

**FAÇADE REPAIRS FOR KING BUILDING AND MEMORIAL HALL
UNC CHARLOTTE
SCO ID 23-25933-01B; SKA PROJECT NO. 230392.4**

ADDENDUM NUMBER 1

**UNC CHARLOTTE KING BUILDING AND MEMORIAL HALL
BUILDING ENVELOPE REPAIRS
CHARLOTE, NORTH CAROLINA
SKA PROJECT NO. 230392.4**

Bid Date August 28 @ 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 August 5, 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.

Part 1: Introductions and Sign-In

1. Pre-Bid Meeting Attendees: See attached sign-in sheet.
2. Devanne E. Pena, RA, will be the assistant project manager for SKA Consulting Engineers Inc. (SKA) during bidding and construction and will be the first point of contact.
3. During construction, John D. Richards with SKA will be performing the observations and reporting.
4. Eric A. Couch, PE, is the Engineer of Record and will be the Project Manager for SKA and should be copied on all correspondence.
5. The Owner Contact will be Patrick Jones with UNC Charlotte and should also be copied on all correspondence during construction. Patrick's email is pajones@charlotte.edu.

Part 2: Project Description and Scope of Work

6. SKA briefly described the Project and the Scope of Work, which were outlined on the agenda provided to attendees of the pre-bid meeting. SKA also reviewed the alternates and Unit Rate items on the form of proposal. This agenda has been attached.
 - a. The majority of the work at the King Building is included in the base bid with the exception of the wet-glazing repairs and the cleaning and coating of the exposed metal stairs leading to the basement.
 - b. All of Memorial Hall work is included in the alternate scope of work.
 - c. King Building: The abatement of the cementitious parge coat may uncover cracked or spalled concrete that needs repair; therefore, SKA included a unit rate item for epoxy injection and spall repairs to try and cover these potentials.

Part 3: Bid Opening

7. Bids are due Thursday, August 28, 2025, by 2:00 pm.
8. Bids shall be submitted in one of the following methods. Emailed bids will not be accepted.
 - a. Hand Delivery: Room **206** of FMPPS Building, 9151 Cameron Blvd., Charlotte, NC.
 - b. Mail/Delivery: Attn: Patrick Jones, Project Manager. Same address as noted above.
9. The two buildings are a package project; Contractors must bid on all parts.

Part 4: Questions During Bid Period

10. Submit all questions to Devanne E. Pena, RA by email at DePena@skaeng.com.
11. The deadline for questions is Thursday, August 21, 2025, at 5:00 pm.
12. Copy Eric A. Couch, PE and John Richards of SKA on all email correspondence. Copy Patrick Jones with UNCC on all email correspondence.

Part 5: Addenda

13. At the time of the prebid meeting, SKA anticipated issuing the first addendum on Thursday, August 7, 2025 to all plan holders. However, due to several questions related to abatement guidelines Addendum 1 was delayed until those questions could be answered.
14. The first addendum contains the pre-bid meeting minutes, and any questions received during or immediately after the prebid meeting.
15. Addenda must be acknowledged on the bid form.

Part 6: Project Schedule

16. 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.
17. Currently, the intention is to start as soon as a contract is signed, in the September to October time frame.
18. Weather days are outlined in the General Conditions. Due to the anticipated start time of the project, those days that are below the temperature range of the materials to be installed would also qualify as weather days and should be documented by the Contractor and submitted to the Engineer with each Pay Application.

Part 7: Payment

19. Made on a monthly basis based on 95% of completed work (5% retainage).
20. Schedule of values must be submitted to Engineer for approval prior to submission of first pay application.
21. Must submit HUB/MBE Documentation (Appendix E) with each Pay Application.
22. Pay applications should be submitted in AIA G702 and AIA G703 format.

Part 8: Logistics

23. UNCC plans to provide up to (3) parking passes for Contractor. Contractor will have the option to purchase additional parking passes and/or park at the Regal Starlight Theater and carpool to the jobsite.
24. Owner will provide approximately 12'x12' area between Reece & King buildings for material storage. This area will not be covered or heated, and Contractor is responsible for fencing and protection.
25. If covered storage is required, UNCC may be able to provide a small area within the Cone Building parking garage, but once again this would not be heated storage.
26. Construction noise is not expected to be disruptive to student academic activity, as King Building is an administrative office and Memorial Hall is occupied by the ROTC.
27. Work hours are listed as 7:00 am to 5:00 pm Monday through Friday unless approved by the Owner, but UNC Charlotte is flexible and these can be modified.

Part 9: Required Bid Submittals

28. Form of Proposal.
29. Bid Bond with Power of Attorney.

30. HUB/MBE Documentation: All bidders must provide either Affidavit A or Affidavit B for self-performance of the work. All bidders must also provide the Identification of Minority Business Participation.
- a. Please note that unless you purchase your materials directly from the manufacturers (do not go through distribution), provide your own fencing/protection, provide your own sanitary facilities, provide your own access equipment, etc., according to the State of North Carolina you are **not** self-performing the work and cannot submit Affidavit B.

Part 10: HUB/MBE Requirements

31. The HUB/MBE requirements on the Notice to Bidders contains old language and has been updated, see revised Notice to Bidders attached.
32. For any questions or clarification needed, please contact Ellie Festger, HUB Program Manager (efestger@charlotte.edu | 704-687-8355).
33. The apparent low bidder will be asked to submit additional MBE Affidavits and will be required to submit evidence supporting the information included in Affidavit A and the "Identification of HUB Certified/Minority Business Participation" Form. So please document and save all email and phone correspondences.
34. The MBE Participation Goal for the project is 10%.

Part 11: Performance Bond, Payment Bond, Insurance Requirements

35. Performance and payment bonds are required for 100% of the contract price.
36. Insurance requirements are found in the General Conditions.
37. These items will only be required of the bidder that is awarded the contract.

Part 12: Site Walk Through

38. No work to be performed on the soffit at King Building.
39. Removal of signage that interferes with work is responsibility of Contractor. Contractor responsible for reinstallation once work is completed.

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

1. Were the mortar joints at King Building tested for asbestos? *SKA retained a subconsultant to perform the hazardous materials testing and this was not an item they suggested we test; therefore, the mortar joints were not tested.*
2. How much of the parge coat is to be removed in King Building abatement? *The intent is for the cementitious parge coat to be removed wherever it is cracked or delaminated. The unit rate quantity listed in the specs for abatement of parge coat is based on 100% of the concrete surfaces being abated (worst case). SKA increased the unit rate to match the estimate by UES. See attached Unit Rate Spec.*
3. Will the water from the façade general cleaning need to be captured/contained because of its asbestos content? *The general contractor is responsible for producing the abatement plan to be completed by a licensed NC asbestos removal company (required by NC law). The contractor would need to contain water that comes into contact with asbestos containing materials and any airborne fiber that is released (required by TSCA and NESHAP), and all waste must be properly sealed and disposed of at a hazardous waste facility (required by NC law and Mecklenburg regulations).*

North Carolina Department of Health and Human Services (DHHS) advised that the water would need to be collected and filtered to 0.5 micron before being discharged to a storm drain and noted that an alternative to washing would be to encapsulate the walls after removal by applying a sealing material as surface preparation to ensure any leftover asbestos remains trapped and does not become friable. Contact the Environmental & Contractor Safety Manager, Kyle Thaman (kthaman@charlotte.edu | 704-687-0919) if you would like to discuss this information.

4. It is our understanding that only delaminated sections of asbestos containing parge coat are intended to be removed, therefore when cleaning the sound sections of asbestos containing parge coat there is a need to capture water. If removing all of the parge is more cost-effective than capturing water, is there an issue with this approach? *No, SKA nor the Owner take exception to 100% removal of the parge coat if more cost effective then capturing the water from cleaning and prepping surfaces.*
5. Does UNCC provide a number for tracking if a contractor is removing and disposing of asbestos? *No, UNCC does not provide tracking information for asbestos abatement or disposal. The contractor is responsible for providing a tracking number and for obtaining and filing all required permits. Mecklenburg County has additional paperwork requirements and fees based on the quantity of asbestos removed. The abatement contractor is responsible for all fees, paperwork, county filings, and would typically include the fees within their bid. Once paid and submitted, the county issues a tracking/permit number for waste disposal.*
6. Abatement Contractor Requirements? *Abatement must be completed before other trades begin work and must be completed by a NC Licensed Asbestos Removal Contractor. NC law requires all buildings to be inspected by a N.C. accredited asbestos inspector prior to demolition, construction, or renovation activity (NCGS 130A, Article 19).*

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7. Do you have a list of preferred licensed NC asbestos removal companies? **UNC Charlotte does not have any preferred asbestos removal companies but the following vendors have worked on campus in the past:**

NEO Corporation
Vistabution, LLC
Janezic Building Group
Double D Construction Services, Inc.

Elevated Environmental Corporation
MV Momentum Construction
Armen Construction

8. Is the encapsulation of the sound parge coat included in the Unit pricing? **SKA has added a line item for encapsulation of parge coat. Please note that the unit rate quantity for this matches that of the parge coat. During the work, Contractor will either remove / above delaminated coatings and install new parge coat or will encapsulate sound coatings.**
9. Additional Information Provided by Environmental and Contractor Safety Manager at UNC Charlotte: "Submittal of a NESHAP notification form to Mecklenburg County Air Quality (MCAQ) is required 10 working days prior to starting date for demolition or renovation whenever a facility (i.e. industrial, commercial, business, school, or church buildings, and even private residences in certain circumstances) is scheduled to either: undergo extensive renovation entailing the disturbance of regulated quantities of identified ACM (i.e. quantities equaling or exceeding 260 linear feet/160 square feet/35 cubic feet), or undergo partial/complete demolition of the facility including move-off or intentional burn. Notification for demolition must be submitted with an Asbestos Inspection Report"

The full requirements can be found here:
<https://airquality.mecknc.gov/regulated-industry/asbestos-neshap>

10. Will we need to set up containment for removal of the asbestos containing materials? (Cementitious panels/overlay/caulking) When the cementitious panels are removed, this will expose the interior of the building. Will we need to set up containment for the interior spaces as well? **Abatement and containment shall be performed in accordance with NC laws and regulations and shall be included in the Contractor provided Abatement plan.**
11. Will we be able to access the interior spaces to remove the cementitious panels if needed? **Yes, you will have access to the interior of the building.**
12. Which areas of caulk on the building contain asbestos? I recall at the pre-bid that we should assume all sealants, but this will greatly affect pricing on this project. On the asbestos report it seems like the picture that was taken of the sample was from the caulk that was installed at the perimeters of the asbestos-containing cementitious panels. It also estimates 1600 LF of caulk on the report, I do not think this includes all caulking. **Please assume all sealants contain asbestos on King Building. The UES report was provided for reference only. Contractor is responsible for determining quantities.**
13. There are caulk joints around the perimeter of the windows on the second floor and at the perimeter of the precast concrete fins where the cementitious overlay is applied. Since this caulking is applied over the asbestos-containing cementitious overlay will it

need to be removed by an abatement contractor? Assume all caulking has asbestos and is to be abated.

14. Will we need to capture the water that is used to rinse off the areas where the asbestos-containing cementitious overlay is removed? If the asbestos overlay has already been removed / abated, i.e., no remaining asbestos for water to come into contact with then collection is not required (See similar response to Question 4 above). See Question 3 above for water collection prior to or during abatement.
15. What are the largest vertical offsets expected within the sidewalk area around King Building? Vertical offsets are typically no larger than 5/8".
16. In reviewing the specifications, Section 07-19-00 Clear Water Repellant Sealer, Section 1.5 Quality Assurance, C. MPI Standards, the list of approved products under MPI #117 Water Repellent, Clear (non-paintable) none of the approved manufacturers include the products you have listed in Part 2- Products. Please advise as to what takes precedence, QA or Part 2 of the specs. For clarity, please mark out / remove Section 1.5, Part C within Specification Section 07 19 00. See Revised Specification Section attached.
17. The UES Report indicates that there is approximately 5000 sf of Cementitious overlay/Exterior coating that contains asbestos (CO 1) and 50 sf of Cementitious overlay/Side door panel that contains asbestos, the drawings do not indicate where these areas are located. Can this be clarified? The cementitious overlay is installed over all exposed cast-in-place concrete elements. The side door panel occurs on the south elevation of king building but are not in the scope of work (Also see Question 18 below). See revised Drawing Sheet S4.1 attached.
18. Are the stucco clad side panels on the South elevation of King Building included in the scope of work? At this time the stucco clad side panels on the South elevation of the building are not in the scope of repair work. See revised Drawing Sheet S4.1 attached.
19. Detail 5/S7.4 indicates the size of the epoxy mortar spall repair at individual post pockets but not the depth. How deep are these repairs? Minimum 1-1/2" depth, however, the depth of the removal will vary and Contractor should remove any deteriorated concrete. In addition, SKA is modifying the detail to show a 4" x 4" repair due to grinder wheels typically having 4" diameter blades. See Revised Detail.
20. Detail 6/S7.4 indicates cleaning and coating of the elevated steel grating support angles, does this include the intermediate angles between? Yes include the intermediate angles in the scope of work.
21. The stairs leading to the basement are supported by a tube steel beam in which the perimeter handrail post are welded, are both the tube steel beam and handrail posts to be included in the painting work? No. The intent of the repair is to clean and coat the topside of the treads and risers only.

22. In Specification Section 01 11 00, Part 1.3-A-3 it states, "Apply new textured acrylic waterproof coating on cast-in-place concrete elements, precast concrete elements, and portland cement plaster." Is this to include the basement columns, beams and CMU walls? Yes, it includes the basement columns and beams, but not the CMU walls.

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

1. Section Notice to Bidders: MBE/HUB information updated.
2. Section 07 19 00 Clear Water-Repellant Sealers: Removed Part C from Section 1.5 regarding the MPI requirements.

Drawing Modifications: Replace existing details / drawing sheets with the following revised details / drawings sheets:

1. Drawing Sheet S4.1: Indicate location of stucco side panels and that not in scope of repair work.
2. Detail 4/S7.4: Revised dimensions of cutout from 3" to 4" and added 1-1/2" minimum depth requirement.
3. Detail 5/S7.4: Revised dimensions of cutout from 3" to 4" and added 1-1/2" minimum depth requirement.

Attachments:

1. Pre-Bid Sign-In Sheet
2. Pre-Bid Meeting Agenda
3. Revised Specification Section Notice to Bidders
4. Revised Specification Section 01 22 00
5. Revised Specification Section 07 19 00
6. Revised Specification Section Form of Proposal
7. Revised Drawing Sheet S4.1
8. Revised Detail 4/S7.4
9. Revised Detail 5/S7.4

CHARLOTTE, NC Office

4051 Charlotte Park Drive, Suite 150
Charlotte, NC 28217-1191



t: 704 424 9663
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PRE-BID MEETING SIGN-IN SHEET

Façade Repairs for
UNCC King Building & Memorial Hall
Charlotte, North Carolina

SKA Project No. 230392.4

Name	Company	Email	Phone Number
Eric A. Couch	SKA Consulting Engineers	eacouch@skaeng.com	704-231-2641
Andy DeBrosse - Midwest Maintenance, Inc 1128 Ellis Street Augusta, GA 30901 Office: (706)855-8888 Cell: (706)726-5883 Email: Andy@midwestrestoration.com			
PAUL FARRELL	CRW, INC.	Pfarrell@crwonline.com	x 2213 919.528.6100
DENNIS DELLINGER	Kennedy Richter Construction	ddellinger@KennedyRichter.com	980-286-6827
Ben Pisello	Kennedy Richter Const	bpisello@KennedyRichter.com	239-896-7922
Bryan Snow	HIGHROCK Waterproofing	BSnow@HighrockWP.com	336-817-9085
CJ Reed	Stone Restoration of America	Creed@stoneres.com	704-650-6986
THOMAS PETERSON	HILLMAN DESIGN BUILD	Thomas@HILLMANDESIGNBUILD.com	(704) 517-8721
MATT WALKER	Construction Specialty Products	MWALKER@ConstructionSpecialtyProducts.com	(704) 607-5527
Mike Morse	IQ Contracting	mmorse@iqcontracting.net	(719) 793-5715
JIM HADLEY	WXTITE	JHADLEY@WXTITE.COM	780-423-9324
Paul Muenow	SWI	paulm@stocklandwaterproofing.com	704-400-1620
Will Satterfield	Western	william.s@westerngroup.com	704.598.5098
Troy Van Blarcom	EDS	Troy@EDSWP.com	919-418-1021

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Structural Mechanical-Electrical-Plumbing-Fire Protection Building Solutions-Roofing-Waterproofing



University of North Carolina Charlotte
Façade Repairs for King Building and Memorial Hall
NC SCO ID 23-25933-01B
SKA Project No. 230392.4
PRE-BID MEETING AGENDA

Date: August 05, 2025, 10:00 AM
Attendees: See Sign-In sheet (attached)

1. INTRODUCTIONS & SIGN-IN SHEET

- a. UNCC: Patrick Jones – Project Manager (pajones@charlotte.edu)
- b. SKA: Eric Couch, PE – Senior Project Engineer / Project Manager (eacouch@skaeng.com)
 - i. Devanne Pena, RA – Technical Specialist (depena@skaeng.com)
 - ii. John Richards – Senior Technician (jdrichards@skaeng.com)

2. PROJECT DESCRIPTION & SCOPE OF WORK

- a. King Building (Base Bid):
 - i. Remove the existing failed coatings and parge coat on existing cast in place concrete columns and beams, and precast concrete eyebrows around window units. Where coatings and/or parge coat are removed, they must be removed down to bare concrete.
 - ii. Where necessary, install new cementitious parge coat to obtain proper profile on exterior of concrete elements.
 - iii. Apply new textured acrylic waterproof coating on cast-in-place concrete elements, precast concrete elements, and portland cement plaster.
 - iv. Perform concrete repairs as directed in the field by the engineer prior to the application of the coatings on concrete surfaces.
 - v. Pressure-inject cracks within concrete elements that are greater than 1/16-inch wide prior to the application of the coatings on concrete surfaces.
 - vi. Apply a clear water repellent sealer to the face of the brick veneer.
 - vii. Remove and replace all existing sealants.
 - viii. Correct vertical displacements within sidewalk by grinding elevated edges.

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- ix. Remove and dispose of asbestos containing infill panels and install new insulated metal panels.
- x. Clean and coat existing handrails.
- xi. Where handrail posts and pickets penetrate the concrete walkway, remove failed sealants and spalled concrete. Cut out sections of spalled concrete at each penetration and fill with epoxy mortar. Please note that this repair is based on repairing the handrails in place and not changing how the handrails are secured into the concrete.
- xii. Clean and coat exposed steel support angles at perimeter of metal grates.
- xiii. Tuckpoint cracked mortar joints within the brick veneer.
- xiv. Replace individual spalled and cracked and brick units.
- xv. Pressure wash (clean) the exterior of the building.
- b. King Building (Alternate Bid Items):
 - i. Clean and coat the existing exposed metal stairs leading to the basement.
 - ii. Wet-glaze existing curtain wall units.
- c. Memorial Hall (Alternate Bid Items):
 - i. Tuckpoint cracked mortar joints within the brick veneer.
 - ii. Replace individual cracked and spalled brick units.
 - iii. Remove and replace all existing exterior sealants.
 - iv. At storefront units apply new wet glazing at metal-to-metal joints and glass-to-frame transitions.
 - v. At storefront units replace failed gaskets, temporarily remove thresholds, reset thresholds in a bed of sealant.
 - vi. Pressure wash (clean) the exterior of the building.
 - vii. Apply clear water repellant sealer to the face of the brick veneer.
- d. Unit Price Line Items:
 - i. Unit Price No. 1: Concrete Spall Repairs (Per SF) – King Building Only



- ii. Unit Price No. 2: Handrail Post Repairs (Per EA) – King Building Only
- iii. Unit Price No. 3: Epoxy Injection (Per LF) – King Building Only
- iv. Unit Price No. 4: Grinding Edges of Sidewalk (Per EA) – King Building Only
- v. Unit Price No. 5: Concrete Parge Coat (Per SF) – King Building Only
- vi. Unit Price No. 6: Tuckpoint Mortar Joints (Per LF) – Both Buildings
- vii. Unit Price No. 7: Replace Brick Units (Per SF) – Both Buildings
- viii. Unit Price No. 8: Replace Failed Gaskets (Per LF) – Memorial Hall Only

3. BID OPENING

- a. Date: August 28, 2025
- b. Time: 2:00 pm
- c. Hand delivery: Room 206 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 Devanne E. Pena, RA by email at DePena@skaeng.com. The deadline for questions is Thursday, August 21, 2025, at 5:00pm.

5. ADDENDA

- a. At this time, we anticipate issuing the first addendum on Thursday, August 7, 2025 to all plan holders. The first addendum will contain the pre-bid meeting minutes and any questions received during the prebid meeting.
- 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 (Part 1.14-A) Additional days may be added for the alternates.
- b. At this time, the intention is to start the work as soon as contracts are in place, in the September to October time frame.

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. HUB/MBE Documentation

10. HUB/MBE REQUIREMENTS

- a. The instructions regarding HUB/MBE documentation for bid submittals included in the Notice to Bidders will be updated in the coming Addendum 1 and shall read as follows:
 - i. **NOTE:** The minimum goals for participation by minority firms as subcontractors on this project have been set at 10%. The bidder must identify on its bid (by using the *Identification of Minority Business Participation* form provided in the bid document) the minority businesses that will be utilized on the project with the corresponding total dollar value of the bid and affidavit (Affidavit A) listing good faith efforts or affidavit (Affidavit B) of self-performance of work, if the bidder will perform work under contract by its own workforce, as required by G.S. 143-128.2(c) and G.S. 143-128.2(f). Failure to submit these documents is grounds for rejection of the bid."
- b. For any questions or clarification needed, please contact:
 - i. Ellie Festger, HUB Program Manager
efestger@charlotte.edu | 704-687-8355

11. 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 items will only be required of the bidder that is awarded the contract.

12. REVIEW DRAWINGS & PROJECT MANUAL (If requested)

13. SITE WALK-THROUGH

NOTICE TO BIDDERS

Revised for Addendum 1

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 Thursday, August 28, 2025**, and immediately thereafter publicly opened and read for the furnishing of labor, materials and equipment entering into the construction of

Façade Repairs to King Building and Memorial Hall

The project mainly consists of building enclosure repairs at the King Building (Base Bid) and Memorial Hall (Alternate Bid). 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 **Tuesday, August 05, 2025**, 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.

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 minimum goals for participation by minority firms as subcontractors on this project have been set at 10%. The bidder must identify on its bid (by using the *Identification of Minority Business Participation* form provided in the bid document) the minority businesses that will be utilized on the project with the corresponding total dollar value of the bid and affidavit (Affidavit A) listing good faith efforts or affidavit (Affidavit B) of self-performance of work, if the bidder will perform work under contract by its own workforce, as required by G.S. 143-128.2(c) and G.S. 143-128.2(f). Failure to submit these documents is grounds for rejection of the bid."

For any questions or clarification needed, please contact:

Ellie Festger, HUB Program Manager
efestger@charlotte.edu | 704-687-8355

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UNC CHARLOTTE
SCO ID 23-25933-01B; SKA PROJECT NO. 230392.4

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.

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.

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, North Carolina 28217

Owner:
UNC Charlotte
9201 University City Boulevard
Charlotte, North Carolina 28223

SECTION 01 22 00

Revised for Addendum 1

UNIT PRICES

PART 1 – GENERAL

1.1 **SUMMARY**

- A. This 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 the work that requires establishment of Unit Prices. Methods of measurement and payment for Unit Prices are specified in those Sections.
- C. The Owner reserves the right to reject the Contractor's measurement of work-in-place that involves the use of established Unit Prices and to have this work measured at the Owner's expense by an independent surveyor acceptable to the Contractor.
- D. List of Unit Prices: A schedule of Unit Prices is included in Part 3 of this Section. Specification Sections referenced in the Part 3 "Schedule of Unit Prices" Article contain requirements for materials described under each Unit Price.
- E. Base bid unit prices are to be included within the total lump sum cost of the project on the "Form of Proposal."
- F. Alternate bid unit prices are to be included in the individual alternate line items on the "Form of Proposal."

PART 2 – PRODUCTS

(NOT USED)

PART 3 – EXECUTION

3.1 SCHEDULE OF UNIT PRICES

A. Unit Price No. 1: Concrete Spall Repairs at Vertical Surfaces

1. Description: Perform concrete repairs as directed in the field by the engineer prior to the application of the coatings on vertical concrete surfaces at King Building in accordance with Details 3 thru 7 on Drawing Sheet S7.3 and Specification Section 03 91 00, "Concrete Repair Mortars".
2. Unit of Measurement: Per square foot (SF) of concrete repair.
3. Quantity Allowance:
 - a. Base Bid (King Building): 20 square feet
 - b. Alternate Bid (Memorial Hall): 0 square feet

B. Unit Price No. 2: Handrail Post Repairs in Concrete

1. Description: Cut out delaminated concrete around perimeter of handrail post penetration, clean bottom of handrail, coat handrail, install epoxy mortar within cutout, and cover with cove bead of sealant at King Building in accordance with Details 4 and 5 on Drawing Sheet S7.4.
2. Unit of Measurement: Per each (EA) handrail post.
3. Quantity Allowance:
 - a. Base Bid (King Building): 15 each
 - b. Alternate Bid (Memorial Hall): 0 each

C. Unit Price No. 3: 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 Details 1 and 2 on Drawing Sheet S7.3 and Specification Section 03 75 00 "Epoxy Injection".
2. Unit of Measurement: Per linear foot (LF) of crack injection.
3. Quantity Allowance:
 - a. Base Bid (King Building): 200 linear feet
 - b. Alternate Bid (Memorial Hall): 0 linear feet

- D. Unit Price No. 4: Grinding Elevated Edges of Sidewalk.
1. Description: Correct vertical displacements within sidewalk by grinding elevated edges at King Building in accordance with Detail 8 on Drawing Sheet S7.3.
 2. Unit of Measurement: Per each (EA)sidewalk joint with vertical displacement.
 3. Quantity Allowance:
 - a. Base Bid (King Building): 2 each
 - b. Alternate Bid (Memorial Hall): 0 each
- E. Unit Price No. 5: Concrete Parge Coat on Vertical Surfaces
1. Description: Where existing cracked and delaminated parge coat is removed from exterior face of columns and beams, install new cementitious parge coat to provide plumb and uniform surfaces at King Building in accordance with Detail 1 on Drawing Sheet S7.4 and Specification Section 03 91 00, "Concrete Repair Mortars".
 2. Unit of Measurement: Per square foot (SF) of area requiring parge coat.
 3. Quantity Allowance:
 - a. Base Bid (King Building): 5,000 square feet
 - b. Alternate Bid (Memorial Hall): 0 square feet
- F. Unit Price No. 6: Concrete Encapsulation on Vertical Surfaces
1. Description: Where existing sound parge coat is left intact on the exterior face of columns and beams, install encapsulation / sealer at King Building.
 2. Unit of Measurement: Per square foot (SF) of area requiring parge coat.
 3. Quantity Allowance:
 - a. Base Bid (King Building): 5,000 square feet
 - b. Alternate Bid (Memorial Hall): 0 square feet
- G. Unit Price No. 7: Tuckpoint Cracked Brick Mortar Joints.
1. Description: Perform tuckpointing at cracked mortar joints within the brick veneer at King Building and Memorial Hall in accordance with Details 1 and 4 on Drawing Sheet S7.1 and Specification Section 04 05 13 "Masonry Mortaring."
 2. Unit of Measurement: Per linear foot of mortar joints tuckpointed.

3. Quantity Allowances:

- a. Base Bid (King Building): 75 linear feet
- b. Alternate Bid (Memorial Hall): 150 linear feet

H. Unit Price No. 8: Replace Individual Cracked and Spalled Brick Units.

- 1. Description: Replace spalled and cracked brick units within the masonry veneer at King Building and Memorial Hall in accordance with Detail 1 and 2 on Sheet S7.1 and Specification Section 04 30 00 "Unit Masonry."
- 2. Unit of Measurement: Per square feet of brick masonry units replaced.
- 3. Quantity Allowances:
 - a. Base Bid (King Building): 10 square feet
 - b. Alternate Bid (Memorial Hall): 50 square feet

I. Unit Price No. 9: Replace Failed Gaskets.

- 1. Description: Replace failed gaskets at storefront units at Memorial Hall.
- 2. Unit of Measurement: Per linear feet of gaskets replaced
- 3. Quantity Allowances:
 - a. Base Bid (King Building): 0 linear feet
 - b. Alternate Bid (Memorial Hall): 100 linear feet

END OF SECTION

SECTION 07 19 00

Revised for Addendum 1

CLEAR WATER-REPELLENT SEALER

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Clear, solvent-free blend of silanes and siloxanes, blended with water to produce a penetrating water-repellent treatment, which chemically bonds with masonry, for standard brick veneer surfaces.

1.2 RELATED DOCUMENTS

- A. The Drawings and general provisions of the Contract, including the General and Supplementary Conditions and Division 01 Specification Sections, apply to the work of this Section.

1.3 PERFORMANCE REQUIREMENTS

- A. Water repellents shall meet the performance requirements indicated without failure due to defective manufacture, fabrication, or installation.
- B. Water Repellents: Comply with the performance requirements specified as determined by mockup testing of substrate assemblies representing those indicated for this project.
- C. Water Absorption: Minimum 80 percent reduction of water absorption after 24 hours in comparison of treated and untreated specimens.
 - 1. Cast-in Place Concrete: ASTM C642
 - 2. Precast Concrete: ASTM C642
 - 3. Cast Stone: ASTM C1195
 - 4. Concrete Masonry Units: ASTM C140
 - 5. Clay Brick: ASTM C67
- D. Water-Vapor Transmission: Comply with one or both of the following:
 - 1. Maximum 10 percent reduction in rate of vapor transmission in comparison of treated and untreated specimens, according to ASTM E96/E96M
 - 2. Minimum 80 percent water-vapor transmission in comparison of treated and untreated specimens, according to ASTM D1653.
- E. Water Penetration and Leakage through Masonry: Minimum 90 [percent reduction in leakage rate in comparison of treated and untreated specimens, according to ASTM E514.

- F. Durability: Maximum 5 percent loss of water-repellent properties after 2500 hours of weathering according to ASTM G154 in comparison to water-repellent-treated specimens before weathering.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated.
 - 1. Include the manufacturer's product data sheet, MSDS sheet, and printed statement of VOC content.
 - 2. Include the manufacturer's recommended number of coats for each type of substrate and spreading rate for each separate coat.
 - 3. Printout of current "MPI Approved Products List" for each product category specified in Part 2 that specify water repellents approved by MPI, with the proposed product highlighted.
- B. Qualification Data: For a qualified applicator
- C. Product Certificates: For each type of water repellent, from the manufacturer
- D. Preconstruction Testing Reports: For water-repellent-treated substrates
- E. Field quality-control reports
- F. Warranty: Special warranty specified in this Section.

1.5 QUALITY ASSURANCE

- A. Pre-Construction Testing: Installed water repellents shall comply with the performance requirements indicated, as evidenced by reports based on project specific pre-construction testing of existing substrate assemblies by a qualified testing agency.
 - 1. Select sizes and configurations of assemblies to adequately demonstrate capability of water repellents to comply with performance requirements.
 - 2. In addition to verifying performance requirements, use test applications to verify the manufacturer's written instructions for application procedure and optimum rates of product application to substrate assemblies.
 - 3. Notify the Engineer 2 weeks in advance of the dates and times when assemblies will be tested.
- B. Applicator Qualifications:
 - 1. Use an adequate number of skilled workers who will have experience with the related trades and who are completely familiar with the specified products and methods needed for the proper execution of the work in this Section.

2. Use equipment adequate in size, capacity, and numbers to accomplish the work in a timely manner without damaging the structure.
 3. The applicator shall be an approved applicator of the penetrating sealer system installed on this project. All contractor personnel shall be applicator-approved by the sealer manufacturer. Such approval shall be established before work begins and a written certification of the Contractor's approval shall be forwarded to the Engineer before work begins by the sealer manufacturer.
 4. The work in this Section shall be performed only by workers adequately trained and thoroughly experienced in the techniques of penetrating sealer installation and the products being installed.
- C. Mockups: Apply water repellent to each type of substrate being sealed.
1. Locate each test application at an area approved by the Owner.
 2. Size: 5 feet x 5 feet
 3. Final approval by the Engineer and Owner of the water-repellent application will be from test applications.
 4. Do not proceed with the work until obtaining the Owners and Engineers approval of the mockup.
- D. Pre-Installation Meeting: Conduct a meeting prior to installation of the mockup. The manufacturer's representative shall be present at the meeting.

1.6 PROJECT CONDITIONS

- A. Limitations: Proceed with the application only when the following weather and substrate conditions permit water repellents to be applied according to the manufacturers' written instructions and warranty requirements.
1. Concrete surfaces and mortar have cured for not less than 28 days.
 2. Building has been closed in for not less than 30 days before treating wall assemblies.
 3. Ambient temperature is above 40 deg F and below 100 deg F and will remain so for 24 hours.
 4. Substrate is not frozen and substrate-surface temperature is above 40 deg F and below 100 deg F.
 5. Rain or snow is not predicted within 24 hours.
 6. Building surfaces to receive sealer are dry.
 7. Not less than 48 hours have passed since surfaces were last wet.

8. Windy conditions do not exist that might cause water repellent to be blown onto vegetation or surfaces not intended to be treated.

1.7 WARRANTY

- A. The manufacturer's standard form in which the manufacturer and applicator agree(s) to repair or replace materials that fail to maintain water repellency specified in the "Performance Requirements" Article within the specified warranty period.
- B. Warranty Period: 2 years from the date of Substantial Completion.

PART 2 - PRODUCTS

2.1 CLEAR WATER REPELLENT SEALERS

- A. Approved manufacturers:
1. Prosoco, Inc., Lawrence, Kansas.
 2. Dietrich Technologies, Inc., Milwaukee, WI
 3. Pecora Corporation, Philadelphia, PA
 4. Approved Equal
- B. Product Description: Product shall be a solvent-free blend of silane and siloxane in pre-diluted form that, or concentrated form that when mixed with water, produces a penetrating water repellent that chemically bonds to the masonry substrate. The product shall be designed specifically for application to vertical, porous masonry surfaces.
- C. Products with the following performance properties will be considered:

Property	Requirement	Standard
Water Absorption Reduction (Brick)	≥ 95.89%	ASTM C67
Water Vapor Transmission Rate	≥1.33 perms	ASTM D6490
Solids Content	≥ 4%	ASTM D5095
Cured Appearance	No Change to Substrate	--

*Performance Properties Based on Siloxane PB, by Prosoco, Inc.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with the applicator present, for compliance with the requirements and conditions affecting the performance of the work.
1. Verify that surfaces are clean and dry according to water-repellent manufacturer's requirements. Check moisture content in three representative locations by method recommended by the manufacturer.

2. Inspect for previously applied treatments that may inhibit penetration or performance of water repellents.
 3. Verify that there is no efflorescence or other removable residues that would be trapped beneath the application of water repellent.
 4. Verify that required repairs are complete, cured, and dry before applying water repellent.
- B. Test pH level according to the water-repellent manufacturer's written instructions to ensure chemical bond to silica-containing or siliceous minerals.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.
- 3.2 PREPARATION
- A. Cleaning: Before application of the water repellent, clean and prepare substrate surfaces to eliminate substances that could impair penetration or performance of product according to water-repellent manufacturer's written instructions.
- B. Remove oil, curing compounds, laitance, and other substances that inhibit penetration or performance of water repellents.
- C. Protect adjoining building surfaces that are not included in the work, including other cladding materials, window frames, glass, sealants, sealant bond-surfaces, etc. from spillage or blow-over of water repellent.
- D. Cover and protect adjoining and nearby surfaces of aluminum and glass if there is the possibility of water repellent being deposited on surfaces. Cover live vegetation.
- E. Coordination with Mortar Joints: Do not apply water repellent until pointing mortar for joints adjacent to surfaces receiving water-repellent treatment has been installed and cured.
- F. Coordination with Sealant Joints: Do not apply water repellent until sealants for joints adjacent to surfaces receiving water-repellent treatment have been installed and cured. Water-repellent work may precede sealant application only if sealant adhesion and compatibility have been tested and verified using substrate, water repellent, and sealant materials identical to those required.

3.3 APPLICATION

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect the substrate before application of the water repellent and to instruct the applicator on the product and application method to be used.
- B. Apply a heavy-saturation coating of water repellent, on surfaces indicated for treatment, using the manufacturer's recommended application method to the point of saturation.

Apply coating in dual passes of uniform, overlapping strokes. Remove excess material; do not allow material to puddle beyond saturation. Comply with the manufacturer's written instructions for application procedure unless otherwise indicated.

- C. Apply a second saturation coating, repeating first application. Comply with the manufacturer's written instructions for limitations on drying time between coats and after rainstorm wetting of surfaces between coats. Consult the manufacturer's technical representative if written instructions are not applicable to the project conditions.
- D. Concentrate:
 - 1. Dilute and thoroughly mix the product, as required by the manufacturer, with clean potable water: 9 parts water to 1 part concentrate
 - 2. Coverage rates shall be as follows: 70 square feet per gallon per coat

3.4 FIELD QUALITY CONTROL

- A. Testing of Water-Repellent Material: The Owner reserves the right to invoke the following procedure at any time and as often as the Owner deems necessary during the period when water repellent is being applied:
 - 1. The Owner may engage the services of a qualified testing agency to sample water-repellent material being used. Samples of material delivered to the project site will be taken, identified, sealed, and certified in presence of the Contractor.
 - 2. The testing agency will perform tests for compliance of the water-repellent material with product requirements.
 - 3. The Owner may direct the Contractor to stop applying the water repellents if the test results show that the material being used does not comply with product requirements. The Contractor will remove non-complying material from the project site, pay for testing, and correct deficiency of surfaces treated with rejected materials, as approved by the Engineer.
- B. Coverage Test: In the presence of the Engineer, hose down a dry, repellent-treated surface to verify complete and uniform product application. A change in surface color will indicate incomplete application.
 - 1. Notify the Engineer 2 weeks in advance of the dates and times when surfaces will be tested.
 - 2. Reapply the water repellent until the coverage test indicates complete coverage.

3.5 CLEANING

- A. Immediately clean water repellent from adjoining surfaces and surfaces soiled or damaged by the water-repellent application as work progresses. Correct damage to work of other trades caused by the water-repellent application, as approved by the Engineer.

- B. Comply with the manufacturer's written cleaning instructions.

END OF SECTION

FORM OF PROPOSAL

Revised for Addendum 1

Façade Repairs for King Hall and
Memorial Hall

Contract: _____

UNC Charlotte

Bidder: _____

SCO ID #: 23-25933-01B

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

Façade 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:

_____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:

King Building:

Alternate No. 1: Clean and Coat Metal Stairs Leading to Basement Area

(Add) _____ Dollars(\$)

Alternate No. 2: Wet-Glaze Existing Window Units

(Add) _____ Dollars(\$)

Memorial Hall:

Alternate No. 3: Tuckpoint Cracked Mortar Joints in the Brick Veneer.

(Add) _____ Dollars(\$)

Alternate No. 4: Replace Individual Cracked and Spalled Brick Units.

(Add) _____ Dollars(\$)

Alternate No. 5: Remove and Replace all Existing Exterior Sealants, Including Window Perimeters.

(Add) _____ Dollars(\$)

Alternate No. 6: Wet-Glaze Storefront Window Units and Reset Thresholds in Sealant.

(Add) _____ Dollars(\$)

Alternate No. 7: Replace Failed Gaskets

(Add) _____ Dollars(\$)

Alternate No. 8: Temporarily Remove and Reset Door Thresholds in Sealant.

(Add) _____ Dollars(\$)

Alternate No. 9: Pressure Wash (Clean) the Exterior of the Building

(Add) _____ Dollars(\$)

Alternate No. 10: Apply Clear Water Repellant Sealer to the Face of the Brick Veneer

(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 Concrete Spall Repairs	Unit Price (\$) _____ / Square Ft.
No. 2 Handrail Post Repairs in Concrete	Unit Price (\$) _____ / Each (Ea)
No. 3 Epoxy Injection	Unit Price (\$) _____ / Linear Ft.
No. 4 Grinding Elevated Edges of Sidewalks	Unit Price (\$) _____ / Each (Ea)
No. 5 Concrete Parge Coat	Unit Price (\$) _____ / Square Ft.
No. 6 Concrete Encapsulation	Unit Price (\$) _____ / Square Ft.
No. 7 Tuckpoint Cracked Brick Mortar Joints	Unit Price (\$) _____ / Linear Ft.
No. 8 Replace Individual Crack and Spall Brick	Unit Price (\$) _____ / Square Ft.
No. 9 Replace Failed Gaskets	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:

By: _____
Signature

(Proprietorship or Partnership)

Name: _____
Print or type

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

Address _____

ATTEST:

By: _____

License No. _____

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

Federal I.D. No. _____

Email Address: _____

(CORPORATE SEAL)

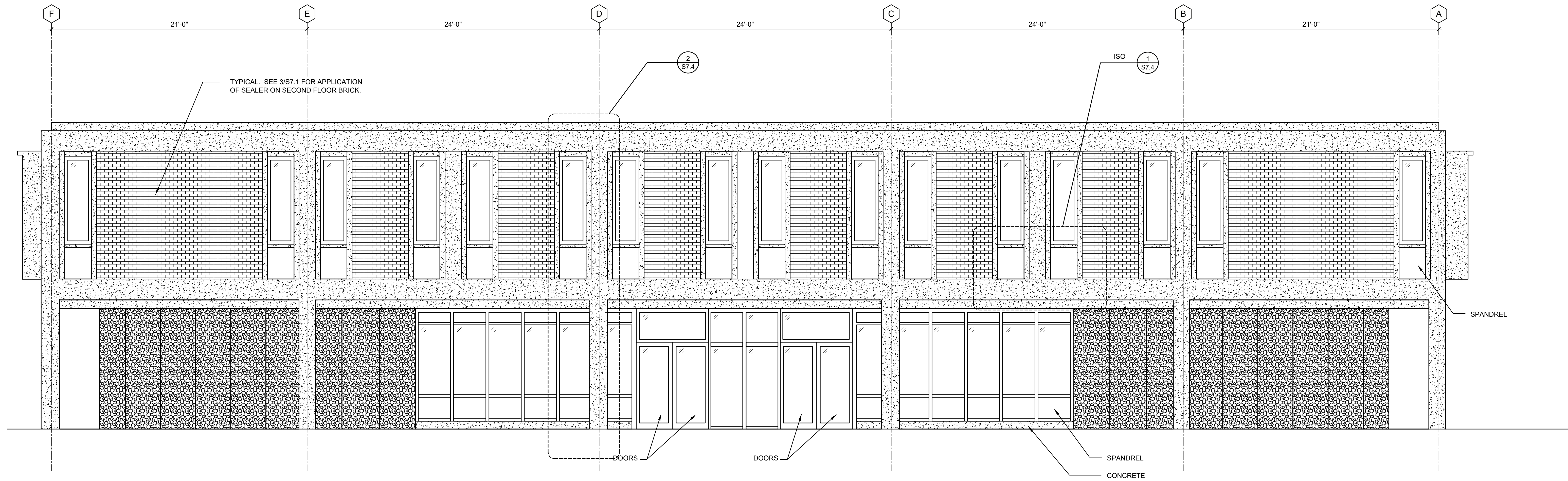
Addendum received and used in computing bid:

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

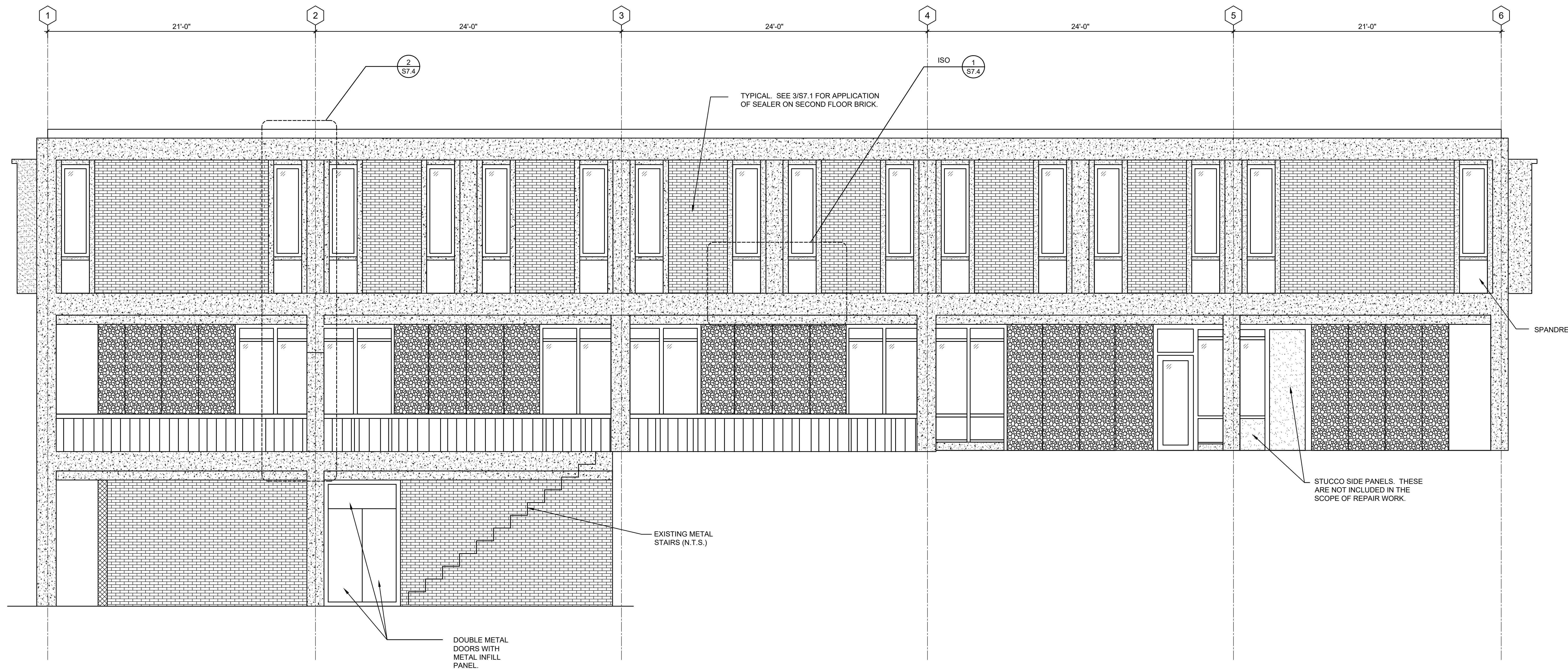
Addendum No. 2 _____ Addendum No. 4 _____ Addendum No. 6 _____ Addendum No. 8 _____

LEGEND

PATTERN	DESCRIPTION
	CEMENTITIOUS PANELS
	CONCRETE
	EXPOSED AGGREGATE PANEL
	STUCCO
	CMU
	METAL FRAME
	PAINTED WOOD
	BRICK /
	GLASS



1 EAST ELEVATION
1/4" = 1'-0"
Dwg # 230302-04001.DWG



2 SOUTH ELEVATION
1/4" = 1'-0"
Dwg # 230302-04001.DWG

FOR BIDDING PURPOSES ONLY - NOT FOR CONSTRUCTION

BUILDING ENVELOPE REPAIRS AT MEMORIAL HALL & KING BUILDING
FOR
UNC CHARLOTTE
3201 UNIVERSITY CITY BLVD.
CHARLOTTE, NORTH CAROLINA 28223
SOUTH AND WEST ELEVATIONS - KING BUILDING

Designed By: EAC
Drawn By: SDB
Checked By: EAC
Date: 06/09/2025

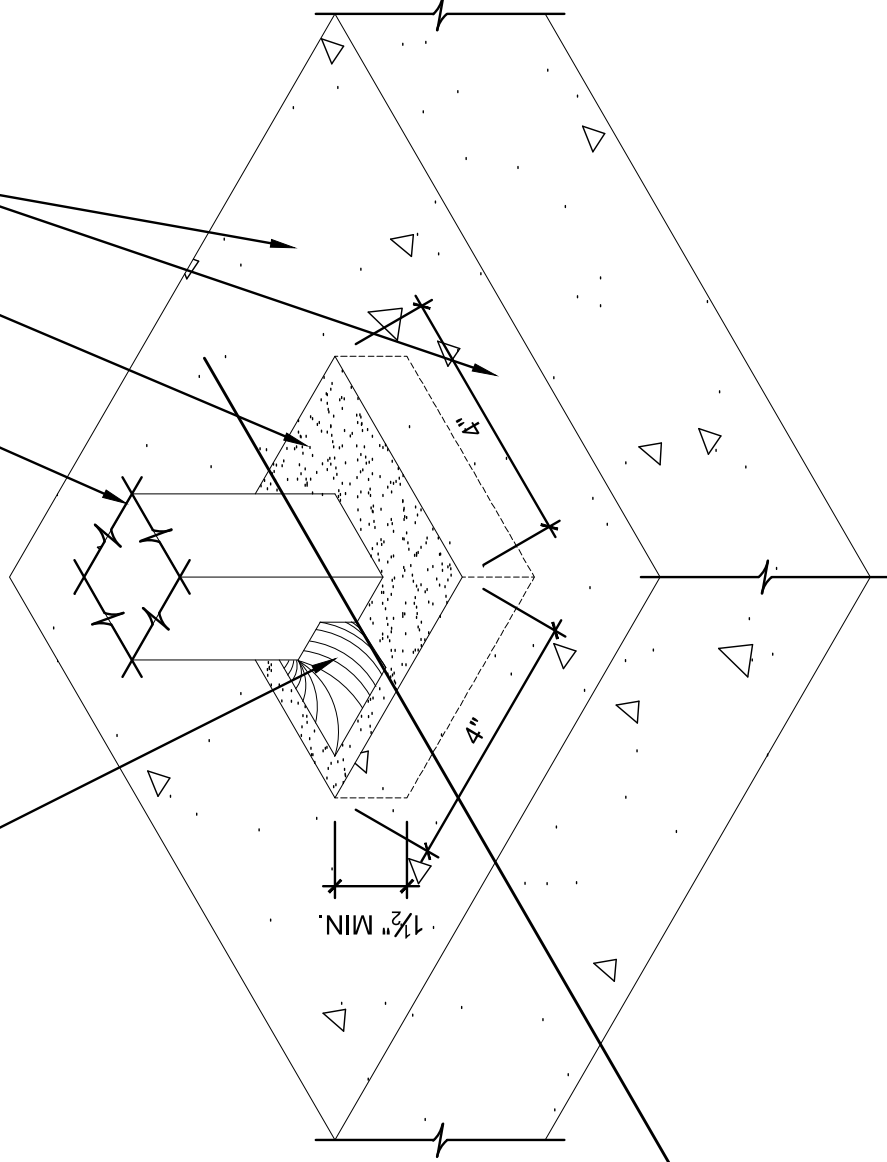
S4.1

EXISTING METAL HANDRAIL POST.

SAWCUT 3"x3" SQUARE AROUND PERIMETER OF POST AND INSTALL MOISTURE TOLERANT EPOXY MORTAR WITHIN POST HOLE POCKET FLUSH WITH TOP OF CONCRETE.

EXISTING ELEVATED CONCRETE SIDEWALK.

ONCE EPOXY MORTAR HAS SUFFICIENTLY CURED, APPLY COVE BEAD OF SEALANT BETWEEN HANDRAIL POST AND PRECAST CONCRETE COPING OVER TOP OF EPOXY MORTAR.

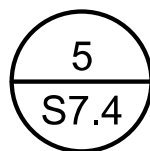
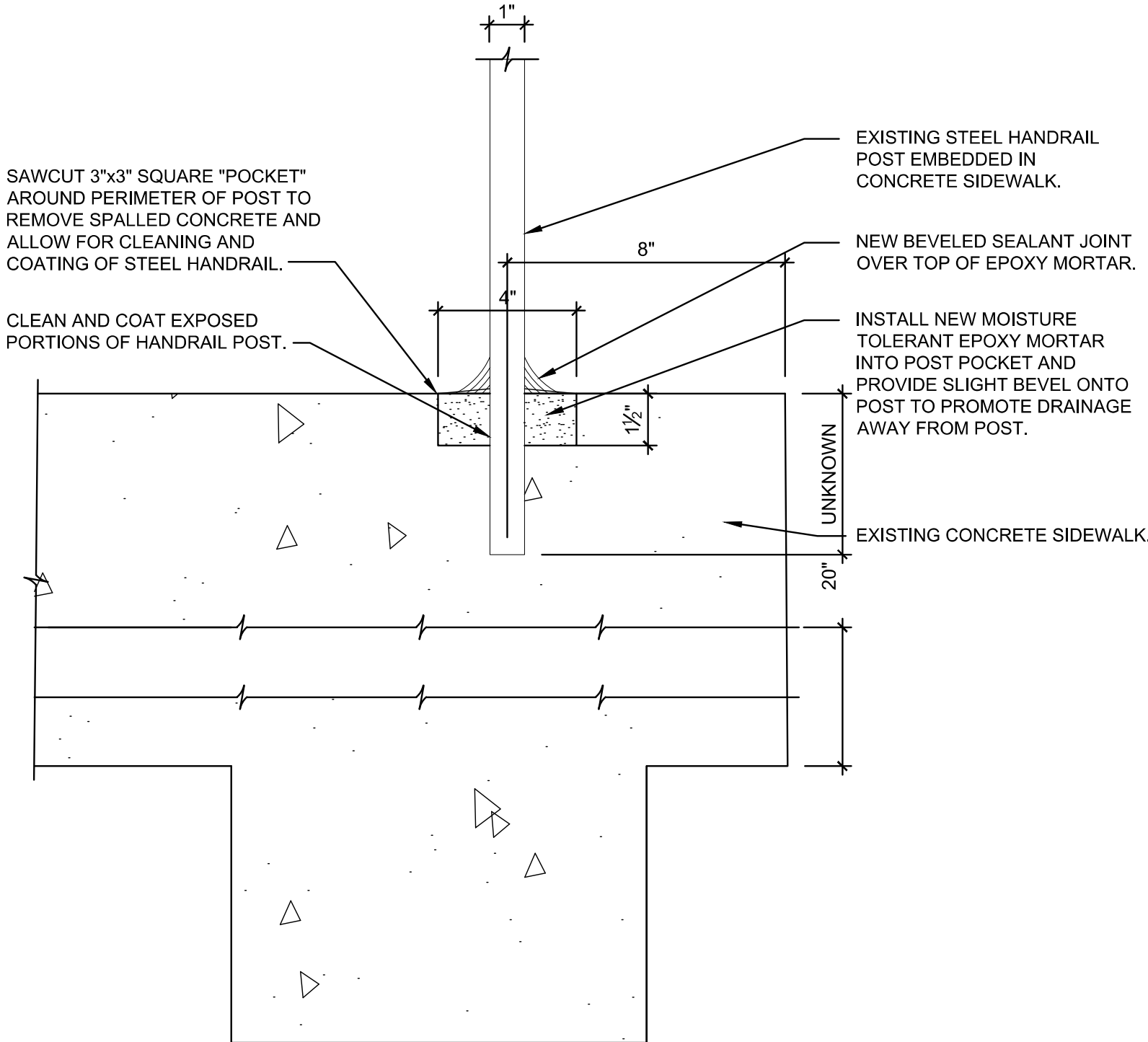


5
S1.4

HANDRAIL POST REPAIR IN CONCRETE - ISOMETRIC

4
S7.4

3" = 1'-0"
Dwg.# 230392-S6029.DWG



HANDRAIL POST REPAIR IN CONCRETE - SECTION

3" = 1'-0"

Dwg.# 230392-S8937.DWG