
Addendum 2

UNCC Friday HVAC & Electrical Renovations – (J10343.000) November 27, 2024

This Addendum “2” is to take the place of previously provided information in the Public Access Folder to be used for Prequalification and Bidding for the UNCC Friday HVAC & Electrical Renovations project. The changes delineated in this addendum are now binding and will provide the basis of review for the project, superseding any previously provided information and will be incorporated into Construction Manager’s awarding process.

Addendum 2

Documents Modified:

This Trade Contractor shall take note of the Documents on the following pages that have been updated in the Public Access Folder (previous versions are now located in the Archived Folder FOR REFERENCE ONLY).



ADDENDUM NO. 2

**RE: The University of North Carolina at Charlotte
Friday HVAC & Electrical Renovations**
McKim & Creed #: 05055-0040
SCO # 23-26464-02A

DATE: 11/27/2024

FROM: McKim & Creed

To: Prospective Bidders

This Addendum issued prior to receipt of bids shall and does hereby become a part of the Contract Documents for the above Project.

All Prime contractors shall be responsible for ensuring that their Subcontractors are properly apprised of the contents of this Addendum.

All information contained in this Addendum shall supersede and shall take precedence over any conflicting information in the original Drawings and Specifications.

CHANGES TO SPECIFICATIONS:

Worker parking restrictions added to 01 10 00 – Summary, section 1.4-D. Parking for construction workers is allowed with a campus contractor parking permit (free) at the Regal Starlight parking lot between 6am-6pm until October 31, 2025, or in Parking Lot 6 from May through August.

Duplicate Specification Section 23 73 00 – Custom Air Handling Unit, starting on page 307 of the Project Manual dated 08/26/2024 shall be considered “23 74 13 - Packaged Rooftop Unit”.

JCI is an additional approved manufacturer for Air Handling Units 23 73 00 (in addition to Temotrol and Xetex) and Packaged Rooftop Units 23 74 13 (in addition to Trane, Carrier, Aeon, Daikin).

CHANGES TO DRAWINGS:

None

RFI RESPONSES:

RFI #BID-01: Drawing M201 Note #9 indicates that existing fire/ smoke dampers are to remain. M602/25 indicate that all fire/ smoke dampers are to be replaced. Please verify which dampers are to be replaced.

Response:

Base Bid - Life safety dampers in chase to remain. Connect to existing ductwork where shown.



Alternate 4 - Life safety dampers in chase to be replaced/added with appropriate life safety damper as described on sheet M201A Keyed Note 15 and General Note "I" & "J".

RFI #BID-02: Please confirm if the mechanical contractor will be responsible for testing any existing fire/ smoke dampers

Response:

The MC is not responsible for testing and inspection of existing to remain life safety dampers. Any deficiencies of out-of-scope equipment/devices that are identified through the course of construction or commissioning, shall be promptly reported to the facilities and maintenance team and the Engineer.

RFI #BID-03: Please confirm if the mechanical contractor will be responsible for properly sealing existing fire rated walls, and existing dampers that are not properly flashed or sealed in order to meet code.

Response:

The MC is not responsible for deficiencies (as listed above) that are out of scope/ existing to remain, however any un-protected penetrations in rated walls that are used for new systems (routing new conduit, etc) will need to be firestopped or otherwise brought up to code. Any deficiencies that are identified through the course of construction or commissioning or inspection, shall be promptly reported to the facilities and maintenance team and Engineer.

RFI #BID-04: Please confirm if it is acceptable for the mechanical contractor to use type L copper and pro press fittings for small bore hot water piping in areas serving the new VAV boxes.

Response:

ProPress fittings are not acceptable per facility guidelines.

RFI #BID-05: As discussed during the kick off meeting on 10/23/2024 please confirm if spec section 237300 regarding medium pressure AHU's, and spec section 237300 regarding the installation of air conditioning and ventilation systems are intended to be combined or was the intent for them to be separate?

Response:

Section "Installation of Air Conditioning and Ventilation Systems" is incorrectly titled with the wrong spec number/title. Should be "237413 - PACKAGED ROOFTOP UNIT".

RFI #BID-06: Please confirm requirement for energy valves in the HW and CHW bridge systems. This has not been a requirement on previous UNCC projects. See attached documents for reference.

Response:

UNCC Engineering Dept requested "energy valves" on coil connections for major AHU's, they are not required on the building bridge connections.

RFI #BID-07: Will the final clean contractor need a lift for high work?

Response:

The use of lifts will not be permitted unless otherwise approved by UNCC/Gilbane. Please assume use of platform ladders for cleaning of high work. Reference the Safety Plan in the Gilbane Project Manual dated 09.05.2024 for ladder use requirements.

RFI #BID-08: BP26A page 7 of 11 item 44, states that EC will provide all final power wiring connections to all HVAC equipment and provide disconnect switches. But detail 21 on sheet M601 shows MC to provide load side power wiring and disconnect switches. Which is correct?

Response:



Please follow McKim and Creed documents which reflect SCO requirements. Prior to contract issuance, Gilbane to update BP 26A Exhibit B to reflect this.

RFI #BID-09: Please confirm requirement for the use of “energy valves” in the HW & CHW bridge systems? Hasn’t been a requirement on any other UNCC projects.

Response:

Please see McKim and Creed response to RFI #BID-06.

RFI #BID-10: Please confirm that per BP26A page 7 of 11 item 44 that EC provides all power wiring for smoke dampers and fire/smoke dampers including wiring of remote annunciator panels.

Response:

Confirmed.

RFI #BID-11: Notes on drawings show final power wiring by hookups by MC, but Bid package issued by Gilbane states that EC is to provide.

Response:

See RFI #BID-08 for final connections of mechanical equipment. BP 26A to provide power and wiring for smoke dampers and fire smoke dampers.

UPDATED LIST OF PROJECT APPROVED PREQUALIFIED BIDDERS:

See following page.

UNC Charlotte Friday HVAC Electrical Controls
Project Approved Prequalified Bidders

| Bid Package | Subcontractor | Contact Name | Contact Phone | Email | Initial Submission Date | Scoring Status | Date Score Sent | Score |
|-------------|---|---------------------|----------------|--|-------------------------|-------------------------|-----------------|-------|
| 01A | Bucket, Mop, and Broom Cleaning Service, LLC | Barry Mosley | (877) 784-0781 | bmosleysr@bucketmopandbroom.com | 7/8/2024 | PQ Approved | 7/12/2024 | 25 |
| 01A | Boller Logistics LLC | Kaylen Boller | (704) 881-1650 | kbollerlogistics@gmail.com | 6/28/2024 | PQ Approved | 7/12/2024 | 25 |
| 01A | Moorecars, LLC dba Purified Pros | Melody Moore | (678) 522-2501 | mc@moorecarsllc.com | 6/28/2024 | PQ Approved | 7/12/2024 | 25 |
| 01A | RFI Construction | Rupert Burrows | (336) 540-0441 | rburrows@rficonstruction.com | 8/27/2024 | PQ Approved | 9/17/2024 | 25 |
| 10A | Sterling Construction Services dba SCS Construction Company | Lee Addo | (336) 978-2631 | laddo@sterlingconstructionservices.net | 6/12/2024 | PQ Approved | 6/20/2024 | 25 |
| 10A | WC Construction Company | William Cockerham | (336) 721-3420 | william@wcconstructionco.com | 6/28/2024 | PQ Approved | 9/4/2024 | 25 |
| 10A | Next 150 Construction Services, LLC | Christina Benoit | (617) 960-2946 | cbenoit@next150co.com | 7/30/2024 | PQ Approved | 9/25/2024 | 25 |
| 23A | Armstrong Mechanical Services, Inc. | Ivan Paul Armstrong | (704) 455-2677 | paularmstrong.amsi@outlook.com | 6/24/2024 | PQ Approved | 8/22/2024 | 25 |
| 23A | MSS Solutions | Filipp Luzanov | (704) 943-1700 | filipp.luzanov@mssolutions.com | 6/17/2024 | PQ Approved | 6/20/2024 | 25 |
| 23A | Kirlin-Way Mechanical | Nick Zwack | (704) 206-0390 | nzwack@kirlinway.com | 6/27/2024 | PQ Approved | 7/11/2024 | 25 |
| 23A | Inserv Company | Suzannah Holland | (919) 675-7793 | sholland@inserv.org | 6/26/2024 | PQ Approved | 6/28/2024 | 25 |
| 23A | Bernhard MCC, LLC | Barbara Baudin | (504) 841-2331 | bbaudin@bernhard.com | 6/28/2024 | PQ Approved | 7/12/2024 | 25 |
| 23A | Mechanical Contractors, LLC | Barry Misiak | (704) 688-5814 | bmisiak@mchvac.com | 6/28/2024 | PQ Approved | 7/12/2024 | 25 |
| 23A | Cam-Ful Industries, Inc. | Rick Santucci | (704)556-0301 | rsantucci@cam-ful.com | 8/9/2024 | PQ Approved | 8/13/2024 | 25 |
| 23A | E2 Mechanical, LLC | Mike Mabarak | (704)399-8786 | mmabarak@e2mechanical.com | 11/18/2024 | PQ Approved | 11/19/2024 | 25 |
| 23B | Inserv Company | Suzannah Holland | (919) 675-7793 | sholland@inserv.org | 6/26/2024 | PQ Approved | 6/28/2024 | 25 |
| 23B | Airflow Experts | Candy Clarke | (336) 229-1470 | candyclarke@airflowexperts.com | 7/24/2024 | PQ Approved | 8/5/2024 | 25 |
| 23B | Research Air Flo | Tony Trumbull | (704) 321-0491 | tony.trumbull@researchairflo.com | 7/29/2024 | PQ Approved | 8/5/2024 | 25 |
| 23B | TAB Services | Rhonda Becknell | (803) 517-8003 | rbecknell@TABservices.com | 7/29/2024 | PQ Approved | 8/8/2024 | 25 |
| 26A | WB Moore Company of Charlotte, Inc | David Mills | (704) 621-0630 | dmills@wbmoore.com | 6/27/2024 | Qualified w/ Exceptions | 7/11/2024 | 25 |
| 26A | Inserv Company | Suzannah Holland | (919) 675-7793 | sholland@inserv.org | 6/26/2024 | PQ Approved | 6/28/2024 | 25 |
| 26A | Lake Electric Company, Inc | Melissa Hunt | (704) 483-4000 | mhunt@lakeelectric.com | 7/9/2024 | PQ Approved | 7/11/2024 | 25 |
| 26A | South-Fair Electric Contractors | Edward DiMartino | (704) 247-4073 | edimartino@southfairelectric.com | 7/10/2024 | PQ Approved | 7/11/2024 | 25 |
| 26A | Fountain Electric & Services | Heather Hogan | (828) 287-4343 | hhogan@FountainElectric.com | 11/12/2024 | PQ Approved | 11/12/2024 | 25 |