

# INSTRUCTIONS TO BIDDERS

# ALL TRADES

Project Name: University North Carolina at Charlotte | Burson Building Renovation & Expansion

Date: August 20th, 2025

Project Address: 9006 Craver Rd. Charlotte, NC

DPR Project No: **D5-F23017-00** 

# **SECTION 1. INTRODUCTION**

Bid Submission: Your firm has been prequalified and is invited to submit a sealed lump sum bid proposal for the project referenced above. Bids will be received at UNCC Burson Building, 9006 Craver Rd. Charlotte, NC 28223 in Room 116 on Tuesday, September 23<sup>rd</sup>, 2025 at 10:00am(EST) and Thursday, September 25<sup>th</sup>, 2025 at 10:00am(EST). Bids may NOT be delivered via email. Visitor Parking is available at the Union Parking Deck Upper Deck (GPS Address: 8755 Student Union Ln, Charlotte, NC 28223). For directions and campus map go to <a href="https://facilities.charlotte.edu/our-services/maps/printable-campus-maps">https://facilities.charlotte.edu/our-services/maps/printable-campus-maps</a>. There is also a mark-up further detailing these locations immediately following this section.

# **Bid Opening**

Tuesday, September  $23^{\rm rd}$ , 2025 at 10:00am UNCC Burson Building, 9006 Craver Rd. Charlotte, NC 28223 Room 116

# **Group 1 Bid Packages:**

- 02A Demolition
- 03A Concrete
- 04A Masonry
- 05A Metals
- 07A Waterproofing
- 07B Roofing
- 07C Fireproofing
- 08A Doors, Frames, Hardware
- 08C Glass & Glazing
- 09A Drywall and Metal Studs
- 14A Elevators
- 21A Fire Suppression
- 22A Plumbing
- 23A HVAC
- 26A Electrical
- 31A Earthworks
- 32E Hardscaping

Thursday, September 25, 2025 at 10:00am UNCC Burson Building, 9006 Craver Rd. Charlotte, NC 28223 Room 116

# **Group 2 Bid Packages:**

- 01E Final Cleaning
- 07D Metal Panels
- 06A Architectural Woodwork
- 09B Ceramic Tile
- 09C Acoustical Ceilings & Wall Panels
- 09D Flooring
- 09H Paintings & Wallcoverings

DPR Job No.**D5-F23017** Date: 8/20/2025 Instructions to Bidders

Page 1 of 6

- 10A Specialties
- 10I Signage
- 11C Lab Casework
- 27A Data & Communications
- 27B Audio Visual
- 28A Security
- 1.1. PreBid: Your firm is invited to attend a prebid at <u>UNCC Burson Building</u>, <u>9006 Craver Rd. Charlotte</u>, <u>NC 28223 in Room 116 on Tuesday</u>, <u>August 26<sup>th</sup> 2025 at 2pm (EST)</u>. <u>Attendance is not required BUT strongly encouraged</u>. Visitor Parking is available at the Union Parking Deck (GPS Address: 8755 Student Union Ln, Charlotte, NC 28223)

# Proprietary Alternate Products (Owner Preferred Brand Alternates)

- A. Brick
  - a. Provide brick by the Belden Brick Company per Architect's requirements.
- B. Brick Pavers
  - a. Per UNC Charlotte's Design Standards and Guidelines, provide Pinehall Brick; English Edge for landscape paving per Landscape drawings.
- C. Door Hardware
  - a. Per UNC Charlotte's Design Standards and Guidelines, provide the following:
    - i. Cylindrical locks: Schlage ND Series
    - ii. Cylinders and Keying: Schlage Everest 29 D and Schlage Primus C Classic
    - iii. Exit Devices: Von Duprin 98 Series
    - iv. Door Closers: LCN 4040XP Series
- D. Card Access System Provide Acre Open Options per IT Design Guide.
- E. Electrical and Mechanical Equipment
  - a. Honeywell International, Inc. Shall provide equipment for contractor installation per the following categories:
    - i. Building Automation and Temperature Control System
    - ii. Lighting Control Devices
    - iii. Digital, Addressable Fire-Alarm System
- 1.2. **Re-Bid:** In the event a re-bid is necessary, this re-bid will take place at <u>UNCC Burson Building</u>, <u>9006</u> <u>Craver Rd. Charlotte</u>, <u>NC 28223 in Room 116 on Thursday</u>, <u>October 2<sup>nd</sup> at 10AM (EST)</u>. Parking is available at the Union Parking Deck (GPS Address: 8755 Student Union Ln, Charlotte, NC 28223)
- 1.2. **Purpose:** The intent of this bid package is to competitively select the most qualified subcontractor / supplier to perform the work based on an evaluation of cost, schedule, and commitment to the project, safety record, and experience of your committed staff.
- 1.3. Questions: All questions should be directed to DPR Construction (<u>BursonHallGC@dpr.com</u>). Subcontractors are <u>NOT</u> to contact the Owner or the Architect / Engineers directly with questions regarding the bid. Questions during the bid period may be emailed to <u>BursonHallGC@dpr.com</u>. Questions must reference the appropriate drawings, details and/or specification section and paragraph.

Questions shall be submitted and received no later than Wednesday, September 3<sup>rd</sup> at 3pm. Addenda (if any) will be issued no later than Friday, September 12<sup>th</sup> at 3pm.

# **SECTION 2. DOCUMENTS**

# Complete plans, specifications and contract documents will be open for inspection at:

Construction Manager – DPR Construction, 200 Southside Dr. Charlotte, NC 28212 Please reach out to <a href="mailto:Rebekahru@dpr.com">Rebekahru@dpr.com</a>.

# Digital (Electronic) plans, specifications and contract documents are available at the following:

Building Connected – https://www.buildingconnected.com/ - Access will be provided to all pre-qualified contractors.

2.1. **The Attachment 1 & Attachment 1A** of these bid documents for a complete listing of documents. These documents and any addenda issued shall become Contract Documents to the successful bidders.

DPR Job No.**D5-F23017** Date: 8/20/2025 Instructions to Bidders

- 2.2. On File at DPR: Documents noted on Attachment 1 & 1A by an asterisk (\*) are not distributed with the bid packages but are on file at DPR's office and available for your review. Failure on part of the subcontractor to review all the documents prior to the bid shall not alleviate the Subcontractor from the responsibility of complying with the requirements of these documents and including all costs associated with them in their bid.
- 2.3. **Sample Subcontract Review:** The sample subcontract is included in this bid package. It is the bidding firm's responsibility to review this and provide any comments and or requested modifications during the bid period. This does not ensure any modifications will be accommodated, but no variance will be accepted after the bids are submitted. Acknowledge review of the document on the Attachment 2.

## SECTION 3. SUBMISSION AND FORM OF BID

- 4.1 **Changes to Instructions or Subcontract Bid Package:** No changes to these Instructions to Bidders or the Subcontract Bid Package shall be made unless included in an official Amendment to the Subcontract Bid Package issued only by DPR or Addendum issued by the Architect.
  - 4.1.1 **By Invitation Only:** Only bids from invited prequalified subcontractors will be accepted. Awards will only be made to prequalified subcontractors. If you are unsure of your current prequalification status with for Burson Building Project, please contact Katarina Hastings, <a href="mailto:katarinaH@dpr.com">katarinaH@dpr.com</a> to check your current prequalification status.
- 4.2 **Valid 90-Days**: All bids, once submitted, shall remain valid and binding for ninety (90) days. DPR Construction has at any time during that ninety (90) day period the right to accept the bid without any changes in either price or time.
- 4.3 **Bid Form / Attachment 2**: The Bid Form and Commercial Terms section of Attachment 2 shall be completed in their entirety by the bidder who shall provide all requested information and acknowledge specific documents. The Bid Form will be signed by a duly authorized agent of the company as acknowledgement of your bid. Attachment 2 identifies this trades scope and commercial terms that will be incorporated into the successful subcontractor contract pending final negotiations with the successful bidder. Bidder's proposal qualifications may be listed as a separate attachment to the completed Bid Form and Attachment 2.
  - 4.3.1 On bid day, a lump sum dollar amount will be accepted for the base contract scope of work utilizing the "Form of Proposal" document. This lump sum dollar amount is inclusive of all scope of work and allowances that are detailed within each respective "Attachment 2 Scope of Work".
    - 4.3.1.1 The lowest apparent bidder will be required to submit a detailed cost breakdown per the "Attachment 2 Scope of Work" 24 hours after the bid opening.
  - 4.3.2 All costs associated with scheduled alternates, allowances, and unit rates noted on the Form of Proposal shall be provided on bid day within the sealed bid.
  - 4.3.3 **Alternates:** Bid alternates are identified on the Attachment 2 Bid Forms. Reference the SCO Instructions to Bidders, Section 1, OC–15, within the Contract Specification Manual for further detail. All costs including, but not necessarily limited to, labor, burden, fringes, payroll taxes, markup for overhead and fee (i.e.: home office administration, estimating, management, profit, etc.) etc., are to be reflected in these alternates. The alternates will also include all miscellaneous direct and indirect job expenses such as small tools, travel time, pickup trucks, delivery, cartage, safety, training, detailing, supervision and field office expenses. Refer to project manual for proper processing procedures for substitution requests.
    - 4.3.3.1 <u>All substitution requests shall be submitted and received no later than Monday,</u> September 8<sup>th</sup> at 3pm.
- 4.4 **Bid Delivery:** As stated previously, bids must be submitted as a hard copy in a sealed envelope. **No bids will be accepted via phone, email, fax, or other delivery methods.** 
  - 4.4.1 Bids must be submitted in an OPAQUE SEALED envelope marked "Proposal" and bearing:

Project: University of North Carolina at Charlotte | Burson Building Renovation &

Expansion

SCO ID#: 22-24380-02A

DPR Job No.**D5-F23017** Date: 8/20/2025 Instructions to Bidders

**Bid Packages:** 

01E Final Cleaning

02A Demolition

03A Concrete

04A Masonry

05A Structural Steel

06A Casework & Millwork

07A Waterproofing

07B Roofina

07C Fireproofing

07D Metal Panels

08A Doors, Frames & Hardware

08C Glass & Glazing

09A Drywall and Metal Studs

09B Ceramic Tile

09C Acoustic Ceilings, Wall Panels, Window Treatments

09D Flooring

09H Painting & Wallcoverings

10A Specialties

10I Signage

11C Lab Casework

14A Elevators

21A Fire Suppression

22A Plumbing

23A HVAC

26A Electrical

27A Data and Communications

27B Audio Video

28A Access Control and CCTV

31A Earthworks

32E Hardscaping

# 4.5 <u>Complete Bid: All proposals must include the following or be considered grounds for rejection</u> of the bid. Please include these from top to bottom within your sealed envelope in this order.

- 4.5.1 **Bid Security:** Each proposals 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, for bids for the amount of \$100,000 or greater. 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. Bid Bonds should be completed using the **State of North Carolina standard bid bonds form** included in Exhibit 13.
- 4.5.2 **Minority Participation:** The bidder shall include with their Attachment 2 Bid Form, the Identification of Minority Business Participation form identifying the minority participation they will use on the project and either **State of North Carolina AFFIDAVIT A or B.** Forms and instructions are included in the CD Manual. Failure to complete these forms is grounds for rejection of the bid. (GS143–128.2c Effective 1/1/2002.)
- 4.5.3 **Bid Form:** Completed bid form (Attachment 2). All sections are to be completed including section C. Acknowledgements & Acceptance.
- 4.5.4 **Supplemental Information:** When provided as a requirement of the bid package
- 4.6 Reviewed All Documents/Existing Conditions: By submitting a bid, the subcontractor acknowledges they have thoroughly reviewed and evaluated all the documents and the existing site conditions and their bid accurately reflects what is required to complete their portion of the work. The subcontractor shall not be allowed any additional compensation for any conditions or issues which the subcontractor might have fully informed themselves' about prior to submitting a bid.

DPR Job No.**D5-F23017** Date: 8/20/2025 Instructions to Bidders

- 4.7 **Accept, Reject and Informalities**: The Owner and DPR Construction reserve the right to waive any informality in any bid received. The Owner and DPR Construction also reserve the right to accept or reject any or all bids received.
- 4.8 Schedule: By submitting the bid, the subcontractor acknowledges that they have reviewed the schedule, understands the time frames and flow of the work and can accomplish the same (including meeting interim milestones), for the bid amount submitted. Each Bidder must indicate on Attachment 2 its acceptance of the start dates, time frames and completion dates for all activities affecting the scope of work.
- 4.9 **Tier Subcontractors:** Each subcontractor shall provide a listing of all Sub-Subcontractors who will be involved with this project at the time of bid and annotate these tiered subcontractors on the Attachment 2 Bid Form. Also, indicate the type and extent of their involvement (e.g. miscellaneous material suppliers, structural steel fabrication, etc.).
- 4.10 **Licensing:** All contractors are hereby notified that they must have proper license as required under the state laws governing their respective trades.
- 4.11 **Quality**: If requested by DPR Construction and as a condition of award, bidders shall submit a Quality Control plan for RPR's approval within 5 working days after bids are received that includes, a resume of the Quality Control Inspector, references from previous clients, a description of internal QC training programs, lessons learned processes, and a project specific QC approach.

# SECTION 4. AWARD OF SUBCONTRACT

- 4.1. **Notification:** According to North Carolina State Construction Office bidding guidelines, the bids will be opened and read aloud. However, the subcontractor that is determined to be the apparent lowest responsible and responsive bidder will be notified only after a thorough review and evaluation of all bids has been made by DPR Construction, the Owner and the Architect/Engineer.
- 4.2. **Post Bid Evaluation:** Bidder(s) may be invited to an in-person post-bid review at UNC Charlotte or DPR Construction. All bidders would be responsible for travel arrangements as well as costs for such meetings and plan accordingly.
- 4.3. **Contract Date:** The successful subcontractor will initially be notified verbally not necessarily with a letter of intent by DPR. The date of the verbal authorization to proceed will become the subcontract agreement date. Refer to Subcontract Section 29.

# **SECTION 5. BOND REQUIREMENTS**

# 5.1. Payment and Performance Bonds

- 5.1.1. Payment and performance bonds are not required at this time; however, they may be required prior to contracting. If bonds do become a requirement, then within ten (10) days of receiving a subcontract or before starting work, the Subcontractor will furnish DPR Construction with a complete Labor, Material Payment Bond and a Performance Bond. Said bonds will be issued by a commercial surety and in a form acceptable to DPR Construction. DPR Construction reserves the right to require a bond for any Subcontractor, and in such case, the subcontract amount will be increased by the amount of the bond premium. All subcontractors shall be bondable for an amount equal to 100% of their bid including any alternates. Subcontractors are not to include the bond amount in the Base Bid.
  - 5.1.1.1. The cost for a P&P Bond is required to be submitted as an alternate.

# 5.2. Bid Bonds:

5.2.1. Each Proposal must be held binding and may not be withdrawn for Ninety (90) calendar days.

DPR Job No.**D5-F23017** Date: 8/20/2025 Instructions to Bidders

Page 5 of 6

- 5.2.2. All bonds executed in connection with the project must be executed by an Attorney-in-Fact in the project state on behalf of the Surety Company licensed to do business in the project state.
- 5.2.3. For Bids the amount of \$100,000 or greater, Bid security in the amount of five percent (5%) of the maximum amount of the potential Subcontract award must accompany each Proposal in the form of a certified check or a bid bond made payable unconditionally to the Contractor. The successful Bidder's security will be retained until he has signed the Subcontract Agreement and furnished all documentation required to be submitted with the executed Subcontract Agreement, which he must do within ten (10) days of Notice of Acceptance. If the Bidder offered the Subcontract refuses to enter into the Subcontract Agreement, the Contractor may execute his bid security as liquidated damages but not as a penalty.
- 5.2.4. The required bid security will be returned to all Bidders as soon as possible.
- 5.2.5. Contractors Bid Bond form is the only acceptable bid bond form. The Form of Bid Bond form is included in Exhibit 13 Contractor Bid Bond dated 09/23/2025.

# 5.3. Withdrawal and Modification of Bids:

5.3.1. Bids may be withdrawn upon written request received from the Bidder prior to the time fixed for bid opening. Any Bidder who withdraws a bid may not resubmit a bid for this project. Modifications in writing will be considered when received prior to the time set for the bid opening. Bids may not be withdrawn or modified after the bid opening except where identification of the apparent low Bidder has been delayed for more than sixty (60) days.

- END OF INSTRUCTIONS TO BIDDERS -

DPR Job No.**D5-F23017** Date: 8/20/2025 Instructions to Bidders

Page 6 of 6



| Burson Hall Bid List - DPR Prequal                       |
|--|
| 01E Final Clean  |
| Oneliance LLC  |
| ProCon Solutions, LLC                                    |
| RebFor LLC   |
| Drake Building Maintenance and Restoration, Inc          |
| Arguello Family Investment Inc DBA Ace Handyman Services |
| RHC Workforce Solutions                                  |
| Green Guard Commercial Cleaning                          |
| Open Door Construction LLC                               |

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Clear Site Industrial LLC

DH Griffin Contracting Inc.

Foss Demolition

PPS Inc (Piedmont Process Systems, Inc)

RSI - Relocation Strategies

GCT Brands dba CLT Coatings

# 03A Concrete

Ground Thunder Construction

JC Building Inc

QUEENSWATERPROOFING AND RESTORATION, LLC.

Christopher Bryan Company, Inc. (CLT)

Ashworth Group LLC

# 03J Polished Concrete

**Bonitz** 

FS of the Carolinas, LLC dba Flooring Solutions

Eagle Painting Inc





Carpet Queen JC Building Inc 04A Masonry Cherokee Masonry Gates Construction Company, Inc. Old North State Masonry, LLC Pyramid Masonry Contractors, Inc. QUEENSWATERPROOFING AND RESTORATION, LLC. Vega Construction Company Inc. Camarata Masonry Systems, Ltd 05A Metals Carolina Fab SteelFab, Inc SteelWorks of the Carolinas Steel Specialty 06A Casework & Millwork Adams Group Carocraft Cabinets Metro Woodcrafter of NC TS Woodworks **RHC Workforce Solutions** 07A Waterproofing Alpha Insulation & Waterproofing, Inc. Mecklenburg Restoration, LLC Strickland Waterproofing Drake Building Maintenance and Restoration, Inc. QUEENSWATERPROOFING AND RESTORATION, LLC. GCT Brands dba CLT Coatings 07B Roofing Baker Roofing Company Eskola LLC Johnson's Roofing Service, Inc. Home Builders Suppliers LLC **Applied Roofing Solutions** Radco Roofing





Davco Roofing & Sheet Metal

**Triad Roofing** 



Alpha Insulation & Waterproofing

Platinum Coating of NC, Inc

Warco Construction

GCT Brands dba CLT Coatings

07D Metal Panels

Kistler Company LLC

MSJ Glass and Glazing, Inc.

Southeastern Architectural Systems

Eastern Corporation

08A Doors, Frames, & Hardware

Cook & Boardman

Integrated Openings Solutions, LLC dba B.A. Hoft of Charlotte, Inc.

The Hyperion Group

SAF Technologies

08C Glass & Glazing

1st Choice Glass

Cabarrus Glass Company

Charlotte Glass contractor's LLC

Craven Glass

JP Ross Skylights

Karsey Glass, Inc.

MSJ Glass and Glazing, Inc.

**Eastern Corporation** 

09A Drywall

**NC** Interiors

Northedge, LLC

NJR Construction, LLC

**Bonitz** 

Reliable Solutions Construction dba Reliable Restorations

Genesis Construction of the Carolinas

09B Tile

Bonitz, Inc

Coverings Group, LLC

FS of Carolinas, LLC dba Flooring Solutions

Garmon & Company, Inc.

Lomax Tile & Marble

Superior Stone of the Southeast LLC

Carpet Queen







# 09C & I ACT & Wall Panels

Acousti Engineering Company of Florida

Bonitz, Inc.

Environamics, Inc.

**NC Interiors Contracting** 

Warco Construction

Nothedge

Reliable Solutions Construction dba Reliable Restorations

Genesis Construction of the Carolinas

# 09D Flooring

Bonitz, Inc.

Carpet Queen

FS of Carolinas, LLC dba Flooring Solutions

Garmon & Company

Coverings Group, LLC

GCT Brands dba CLT Coatings

# 09H Painting & WC

Bobby's Painting Co. Inc.

Brandys Painting Inc

Open Door Construction LLC

Platinum Coatings of NC, Inc.

Drake Building Maintenance and Restoration, Inc.

Eagle Painting Inc

NJR Construction

Reliable Solutions Construction dba Reliable Restorations

# 10A Specialties

Adams Group

Genesis Construction of the Carolinas

Warco Construction

RHC Workforce Solutions

Nycom, Inc

# 10I - Signage

Admark Graphic systems LLC

**FASTSIGNS Charlotte** 

SignalFactors, LLC dba Modulex

Printland Co.

Creative Sign Designs LLC

Arguello Family Investment Inc DBA Ace Handyman Services

Signarama







| 11A Dock Equipment                                       |
|--|
| DuraServ LLC dba Southern Dock Products                  |
|  |
|  |
|  |
|  |
| 11C Lab Casework   |
| New England Laboratory Casework Co., Inc                 |
| Nycom, Inc   |
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| 12A Window Treatment                                     |
| TPS Investments Inc dba The Original Blindman            |
| Warco Construction                                       |
| Arguello Family Investment Inc DBA Ace Handyman Services |
|  |
|  |
| 14A Elevators  |
| Otis Elevator Company                                    |
| Schindler Tit Film 1 0 11                                |
| TK Elevator Corporation                                  |
|  |
| 21A Fire Protection                                      |
| Performance Fire Protection                              |
| The Hiller Companies, LLC                                |
| Wolverine Fire Protection                                |
|  |
|  |
| 22A Plumbing   |
| Cam-Ful Industries                                       |
| Precision Plumbing                                       |
| SPC Mechanical Corp.                                     |
| <u> </u>   |
|  |
| 23A HVAC & Controls                                      |
| Cam-Ful Industries                                       |
| E2 Industrial Refrigeration LLC                          |
| McKenney's   |
| MSS Solutions, LLC                                       |
| SPC Mechanical Corp.                                     |
| Superior Mechanical Systems                              |
| F0.0. ()   |



E2 Optics





Armstrong Mechanical

Johnson Controls

26A Electrical

**Evergreen Innovation Group** 

Fountain Services, LLC

Lake Electric

# 27A Data & Communications

Cabling Solutions Inc. (CSI Technology Integators)

Data Communications Inc

G&S Communications and Technical Services, Inc.

E2 Optics

Globenet USA

Dusoul Company, Inc., dba TSAV

# 28A Security & Access Control

Symphony Technology Solutions

Lake Electric

# 31A Earthwork

D.H. Griffin Wrecking Company, Inc.

Pedulla Trucking, Excavating & Paving, Inc.

Showalter Construction LLC

Siteworks, LLC

Timely Transportation & Logistics, Inc.

# 32E & 32F Hardscaping & Landscaping

SunSouth Carolinas (hardscaping)

Drake Building Maintenance and Restoration, Inc

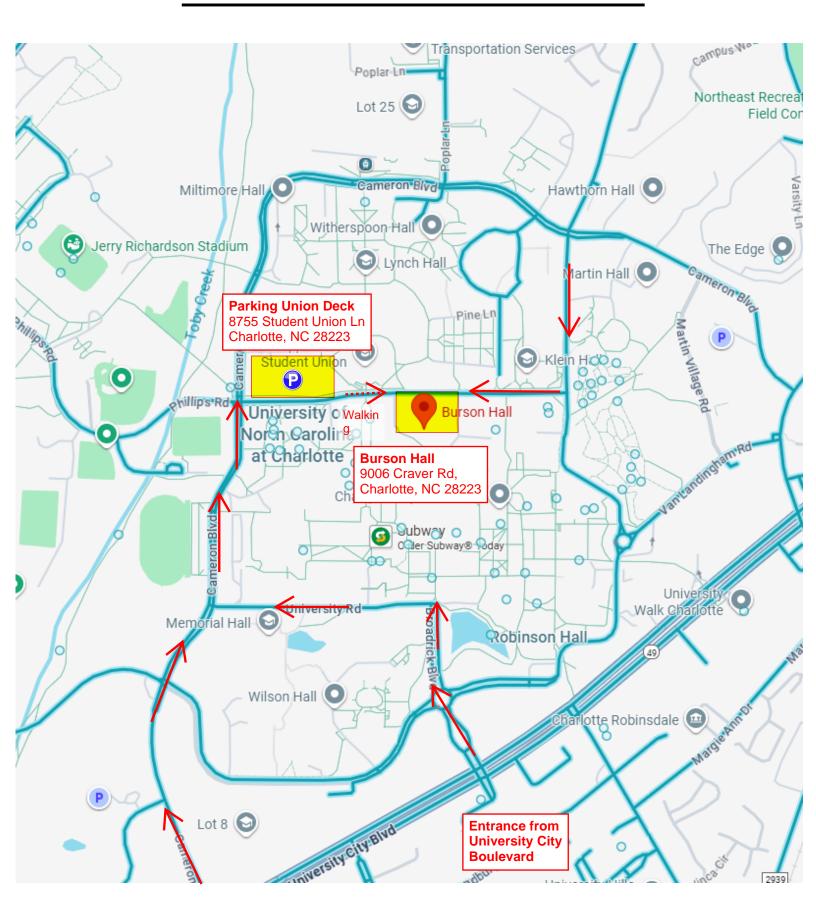
**Ground Thunder Construction** 







# BURSON HALL BIDDING LOGISTICS MAP



1. COORDINATE ALL DEMOLITION WITH THE INFORMATION PROVIDED IN THIS SET OF

- 2. ALL MATERIAL TO BE DEMOLISHED AND REMOVED SHALL BE DISPOSED OF AS
- APPROVED BY UNIVERSITY OF NC AT CHARLOTTE STANDARDS AND LOCAL ORDINANCE AND CODES. 3. THE EXISTING AREAS TO REMAIN SHALL BE PROTECTED. ALL DAMAGE RESULTING
- FROM WORK IN THIS CONTRACT SHALL BE RETURNED TO ITS ORIGINAL STATE. CAREFULLY DISMANTLE AND REMOVE MATERIALS SHOWN ON PLANS TO BE DEMOLISHED. NOTIFY ARCHITECT PRIOR TO CONSTRUCTION OF ANY DEMOLITION WORK THAT MAY DAMAGE THE INTEGRITY OF ANY MATERIALS WHICH ARE TO REMAIN
- 4. THE PREMISES IN WHICH WORK IS BEING PERFORMED SHALL BE KEPT CLEAN AT ALL
- 5. EXISTING CONCRETE SLABS INTENDED TO REMAIN SHALL BE REPAIRED AND FLOATED LEVEL W/ SURROUNDING SLABS AND PREPARED TO RECEIVE NEW FINISH.
- 6. COORDINATE OWNER WALK THROUGH TO IDENTIFY ALL ITEMS TO BE SALVAGED FOR THE OWNER'S RE-USE. INCLUDING BUT NOT LIMITED TO DOORS, FRAMES, HARDWARE, PLUMBING AND ELECTRICAL DEVICES AND FIXTURES, EQUIPMENT, FRAMED DOCUMENTS, SIGNS, ART, ETC. REMOVE ITEMS THUS IDENTIFIED AND GIVE TO THE OWNER, OR STORE FOR RE-USE PER OWNERS DIRECTION.
- AREA REMOVE ALL RELATED STRAPS AND HANGERS RE: ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- THE LINE IS STILL USED AND CAP. REMOVE RELATED UNUSED STRAPS AND HANGERS, RE: PLUMBING DRAWINGS FOR MORE INFORMATION. PLUMBING LINE SERVING OTHER AREAS SHALL BE KEPT. CONTRACTOR IS TO VERIFY PLUMBING LINES PRIOR TO DEMOLITION. RE: PLUMBING DRAWINGS FOR MORE INFORMATION.
- 10. DURING CONSTRUCTION, MAINTAIN NEGATIVE AIR PRESSURE ON CONSTRUCTION
- AGAINST DAMAGE DURING DEMOLITION. THE CONTRACTOR IS TO REFERENCE THE CIVIL DOCUMENTS AND TO NOTIFY THE OWNER, ARCHITECT, AND CIVIL ENGINEER IF ANY UTILITIES ARE UNCOVERED DURING THE DEMOLITION PHASE THAT ARE NOT IDENTIFIED IN THE DOCUMENTS PROVIDED.
- 13. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN INSTALLATION OF NEW CONSTRUCTION SO AS TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO THE STRUCTURE OR INTERIOR AREAS OF THE EXISTING BUILDING. REMOVE TEMPORARY PROTECTIONS AT COMPLETION OF WORK.
- 14. REMOVE EXISTING CEILINGS AND CEILING SUPPORT SYSTEM WHERE NEW CEILINGS ARE INDICATED, UNLESS NOTED OTHERWISE.
- PRINTED INSTRUCTIONS, SEE FINISH SCHEDULE FOR NEW FINISHES.
- DAMAGE DURING DEMOLITION SHALL BE REPAIRED TO CONFORM TO ORIGINAL FIRE PROTECTION REQUIREMENTS.
- 17. AREA OR OBJECTS IDENTIFIED AS "EXISTING TO REMAIN" OR " NOT IN CONTRACT" -"N.I.C." SHALL BE PROTECTED. ALL DAMAGE TO THESE AREAS RESULTING FROM DEMOLITION WORK WITHIN THIS CONTRACT SHALL BE RETURNED TO ITS ORIGINAL
- 18. ALL INFORMATION REGARDING EXISTING CONDITIONS IS BASED ON OWNER DISCOVERY OF ANY DISCREPANCIES BETWEEN DRAWINGS DEPICTING EXISTING CONDITIONS OR UPON DISCOVERY OF UNKNOWN CONDITIONS DETRIMENTAL TO THE COMPLETION OF THE WORK AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT, IN WRITING, OF THE CONDITIONS IN QUESTION BEFORE PROCEEDING WITH THE WORK IN THAT AREA.
- 19. COORDINATE ALL DEMOLITION FROM ALL DISCIPLINES WITH THE INFORMATION
- 20. UNFORESEEN CONDITIONS: THE EXISTING BUILDING HAS EXPIERENCED DIFFERENT LEVELS OF RENOVATION. IF ASBESTOS OR MOLD IS DETECTED, STOP DEMOLITION IMMEDIATELY AND CONTACT THE OWNER AND ARCHITECT.

WITH THE EXISTING CONDITIONS.

AREA SHOWN HAS LIMITED SCOPE. REFER TO PROJECT SCOPE DIAGRAMS AREA SHOWN WILL RECEIVE FIRE PROTECTION UPGRADES. REFER TO PROJECT SCOPE DIAGRAMS

AREA OF WORK SHOWN PART OF 'BASE BID' WORK (NO DEMOLITION WORK). REFER TO PROJECT SCOPE DIAGRAMS

COORDINATE WITH UNIVERSITY) DEMOLISHED

EXISTING DOOR/WINDOW TO BE DEMOLISHED

EXISTING CASEWORK/LABORATORY EQUIPMENT TO BE DEMOLISHED

TO REMAIN

EXTENT OF CONC SLAB DEMOLITION. COORDINATE W/ STRUCTURAL FOUNDATION DRAWINGS FOR EXTENT

KEY PLAN (NOT TO SCALE)

REVISION DESCRIPTION PROFESSIONAL SEALS

ARCHITECTURAL - OVERALL FIRST FLOOR DEMOLITION PLAN - BASE BID SCOPE

7. REMOVE ALL CONDUCTORS, CONDUIT AND BOXES BACK TO PANEL IN RENOVATED

8. REMOVE ALL PLUMBING FROM RENOVATED AREA TO NEAREST JUNCTURE WHERE

9. REMOVE ALL HVAC DUCTWORK IN RENOVATED AREA TO NEAREST JUNCTURE WHERE THE DUCT IS STILL IN USE AND CAP AS REQUIRED. REMOVE ALL RELATED STRAPS AND HANGERS. RE: MECHANICAL DRAWINGS FOR MORE INFORMATION.

ZONE WHILE MAINTAINING POSITIVE PRESSURE ON THE NON-CONSTRUCTION ZONE. 11. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE, IDENTIFY AND PROTECT

12. RELOCATE ROOF DRAINS ALONG THE DEMOLITION LINE. RELOCATE AND RESLOPE ROOF TO NEW DRAIN LOCATIONS.

15. REMOVE EXISTING FINISHES AS REQUIRED AS PER FINISH MANUFACTURER'S

16. PROTECT EXISTING FIRE PROOFING OR FIRE ASSEMBLIES INDICATED TO REMAIN,

PROVIDED ON CONTRACT DOCUMENTS.

21. UNFORESEEN CONDITIONS: IF ANY BUILDING STRUCTURAL DEFICENCIES ARE OBSERVED, NOTIFY THE OWNER OWNER AND ARCHITECT.

22. THIS PLAN IS BEING ISSUED FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN BETTER UNDERSTANDING THE PROJECT SCOPE. IT SHALL REMAIN THE CONTRACTORS RESPONSIBILITY TO VISIT THE JOB SITE AND FAMILIARIZE HIMSELF

**DEMOLITION PLAN LEGEND** 

AREA SHOWN 'NOT IN CONTRACT'

CONSTRUCTION SEPARATION(CONTRACTOR TO EXISTING CONSTRUCTION TO BE \_\_\_\_\_

EXISTING DOOR/WINDOW TO REMAIN EXISTING WALL CONSTRUCTION

RMF Engineering 8720 Red Oak Blvd. Suite 370 Charlotte, NC 28217 704-909-6612 NC License #: C-1125

Charlotte, NC 28217 704-424-9663

Page Southerland Page, Inc.

Raleigh, NC 27609

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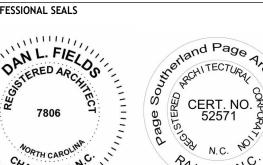
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**REVISION HISTORY** 

09/13/2024 Addendum #1



ARCHITECTURAL - DEMOLITION PLAN - LEVEL 01