



UNC Charlotte
Cameron Roof Replacement
SCO ID# 22-25768-02A
Prebid Meeting Minutes
February 13, 2025

Addendum #1

Note: This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents and previous addenda as noted below. Acknowledge receipt of this Addendum in the space provided in the Bid Form.

1. Introduction

- See attached sign in sheet

2. Bidding Schedule

- Bid Advertisement posted on Wednesday **1/21/2025**
- Onsite prebid meeting is Tuesday **2/4/2025** at 2:00 PM
- Bids due & opening on Tuesday **2/18/2025** at 2:00 PM
 - Facilities Management Building #55 (Room 119, 9151 Cameron Blvd.)
 - 5% Bid Bond
 - Identification of HUB Certified/Minority Business Participation and either Affidavit A or Affidavit B forms must be included with bids

3. Cameron Building Overview

- Overview of general construction & building use
- Other ongoing projects

4. Scope of Work

- Base Bid Scope: 2nd Floor Main Roof

<p>Existing: Structural metal roof deck 2-1/2" LWIC 1/2" EPS insulation Single-ply membrane Stone ballast</p>	<p>New: Structural metal roof deck Substrate board Vapor barrier Polyiso insulation and cover board Fully adhered PVC membrane</p>
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- Add Alternate 1: 3rd Floor Main Roof

<p>Existing: Structural metal roof deck 5/8" gypsum substrate board 2-1/2" polyiso insulation 1" perlite cover board BUR system Stone ballast</p>	<p>New: Structural metal roof deck Substrate board Vapor barrier Polyiso insulation and cover board Fully adhered PVC membrane</p>
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- Add Alternate 2: 2nd Floor Perimeter Roof

Existing:

Structural metal roof deck
 LWIC
 Tapered EPS insulation
 ½" gypsum cover board
 Single-ply membrane

New:

Structural metal roof deck
 Substrate board
 PMMA system
 XPS insulation
 Pavers and pedestals

- Additional Base Bid Scope:

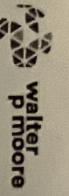
- Masonry screen wall repairs: replace cracked brick, repointing, replace control joint sealant, paint and seal lintels, clean walls on both sides of the screen wall
- Metal deck repairs: 200 SF allowance
- Plumbing: replace strainers and clamping rings, water test for leaks, replace drain and piping as needed, new bi-level drains (alt 2)
- Mechanical: raise curbs and lines, remove abandoned curbs as coordinated with UNCC
- Electrical: remove and reinstall electrical work for reroofing

5. Site Tour

- Roof areas
- Site & laydown area

6. Scope Clarifications and Revisions

- **Add to the Base Bid scope of work:** Replace brick control joint sealant on the wall between the 2nd floor main roof and the 3rd floor main roof.
- **Scope clarification:** UNCC confirmed that the removal of the existing exhaust fans and associated curbs and cable tieback system at the 2nd floor main roof will be completed by the interior contractor as shown on Sheet RR-102. Installation of new steel decking infills is part of the Base Bid – reference Detail 15, RR-550.
- **Scope clarification:** Through wall flashing will be replaced around the entire perimeter of the 2nd floor main roof as part of the Base Bid – reference Detail 2, RR-550. The roof membrane will terminate under the new counterflashing as shown in Detail 2 around the entire perimeter of the 2nd floor main roof.
- **Remove from the Base Bid scope of work:** Remove the requirement to replace coping at the openings in the screen wall at the 2nd floor main roof as shown in Detail 3, RR-550. Existing coping will remain at the 2nd floor main roof screen wall openings. The roof membrane at the screen wall openings will terminate under the new counterflashing as shown in Detail 2, RR-550 and described above.
- **Bidding requirement:** If the bidder intends to use a roof membrane manufacturer that is not listed in the project manual, write the name of the alternate manufacturer on page 4 of your bid form.



University of North Carolina at Charlotte
 Cameron Roof Replacement
 Prebid Meeting Sign In Sheet
 SCO ID: 22-25768-02A
 WPM Project # D18.23004
 Date: 02/04/2025



PREBID MEETING - SIGN IN SHEET

Name	Company Name	Title	Email	Contact Phone
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