not included.
 - b. Alternate: Provide secondary roof drainage scuppers as indicated on Drawings R2.1 and R6.1 and as specified in Section 07 62 00 "Sheet Metal Flashing and Trim."

- B. King Building Envelope:
 1. Alternate No. 7: Remove existing coating, repair concrete, and apply new coating.
 - a. Base Bid: Not included.
 - b. Alternate: Remove the existing failed coatings down to bare concrete/plaster and apply a new acrylic coating on cast-in-place concrete elements, precast concrete elements, and portland cement plaster in accordance with Detail 1/S7.4. Repair concrete spalls prior to application of acrylic coating in accordance with Sheet S7.3.

 2. Alternate No. 8: Appl new water repellant sealer,
 - a. Base Bid: Not included.
 - b. Alternate: Apply a clear water repellant sealer to the face of the brick veneer as indicated on Drawing 3/S7.1.

 3. Alternate No. 9: Remove and replace all existing exterior sealants, including window perimeters.
 - a. Base Bid: Not included.
 - b. Alternate: Remove and replace all existing exterior sealants, including window perimeters as indicated on Drawing S7.1 and as specified in Section 07 92 00 "Joint Sealants."

 4. Alternate No. 10: Pressure injection of cracks.
 - a. Base Bid: Not included.
 - b. Alternate: Pressure-inject cracks within concrete elements that are greater than 1/16-inch wide as indicated on Detail 3/S7.3.

 5. Alternate No. 11: Grind elevated edges of sidewalk at King Building.
 - a. Base Bid: Not included.
 - b. Alternate: Correct vertical displacements within sidewalk by grinding elevated edges to sloped bevel as indicated on Detail 9/S7.3.

6. Alternate No. 12: Testing of solid infill panel at window unit for hazardous materials.
 - a. Base Bid: Not included.
 - b. Alternate: Sample and test one (1) solid infill panel at window unit for hazardous materials as indicated on Detail 2/S7.4.

7. Alternate No. 13: Abatement of asbestos containing infill panels. Installation of new infill metal wall panels into window openings after abatement of existing infill panels.
 - a. Base Bid: Not included.
 - b. Alternate: Provide abatement plan to Engineer and Owner and properly remove of and dispose of asbestos containing infill panels as indicated on Detail 2/S7.4. Provide and install new insulated metal wall panels into window openings as indicated on Detail 2/S7.4.

END OF SECTION

SECTION 07 42 00 – METAL INFILL PANELS

PART 1 – GENERAL

1.1 SUMMARY

- A. Section Includes: New metal infill panels to be installed where existing panels removed.

1.2 RELATED DOCUMENTS:

- A. The drawings and provisions of the General Conditions, and the sections included under Division 1 specification sections, apply to this section.

1.3 PERFORMANCE REQUIREMENTS

- A. Design panel system to accommodate tolerance of plus or minus 1/16" in overall panel thickness and plus or minus 1/8" in any direction.
- B. Structural Performance: Provide exterior and interior wall cladding assemblies to meet effects of load and stresses from wind loads.

1.4 SUBMITTALS

- A. Product Data: Manufacturer's product literature.
- B. Manufacturer's standard color charts.
- C. Finish Samples: Submit color samples for final approval.
- D. Shop Drawings: Submit shop drawings showing plans, sections, and details.

1.5 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Minimum of five years' experience in manufacturing of metal wall panel products.
- B. Installer Qualifications: Acceptable to manufacturer.

1.6 DELIVERY, STORAGE AND HANDLING

- A. Delivery: Deliver metal panels in manufacturer's crates packed for long haul transit.
- B. Storage: Store materials in a dry and safe area.
- C. Handling: Handle materials to avoid any damage to materials and finishes.

1.7 WARRANTY

- A. The contractor must warrant the materials to be free of defects in accordance with the general conditions. Finish warranty shall be extended by paint manufacturer's standard warranty.

PART 2 – PRODUCTS

2.1 ACCEPTABLE PRODUCTS AND MANUFACTURERS

- A. AC-4200 by AmeriClad LLC.; Rogers, Minnesota
- B. Endurex 305 by Wieland-Wrisco Industries Inc.; Atlanta, GA
- C. Glazeguard 250 WR by Citadel Architectural Products; Greenfield, IN
- D. Approved equal.

2.2 MATERIALS

- A. Aluminum Sheet: ASTM B209, Aluminum Association Specification
 - 1. 3003-H14/3105-H14/5052-H32 for painted finishes
 - 2. 5005-H34 for anodized finish B.
- B. Thickness: 1/4" (one quarter inch) overall thickness
- C. Exterior Skin shall be Aluminum. Color shall be as selected by Owner.
- D. Stabilizer sheet under face and backer material.
- E. Interior Skin shall be Aluminum. Color shall be as selected by Owner.

2.3 FABRICATION

- A. Tolerances
 - 1. Width and Length to be plus or minus 1/8".
 - 2. Thickness to be plus or minus 1/16".
- B. Panel surfaces shall be free from defects, scratches, or marks caused during fabrication.

2.4 ACCESSORIES

- A. Installer shall supply all materials required for installation.

2.5 FINISHES

- A. Paint: Coating shall be a Spray Applied Fluorocarbon Resin Utilizing a 70% Kynar 500/Hylar 5000 resin.
- B. Color as selected by owner from paint manufacturer's standard colors or custom colors as specified.
- C. Material to be painted in accordance with either AAMA specification 2605 or 2604.

PART 3 – EXECUTION

3.1 PREPARATION

- A. Coordinate drawings, diagrams, and instructions for installation.

3.2 INSTALLATION

- A. Setting blocks should be at quarter points of each panel and in a width equal or larger than the panel thickness.
- B. Panels to be sealed with Class A grade sealants.
- C. Weep holes for frame assemblies to accommodate proper draining.
- D. The entire panel perimeter should be engaged into the framing system to a minimum of 5/8".
- E. A minimum of 1/4" of clearance must be maintained around the panel perimeter

3.3 CLEANING AND PROTECTION

- A. Clean exposed surfaces after installation per manufacturer's recommendation.
- B. Touch up minor abrasions in finish with touch up paint supplied by finish applicator

END OF SECTION

FORM OF PROPOSAL

Repairs for King Building and Memorial Hall Contract: _____

UNC Charlotte Bidder: _____

SCO ID #: 23-25933-01A Date: _____

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that he has examined the site of the work and the contract documents relative thereto, and has read all special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed. The bidder further declares that he and his subcontractors have fully complied with NCGS 64, Article 2 in regards to E-Verification as required by Section 2.(c) of Session Law 2013-418, codified as N.C. Gen. Stat. § 143-129(j).

The Bidder proposes and agrees if this proposal is accepted to contract with the State of North Carolina through

UNC Charlotte

in the form of contract specified below, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the construction of

Repairs for King Building and Memorial Hall

in full in complete accordance with the plans, specifications and contract documents, to the full and entire satisfaction of the State of North Carolina, and

UNC Charlotte

and

SKA Consulting Engineers, Inc.

with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and the contract documents, for the sum of:

SINGLE PRIME CONTRACT: _____

Base Bid: Memorial Hall Roof

_____ Dollars(\$)

General Subcontractor:
_____ Lic _____

Plumbing Subcontractor:
_____ Lic _____

Mechanical Subcontractor:
_____ Lic _____

Electrical Subcontractor:
_____ Lic _____

GS143-128(d) requires all single prime bidders to identify their subcontractors for the above subdivisions of work. A contractor whose bid is accepted shall not substitute any person as subcontractor in the place of the subcontractor listed in the original bid, except (i) if the listed subcontractor's bid is later determined by the contractor to be non-responsible or non-responsive or the listed subcontractor refuses to enter into a contract for the complete performance of the bid work, or (ii) with the approval of the awarding authority for good cause shown by the contractor.

ALTERNATES:

Should any of the alternates as described in the contract documents be accepted, the amount written below shall be the amount to be "added to" or "deducted from" the base bid. (Strike out "Add" or "Deduct" as appropriate.)

GENERAL CONTRACT:

Memorial Hall Envelope:

Alternate No. 1: Tuckpoint cracked mortar joints in the brick veneer.

(Add) _____ Dollars(\$)

Alternate No. 2: Replace individual cracked and spalled brick units.

(Add) _____ Dollars(\$)

Alternate No. 3: Remove and replace all existing exterior sealants, including window perimeters.

(Add) _____ Dollars(\$)

Alternate No. 4: Wet-glaze storefront window units and reset thresholds in sealant.

(Add) _____ Dollars(\$)

Alternate No. 5: Owner-preferred roof membrane manufacturer.

(Add) _____ Dollars(\$)

Alternate No. 6: Secondary roof drainage scuppers.

(Add) _____ Dollars(\$)

King Building Envelope:

Alternate No. 7: Remove existing coating, repair concrete, and apply new coating.

(Add) _____ Dollars(\$)

Alternate No. 8: Apply new water repellent sealer.

(Add) _____ Dollars(\$)

Alternate No. 9: Remove and replace all existing exterior sealants, including window perimeters.

(Add) _____ Dollars(\$)

Alternate No. 10: Pressure injection of cracks.

(Add) _____ Dollars(\$)

Alternate No. 11: Grind elevated edges of sidewalk at King Building.

(Add) _____ Dollars(\$)

Alternate No. 12: Sample and test one (1) solid infill panel at window unit for hazardous materials.

(Add) _____ Dollars(\$)

Alternate No. 13: Provide abatement plan to Engineer and Owner and properly remove of and dispose of asbestos containing infill panels. Provide and install new infill metal wall panels into window openings.

(Add) _____ Dollars(\$)

UNIT PRICES

Unit prices quoted and accepted shall apply throughout the life of the contract, except as otherwise specifically noted. Unit prices shall be applied, as appropriate, to compute the total value of changes in the base bid quantity of the work all in accordance with the contract documents.

GENERAL CONTRACT:

| | | | | |
|-------|---|-----------------|-------|--------------|
| No. 1 | Replace wood nailer | Unit Price (\$) | _____ | / Board ft. |
| No. 2 | Additional roof walkpads | Unit Price (\$) | _____ | / Linear ft. |
| No. 3 | Tuckpoint cracked mortar joints | Unit Price (\$) | _____ | / Linear ft. |
| No. 4 | Replace individual cracked and spalled brick units. | Unit Price (\$) | _____ | / Square ft. |
| No. 5 | Concrete spall repairs | Unit Price (\$) | _____ | / Square ft. |
| No. 6 | Epoxy/polyurethane grout injection | Unit Price (\$) | _____ | / Linear ft. |

The bidder further proposes and agrees hereby to commence work under this contract on a date to be specified in a written order of the designer and shall fully complete all work thereunder within the time specified in the Supplementary General Conditions Article 23. Applicable liquidated damages amount is also stated in the Supplementary General Conditions Article 23.

MINORITY BUSINESS PARTICIPATION REQUIREMENTS

Provide with the bid - Under GS 143-128.2(c) the undersigned bidder shall identify **on its bid** (Identification of Minority Business Participation Form) the minority businesses that it will use on the project with the total dollar value of the bids that will be performed by the minority businesses. **Also** list the good faith efforts (Affidavit **A**) made to solicit minority participation in the bid effort.

NOTE: A contractor that performs all of the work with its own workforce may submit an Affidavit (**B**) to that effect in lieu of Affidavit (**A**) required above. The MB Participation Form must still be submitted even if there is zero participation.

After the bid opening - The Owner will consider all bids and alternates and determine the lowest responsible, responsive bidder. Upon notification of being the apparent low bidder, the bidder shall then file within 72 hours of the notification of being the apparent lowest bidder, the following:

An Affidavit (**C**) that includes a description of the portion of work to be executed by minority businesses, expressed as a percentage of the total contract price, which is equal to or more than the 10% goal established. This affidavit shall give rise to the presumption that the bidder has made the required good faith effort and Affidavit **D** is not necessary;

*** OR ***

If less than the 10% goal, Affidavit (**D**) of its good faith effort to meet the goal shall be provided. The document must include evidence of all good faith efforts that were implemented, including any advertisements, solicitations and other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract.

Note: Bidders must always submit **with their bid** the Identification of Minority Business Participation Form listing all MB contractors, vendors and suppliers that will be used. If there is no MB participation, then enter none or zero on the form. Affidavit **A** or Affidavit **B**, as applicable, also must be submitted with the bid. Failure to file a required affidavit or documentation with the bid or after being notified apparent low bidder is grounds for rejection of the bid.

Proposal Signature Page

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bonds within ten (10) consecutive calendar days after being given written notice of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the owner's account set aside for the project, as liquidated damages for such failure; otherwise the certified check, cash or bid bond accompanying this proposal shall be returned to the undersigned.

Respectfully submitted this day of _____

(Name of firm or corporation making bid)

WITNESS:

(Proprietorship or Partnership)

By: _____
Signature

Name: _____
Print or type

Title _____
(Owner/Partner/Pres./V.Pres)

Address _____

ATTEST:

By: _____

Title: _____
(Corp. Sec. or Asst. Sec. only)

License No. _____

Federal I.D. No. _____

Email Address: _____

(CORPORATE SEAL)

Addendum received and used in computing bid:

Addendum No. 1 _____ Addendum No. 3 _____ Addendum No. 5 _____ Addendum No. 7 _____

Addendum No. 2 _____ Addendum No. 4 _____ Addendum No. 6 _____ Addendum No. 8 _____

PRE-BID MEETING SIGN-IN SHEET

**UNCC King & Memorial Hall
 Building Envelope Repairs
 Charlotte, North Carolina**

SKA Project No. 230392.1

| Name | Company | Email | Phone Number |
|-------------------|--------------------------|----------------------------------|-----------------------|
| Eric A. Couch | SKA Consulting Engineers | eacouch@skaeng.com | 704-231-2641 |
| Rosanna M. Tucker | SKA Consulting Engineers | rmtucker@skaeng.com | 910-977-1465 |
| ALAN PACE | HEARTLAND CONTRACTORS | APACE@HEARTLANDNC.COM | 704-507-0031 |
| Jonathan Smarack | Beacon | jonathan.smarack@becon.com | 803-269-4402 |
| Justin George | Fibertite | justin.george@becon.com | 803 439 7844 |
| Austin Patterson | Sika/Sarnafil | austin@integratedproductsgrp.com | 704-785-6612 |
| Michael Fisher | WxTite | mfisher@wxtite | 704-794-4102 |
| Dwight Perkins | Structural Waterproofing | dperkins@S-Willc.net | 704-310-1607 |
| Paul Fozzrell | CRW, INC. | pfannrell@crwopllc.com | 919-5286100 x 2213 |
| JIM HADLEY | WXTITE | JHADLEY@WXTITE.COM | 980-423-9324 |
| Brian Blanchard | Stowe Restoration | BBlanchard@stoweres.com | 704.942.1820 |
| CODY RICHARDSON | WXTite | crichardson@wxtite.com | 919-793-6071 |
| Carl Smith | Hestetter and son | carl@Hestetterandson.com | 704-796-1576 |
| Mamish Venugopal | RANDOLPHSON BUILDERS Inc | mamish@randolphbuilders.com | 704-588-7116 |
| CHRIS ROBERTS | BAKER ROOFING | croberts@bakerroofing.com | 704 572-6748 |

| Name | Company | Email | Phone Number |
|---------------|------------|-----------------------------|----------------|
| John McKinney | UNCC | Jh.mckinn@uncc.edu | (704) 761-7905 |
| Frank Fleming | UNCC | Frank.Fleming@charlotte.edu | |
| Rob Sewell | UNCC | rsewell@charlotte.edu | |
| Patrick Jones | UNCC | pajones@charlotte.edu | 704 687 0524 |
| Lin Tucker | Interstate | lt@interstateroofingco.com | 704 525 3143 |
| Chris Seaford | IL Long | cseaford@illong.com | 336-661-1887 |
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University of North Carolina Charlotte
King and Memorial Hall Building Envelope Repairs
NC SCO ID 23-25933-01A
SKA Project No. 230392.1
PRE-BID MEETING AGENDA

Date: October 08, 2024, 10:00 AM
Attendees: See Sign-In sheet (attached)

1. INTRODUCTIONS & SIGN-IN SHEET

- a. UNCC: Patrick Jones, Project Manager.
- b. SKA: Eric Couch, Project Manager; Rosanna Tucker, Design Engineer.

2. PROJECT DESCRIPTION & SCOPE OF WORK

- a. Memorial Hall Base Bid:
 - i. Remove the existing stone ballasted roof system down to the structural roof deck, remove metal copings, and install a new roofing system comprised of an adhered single-ply roofing membrane over cover board, insulation, and a vapor retarder.
- b. Memorial Hall Alternate Bid:
 - i. Tuckpoint cracked mortar joints within the brick veneer (Alternate no. 1).
 - ii. Replace individual cracked and spalled brick units (Alternate no. 2).
 - iii. Remove and replace all existing exterior sealants (Alternate no. 3).
 - iv. Temporarily remove thresholds, reset thresholds in a bed of sealant, and apply new wet glazing at metal-to-metal joints and glass-to-frame transitions at storefront units (Alternate no. 4).
 - v. Owner-preferred roof membrane manufacturer (Alternate no. 5).
 - vi. Secondary roof drainage scuppers (Alternate no. 6).
- c. King Building Base Bid:
 - i. Remove the existing failed coatings down to bare concrete/plaster and apply a new high-build acrylic coating on cast-in-place concrete elements, precast concrete elements, and portland cement plaster.
 - ii. Apply a clear water repellent sealer to the face of the brick veneer.
 - iii. Remove and replace all existing sealants.
 - iv. Pressure-inject cracks within concrete elements that are greater than 1/16-inch wide.



- d. King Building Alternate Bid:
 - i. Correct vertical displacements within sidewalk by grinding elevated edges to sloped bevel (Alternate no. 7).
 - ii. Perform hazardous materials testing of solid infill panels within window units (Alternate no. 8).
 - iii. Provide abatement plan to Engineer and Owner and properly remove and dispose of asbestos containing infill panels. Install new insulated metal wall panels into window opening (Alternate no. 9).

- e. Unit Prices (Both Buildings):
 - i. Unit Price No. 1: Replace 2x Wood Nailer.
 - ii. Unit Price No. 2: Install Additional Roof Walkpads.
 - iii. Unit Price No. 3: Tuckpoint Cracked Mortar Joints.
 - iv. Unit Price No. 4: Replace Individual Cracked and Spalled Brick Units.
 - v. Unit Price No. 5: Epoxy Injection.
 - vi. Unit Price No. 6: Concrete Spall Repairs.

3. BID OPENING

- a. Date: October 22, 2024
- b. Time: 2:00pm.
- c. Hand delivery: Room 119 of FMPPS Building, 9151 Cameron Blvd., Charlotte, NC.
- d. Mail/delivery: Attn: Patrick Jones, Project Manager. Same address as noted above.

4. QUESTIONS DURING BID PERIOD

- a. Submit to Eric Couch, PE by email at EACouch@skaeng.com. The deadline for questions is Monday October 14, 2024 at 5:00pm.

5. ADDENDA

- a. At this time, we anticipate issuing one (1) addendum on Wednesday October 16, 2024 to all plan holders.
- b. Addenda must be acknowledged on the bid form.

6. PROJECT SCHEDULE

- a. Supplemental General Conditions note 120 consecutive calendar days to complete the project. Additional days may be added for the alternates.
- b. At this time, the intention is to start the work this Winter (December – January).



7. PAYMENT

- a. Made on a monthly basis based on 95% of completed work.
- b. Schedule of values must be submitted to Engineer for approval prior to submission of first pay application.
- c. Must submit MBE Documentation (Appendix E) with each Pay Application.

8. LOGISTICS

- a. Parking, Laydown, and Storage
- b. Work hours are limited to 7:00 am – 5:00 pm Monday through Friday unless otherwise approved by the Owner.

9. REQUIRED BID SUBMITTALS

- a. Form of Proposal.
- b. Bid Bond with Power of Attorney.
- c. MBE Documentation: All bidders must provide Affidavit A and the Identification of Minority Business Participation (low bidder will also be asked to submit additional Affidavits).

10. PERFORMANCE BOND, PAYMENT BOND, INSURANCE REQUIREMENTS

- a. Performance and payment bonds are required for 100% of the contract price.
- b. Insurance requirements are found in the General Conditions.
- c. These will only be required of the bidder that is awarded the contract.

11. REVIEW DRAWINGS & PROJECT MANUAL

12. SITE WALK-THROUGH