



October 14, 2024

Vibha Goel, RA
Assistant Director
North Carolina State Construction Office

**RE: *University of North Carolina at Charlotte
Sanford Residence Hall Demolition
SCO ID#: 24-27645-01A
Construction Documents – SCO Review Comment Responses***

Dear Vibha Goel,

Please find the attached responses to your comments dated October 10, 2024, for the above referenced project.

Please do not hesitate to contact me at 919-677-2214 or leo.barclay@kimley-horn.com should you or your staff have any questions concerning our responses.

Sincerely,

A handwritten signature in dark grey ink that reads "Leo Barclay". The signature is fluid and cursive, with the first letters of "Leo" and "Barclay" being capitalized and prominent.

Leo Barclay, P.E.
*Kimley-Horn and Associates, Inc.
421 Fayetteville Street, Suite 600
Raleigh, NC 27601*

Enclosures: Comment responses

SCO REVIEW COMMENTS

Comments by: Parisa Mills, Subject: Architect

Comment 1:

File Name: 24-27645-01A UNCC CD CE.pdf

Page Label: 1

Designer response to CD cost estimate is acknowledged. However, it is the SCO policy for the base bid to be about 90% of Construction funds with add alternates to 110% of those funds to permit flexibility and the ability to award contracts. The cost estimate as presented is too close to the available budget.

Response:

Leo Barclay (919) 677-2214

Cost estimate and project scope have been reviewed with the Owner and scope has been limited to what is necessary for the project (asbestos abatement, building demolition, and limited site re-development) with the cost estimate provided. The Owner is comfortable bidding the project with the scope and available funds as-is.

Comment 2:

File Name: 24-27645-01A UNCC CD CE.pdf

Page Label: 1

Designer is reminded that all required documents need to be submitted as one package. Uploading missing documents after plans were received is inefficient and causes delay in review time.

Response:

Leo Barclay (919) 677-2214

Designer acknowledges this and will do so on subsequent submittals.