

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

ADDENDUM NUMBER 3

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

Bid Date September 09 @ 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.

Section 1: Base Bid and Alternate Bid Updates:

SKA has reviewed the bidders' questions and other items with Ownership that have arisen during the bidding process. Based on our review of these items and from subsequent site visits SKA is modifying the Base Bid and Alternate Bid Items as follows:

1. Due to the coordination required to remove the existing asbestos containing infill panels within the window units on the first and second floor of King Building, SKA has taken the removal of the existing asbestos containing infill panels and replacement with insulated metal panels out of the scope of work all together. This was replaced with the new base bid item outlined in Number 2 below.
2. New Base Bid Item: Leaving the existing asbestos containing infill panels intact and in place, lightly clean the exterior of the panels with soap and water so as not to disturb the panels in a way that would release asbestos fibers (i.e., no pressure washing, grinding, sanding, scraping, etc.). Once cleaned, apply two coats of approved bridging encapsulant following manufacturer's written installation instructions. Apply acrylic waterproofing coating over encapsulant once it has fully cured. Final color to be selected by Owner.
 - a. Please note that it is SKA's understanding that the EPA considers abatement of non-friable ACM by encapsulation to be an equal remedy to removal when done using proper bridging encapsulants and using a process that does not *disturb* the ACM. "Disturb" is defined as using a process where the matrix of the ACM is changed by

dissolving, scraping, grinding, etc.

3. It was brought to our attention that the estimate of the SF amount of concrete surfaces with parge coat in the Unit Rate Section was incorrect. SKA reviewed and confirmed that this was accurate. SKA learned that the 5,000 SF estimate in the UES report was for the cast-in-place concrete surfaces only. It did not include the precast concrete sunshades around the perimeter of the second-floor windows. Therefore, to eliminate any confusion, SKA has removed the square foot estimate from the bidding documents and made these repairs Lump Sum items. Contractors are to perform their own quantity takeoffs to determine the total square foot of existing concrete surfaces. In addition, the Base Bid and Alternate Bid have been modified as outlined in Item 4 below. Contractor is to assume that 100% of the concrete surfaces have a parge coat.
4. SKA has elected to move the scope of work item for removal of existing asbestos containing parge coat and installation of new cementitious parge coat to the Alternate Section. This was replaced with a new base bid item to encapsulate 100% of the concrete surfaces. Encapsulation will include a light wash of the concrete surfaces with soap and water so as not to disturb the existing parge and application of a two-coat bridging encapsulant.
 - a. Please note that although encapsulation of concrete is now a lump sum base bid item and removal and replacement of the parge coat is a lump sum alternate bid item, SKA is still requesting a Unit Rate Cost for each item.

Section 2: Bidder Questions: SKA received the following questions during or after the Pre-Bid Meeting. All questions were copied and pasted directly into this section and are in black text. Duplicate questions were not removed. SKA's answers to bidders' questions are in blue text.

1. Is there an Asbestos Abatement Project Design already in place that they can share with us? If they do not, are we to include pricing for said in our bid? It was mentioned in responses to the initial walkthrough questions that the abatement contractor would be responsible for an "abatement plan" but that is not the same as a project design which would be required for this size abatement. *There is no "Asbestos Abatement Project Design" provided. This is being treated as a delegated design. The GC is responsible for all aspects of abatement plan including an asbestos abatement project design if deemed necessary.*
2. Is the school contracting an Industrial Hygienist for monitoring/clearance, which is common, or are we to include pricing for that as well? *UNCC will not be contracting an Industrial Hygienist for monitoring or clearance. If deemed necessary by GC's abatement plan / abatement project design, Contractor will need to include costs associated with retaining an Industrial Hygienist within their bid number.*
3. Since the panels above and below the windows must be removed it seems that there must be containment inside the building. Is the University prepared to close the offices in the King building? *Please note that removal of existing asbestos containing infill panels and replacement with new metal panels has been removed from the scope of work and replaced with Encapsulation. Now that this has been removed from the scope of work, there should be no need to enter the building or for interior containment.*

4. Would an alternative to removing the panels such as a “sandwich” panel setup be considered? [SKA is open to alternate solutions, but they need to be submitted soon so that they can be evaluated.](#)
5. What is behind the panel? Is it an open cavity into the room or is it something behind it? [Please note that removal of existing asbestos containing infill panels and replacement with new metal panels has been removed from the scope of work and replaced with Encapsulation. Interior access is no longer required.](#)
6. Is there a detail to confirm how to attach panel to the Concrete? [Please note that removal of existing asbestos containing infill panels and replacement with new metal panels has been removed from the scope of work and replaced with Encapsulation.](#)
7. What is the acceptable level of Clean/Abatement for the asbestos removal? 100% clearance? If so, the windows may have to be removed to get every bit of the asbestos in the joint sealants around the windows, in these locations? [Window removal is not an option on this project. In general, Contractor is required to remove exterior joint sealants to depth of sealant bond lines \(i.e., for a traditional 1/2" wide joint, clean to minimum depth of 1/2"; For a 1" wide joint, clean to minimum depth of 1"; etc.\). Any sealants inboard of the bond line of the exterior weather seal are to remain intact and undisturbed. If for some reason this becomes an issue, this will be evaluated in the field during construction on a case-by-case basis.](#)
8. If windows are removed to ensure 100% removal of asbestos; Have you considered installing all new Store Front windows and doors, at least on the first floor, and not replacing the metal panels, make these all new Storefront glass? [Window removal is not an option on this project. See SKA response to Question 7 above.](#)
9. Regarding the second-floor windows and second floor bump outs – Have you considered removing these bump outs all together, not replace the metal panels and install new storefront windows to fill the space? [The bump outs referred to are assumed to mean the precast concrete sunshades around the perimeter of the windows. Removal of these precast elements is not an option. Installation of new windows is not an option. Leaving the existing asbestos containing panels in place, applying a bridging encapsulant, and applying a waterproof coating over the encapsulant is now the base bid.](#)
10. If the windows must be removed and only reset in the same hole, do we add cost for full waterproofing? And if windows don't come out without damage; do we submit a change order for the damaged storefronts? [Window removal is not an option on this project. See SKA response to Questions 7 and 9 above.](#)
11. Are we to cover the cost for the third-party testing and final clearance? Or will the College / SKA carry this cost? [Contractor to carry any costs associated with third party testing and final clearance. See SKA response to Questions 1 and 2 above.](#)

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

12. Will the building be occupied the full time during the repairs? If so, Will we be allowed to block off half of the building's interior exits, so one can walk into the asbestos removal work zone? (Splitting the building into two work zones). [Yes, the building will be occupied full time during the repair work. Now that the removal of the existing asbestos containing infill panels has been removed from the scope of work, there should be no need to enter the building. Also see SKA responses to Question 3 and 5 above.](#)
13. Are we to bid the full removal of the parging Cementous Materials? Or are we to remove just the sprawling areas? [Removal of the asbestos containing parge coat and installation of new cementitious parge coat has been moved to the Alternates. For the alternate, Contractor to provide lump sum cost to remove existing parge coating from 100% of the exposed concrete elements.](#)
14. How do we handle the remaining non-tested areas for asbestos? Do we cover the cost of additional testing and if additional areas are found, do we handle those as a change order? [SKA assumes this is referring to brick mortar joints. Include this testing in your base bid number.](#)
15. What do we handle displacement of UNCC employees in order to set up containment in interior offices and classrooms? [See SKA responses to Question 3, 5, and 12 above.](#)
16. Can you clarify what amount of Parging Materials you want us to bid to removed? There is the amount listed in the abatement number (5000 sqft), then there the amount listed on the bid form for (2000 sqft.), and then there is the actual amount on the building itself. [SKA has removed square foot estimates of concrete areas that contains existing parge coat from the bidding documents. Bidding Contractors are responsible for performing their own quantity takeoffs to determine the total square foot of existing concrete surfaces. In addition, the Base Bid and Alternate Bid have been modified as discussed in the first section of this addendum. Contractor is to assume that 100% of the concrete surfaces have a parge coat. For the Lump Sum Base Bid of encapsulation, Contractor to assume 100% encapsulation of the exposed concrete elements. For the Lump Sum Alternate Bid of removal and replacement, Contractor to once again assume 100% removal and replacement.](#)
17. In our bid, do we just include an allowance per room for interior repairs? We do not know how many of each situation/s we will encounter. Do we just write this allotment in as a line to the bid sheet? I believe I counted 57 rooms that will be affected. Is it a cost to carry in the abatement number? How do we handle this to make it apples to apples in the bid process? [See SKA responses to Question 3 and 12 above.](#)
18. Will the interior work have to be completed after school hours? (Sheetrock / wood panel removals and reinstall, etc...). [See SKA responses to Question 3 and 12 above.](#)
19. Will the college staff be moving the interior belongings that are up against the window bases? [See SKA responses to Question 3, 5, and 12 above.](#)

20. It does appear that the parging definitely continues up the columns to the mid-band and continues to the top band of the second floor. I believe the parging is also on the second-floor wings as well. Please advise for the parging, abatement, repair parging?
[See SKA response to Question 16 above.](#)

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

1. **Section 01 11 00 Summary:** The following modifications were made:
 - a. Added "Revised for Addendum 3" in bold and italics on the upper right corner of the first page.
 - b. Modified the King Hall (Base Bid) Section to now include:
 - i. Item 1: Lightly clean concrete surfaces with soap and water so as not to disturb the existing parge coat in a way that would release asbestos fibers (i.e., no pressure washing, grinding, sanding, scraping, etc.). Once cleaned, apply two coats of approved bridging encapsulant following manufacturer's written installation instructions. For the purpose of the base bid, assume 100% encapsulation and shall be included in your lump sum base bid. SKA is still requesting a Unit Rate Cost per SF to perform this work as outlined Section 01 22 00 Unit Rates.
 - ii. Item 8: Infill Panels: Leaving the existing asbestos containing infill panels in place, lightly clean the exterior of the infill panels with soap and water so as not to disturb the panels in a way that would release asbestos fibers (i.e., no pressure washing, grinding, sanding, scraping, etc.). Once cleaned, apply two coats of approved encapsulant following manufacturer's written installation instructions. Apply acrylic waterproofing coating over encapsulant once it has fully cured. Final color to be selected by Owner. Perform ASTM D3359 Method A, adhesion testing on first panel coated as an in-place mockup.
 - c. Modified the King Hall (Alternate Bid) Section to now include:
 - i. Item 3: Remove the existing coatings and asbestos containing 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. Once existing asbestos containing parge coat is removed, install new cementitious parge coat to obtain proper profile on exterior of concrete elements. For the purpose of the alternate bid, assume 100% removal of the existing asbestos containing parge coat and application of new cementitious parge coat. SKA is still requesting a Unit Rate Cost per SF to perform this work as outlined Section 01 22 00 Unit Rates.
2. **Section 01 22 00 Unit Prices:** The following modifications were made:
 - a. Added "Revised for Addendum 3" in bold and italics on the upper right corner of the first page.

- b. Removed the square foot estimate for Unit Price No. 5, "Parge Coat Removal on Vertical Concrete Surfaces." The Quantity Allowance is shown as 0 square feet as this is now a Lump Sum Alternate. Although it is now a lump sum alternate, SKA is still requiring a Unit Rate Price, therefore it was left in the Specification Section.
 - c. Removed the square foot estimate for Unit Price No. 6, "Encapsulation on Vertical Concrete Surfaces" The Quantity Allowance is shown as 0 square feet as this is now part of the Lump Sum Base Bid. Although it is now part of the lump sum base bid, SKA is still requiring a Unit Rate Price, therefore it was left in the Specification Section.
3. Section 01 23 00 Unit Prices: The following modifications were made:
- a. Added "Revised for Addendum 3" in bold and italics on the upper right corner of the first page.
 - b. Added Alternate No. 3 to King Building. This is a lump sum alternate to remove the existing coatings and asbestos containing parge coat on existing cast-in-place concrete columns and beams and precast concrete sunshades around window units. Where coatings and/or parge coat are removed, they must be removed down to bare concrete. Once existing asbestos containing parge coat is removed, install new cementitious parge coat to obtain proper profile on exterior of concrete elements.
 - i. Please note that this alternate was originally a unit price base bid item.
4. Section Form of Proposal: The following modifications were made:
- a. Added "Revised for Addendum 3" in bold and italics directly below the "Form of Proposal" document title on the first page.
 - b. Added Alternate No. 3 to King Building, which states "remove existing parge coat and replace with new."
5. Section 07 42 00 Metal Infill Panels: The following modifications were made:
- a. Remove this specification section in its entirety from the project manual.

Drawing Modifications: None at the time.

Attachments:

- 1. Revised Specification Section 01 11 00 Summary
- 2. Revised Specification Section 01 22 00 Unit Rates
- 3. Revised Specification Section 01 23 00 Alternates
- 4. Revised Specification Section Form of Proposal

SECTION 01 10 00 – SUMMARY

Revised for Addendum 3

PART 1 – GENERAL

1.1 SUMMARY

A. This Section includes:

1. Project information
2. Work covered by the Contract Documents
3. Contractor's use of the site and premises
4. Coordination with occupants
5. Work restrictions
6. Specification and Drawing conventions

B. Related Requirements:

1. Section 01 50 00 "Temporary Facilities and Controls" for limitations and procedures governing temporary use of the Owner's facilities.

1.2 PROJECT INFORMATION

- A. Project Identification: Façade Repairs for King Hall and Memorial Hall
- B. Owner: UNC Charlotte, Charlotte, North Carolina
- C. Owner's Representative: Patrick Jones, pajones@charlotte.edu
- D. Engineer: SKA Consulting Engineers, Inc.; 4651 Charlotte Park Drive Suite 150, Charlotte, NC 28217
- E. Engineer's Representative: Eric Couch, PE; 704-424-9663; eacouch@skaeng.com

1.3 WORK COVERED BY THE CONTRACT DOCUMENTS

The work of the project is defined by the Contract Documents and includes, but is not limited to, the following:

A. King Hall (Base Bid):

1. Lightly clean concrete surfaces with soap and water so as not to disturb the existing parge coat in a way that would release asbestos fibers (i.e., no pressure washing, grinding, sanding, scraping, etc.). Once cleaned, apply two coats of approved bridging encapsulant following manufacturer's written installation instructions.
 - a. For the purpose of the base bid, assume 100% encapsulation and shall be included in your lump sum base bid. SKA is still requesting a Unit Rate Cost per SF to perform this work as outlined Section 01 22 00 Unit Rates.

2. Apply new textured acrylic waterproof coating on cast-in-place concrete elements, precast concrete elements, and portland cement plaster.
 3. Perform concrete repairs as directed in the field by the engineer prior to the application of the coatings on concrete surfaces.
 4. Pressure-inject cracks within concrete elements that are greater than 1/16-inch wide prior to the application of the coatings on concrete surfaces.
 5. Apply a clear water repellant sealer to the face of the brick veneer.
 6. Remove and replace all existing sealants.
 7. Correct vertical displacements within sidewalk by grinding elevated edges.
 8. Infill Panels: Leaving the existing asbestos containing infill panels in place, lightly clean the exterior of the infill panels with soap and water so as not to disturb the panels in a way that would release asbestos fibers (i.e., no pressure washing, grinding, sanding, scraping, etc.). Once cleaned, apply two coats of approved encapsulant following manufacturer's written installation instructions. Apply acrylic waterproofing coating over encapsulant once it has fully cured. Final color to be selected by Owner.
 - a. Perform ASTM D3359 Method A, adhesion testing on first panel coated as an in-place mockup.
 9. Clean and coat existing handrails.
 10. 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.
 11. Clean and coat exposed steel support angles at perimeter of metal grates.
 12. Tuckpoint cracked mortar joints within the brick veneer.
 13. Replace individual spalled and cracked and brick units.
 14. Pressure wash (clean) the exterior of the building.
- B. King Building (Alternate Bid Items):
1. Clean and coat the existing exposed metal stairs leading to the basement.
 2. Wet-glaze existing building units.

3. Remove the existing coatings and asbestos containing 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. Once existing asbestos containing parge coat is removed, install new cementitious parge coat to obtain proper profile on exterior of concrete elements.
 - a. For the purpose of the alternate bid, assume 100% removal of the existing asbestos containing parge coat and application of new cementitious parge coat. SKA is still requesting a Unit Rate Cost per SF to perform this work as outlined Section 01 22 00 Unit Rates.

C. Memorial Hall (Alternate Bid Items):

1. Tuckpoint cracked mortar joints within the brick veneer.
2. Replace individual cracked and spalled brick units.
3. Remove and replace all existing exterior sealants.
4. At storefront units apply new wet glazing at metal-to-metal joints and glass-to-frame transitions.
5. At storefront units replace failed gaskets, temporarily remove thresholds, reset thresholds in a bed of sealant.
6. Pressure wash (clean) the exterior of the building.
7. Apply clear water repellant sealer to the face of the brick veneer.

D. Type of Contract: The project will be constructed under a single prime contract.

1.4 CONTRACTOR'S USE OF THE SITE AND PREMISES

- A. Limits on the Use of the Site: Limit the use of the project site to work in the areas indicated. Do not disturb portions of the project site beyond the areas in which the Work is indicated.
1. Driveways, Walkways and Entrances: Keep driveways and entrances serving the premises clear and available to the Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or for storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment onsite.

- B. Condition of the Existing Building: Maintain portions of the existing building affected by construction operations in a weathertight condition throughout the construction period. Repair damage caused by construction operations.
- C. Condition of the Existing Grounds: Maintain portions of the existing grounds, landscaping, and hardscaping affected by construction operations throughout the construction period. Repair damage caused by construction operations.

1.5 COORDINATION WITH OCCUPANTS

- A. Full Owner Occupancy: The Owner will occupy the project site and the existing building(s) during the entire construction period. Cooperate with the Owner during construction operations to minimize conflicts and to facilitate Owner usage. Perform the work so as not to interfere with the Owner's day-to-day operations. Maintain existing exits unless otherwise indicated.
 - 1. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from the Owner and approval of authorities having jurisdiction.
 - 2. Notify the Owner not less than 72 hours in advance of activities that will affect the Owner's operations.

1.6 WORK RESTRICTIONS

- A. Comply with restrictions on construction operations. Comply with limitations on the use of public streets, work on public streets, rights of way, and other requirements of authorities having jurisdiction.
- B. Onsite Work Hours: Limit work to 8 am to 8 pm, Monday through Friday, unless otherwise indicated. Work hours may be modified to meet project requirements if approved by the Owner and authorities having jurisdiction.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by the Owner or others unless permitted under the following conditions and then only after arranging for temporary utility services according to requirements indicated:
 - 1. Notify the Owner not less than two days in advance of proposed utility interruptions.
 - 2. Obtain the Owner's written permission before proceeding with utility interruptions.
- D. Noise, Vibration, Dust, and Odors: Coordinate operations that may result in high levels of noise and vibration, dust, odors, or other disruption to the Owner occupancy with the Owner.
 - 1. Notify the Owner not less than 2 days in advance of proposed disruptive operations.

2. Obtain the Owner's written permission before proceeding with disruptive operations.
- E. Smoking and Controlled Substance Restrictions: The use of tobacco products, alcoholic beverages, and other controlled substances on the Owner's property is not permitted.
- F. Employee Screening: Comply with the Owner's requirements for background screening of Contractor personnel working on the project site. Maintain a list of approved screened personnel with the Owner's representative.

1.7 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 2. Specification requirements are to be performed by the Contractor unless specifically stated otherwise.
- B. Division 00 Contracting Requirements: General provisions of the Contract, including General and Supplementary Conditions, apply to all Sections of the Specifications.
- C. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the work of all Sections in the Specifications.
- D. Drawing Coordination: Requirements for materials and products identified on the Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 2. Drawings and Dimensions: The Drawings shall not to be scaled for dimensions not shown. Dimensions of existing facilities shown on the Drawings are approximate and shall be field verified prior to ordering materials, fabricating components, performing demolition, or installing repairs. Where adjustments are necessary to suit field conditions, or where additional dimensions or other clarification are required, the Contractor shall promptly request such clarifications as provided by the General Conditions of the Contract.
 3. Deviations from working Drawings or Specifications: Deviations from working Drawings or Specifications shall not be made in the execution of this work without the specific written approval of the Engineer.

PRODUCTS **(NOT USED)**

EXECUTION **(NOT USED)**

END OF SECTION

SECTION 01 22 00 – UNIT PRICES

Revised for Addendum 3

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 (King or 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 (King or 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 (King or 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 (King or Memorial Hall): 0 Each

E. Unit Price No. 5: Parge Coat Removal on Vertical Concrete 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 vertical 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): 0 Square Feet
 - b. Alternate Bid (King Building): 0 Square Foot
4. This scope of work line item is a Lump Sum Alternate (See Section 01 23 00 Alternates). Although a lump sum item, SKA is requiring that a Unit Rate Price for this repair be provided on the Form of Proposal.

F. Unit Price No. 6: Encapsulation on Vertical Concrete Surfaces

1. Description: Where existing sound parge coat is left intact on the exterior face of columns and beams, lightly clean with soap and water and install bridging encapsulant at King Building.
2. Unit of Measurement: Per square foot (SF) of area requiring parge coat.
3. Quantity Allowance:
 - a. Base Bid (King Building): 0 Square Foot
 - b. Alternate Bid (King Building): 0 Square Feet
4. This scope of work line item is a Lump Sum Base Bid Item. Although the total to perform this work will be carried in the Contractor's lump sum base bid work, SKA is requiring that a Unit Rate Price for this repair be provided on the Form of Proposal.

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 or Memorial Hall): 0 linear feet
 - b. Alternate Bid (Memorial Hall): 100 linear feet

END OF SECTION

SECTION 012300 – ALTERNATES

Revised for Addendum 3

PART 1 – GENERAL

1.1 SUMMARY

- A. This Section includes administrative and procedural requirements for Alternates.

1.2 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the bidding requirements that may be added to or deducted from the base bid amount if the Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
1. Alternates described in this Section are part of the work only if enumerated in the Agreement.
 2. The cost or credit for each Alternate is the net addition to or deduction from the Contract Sum to incorporate alternates into the work. No other adjustments are made to the Contract Sum.

1.3 PROCEDURES

- A. Coordination: Revise or adjust affected adjacent work as necessary to completely integrate work of the Alternate into the project. Include, as part of each Alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation, whether or not indicated as part of Alternate.
- B. Execute accepted Alternates under the same conditions as other work of the Contract.
- C. Schedule: Part 3 "Schedule of Alternates" Article is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each Alternate.

PART 2 – PRODUCTS

(NOT USED)

PART 3 – EXECUTION

2.1 SCHEDULE OF ALTERNATES

A. King Building:

1. Alternate No. 1: Clean and Coat Metal Stairs.
 - a. Description: Remove failed coatings from exposed metal stairs leading to the basement. Stairs to be cleaned to gray steel. Once cleaned apply protective coating system. Clean and coat metal stairs in accordance with Detail 7 on Drawing Sheet S7.5.
 - b. Unit Rate Quantity (If applicable): N/A – Lump Sum Item
2. Alternate No. 2: Wet Glaze Existing Window Units.
 - a. Description: Remove and dispose of old sealants within window unit where previous wet glazing repairs were performed. Cut existing gaskets flush with metal frames, clean window units, apply tape to glass and metal frame to obtain clean lines, and install new silicone sealant at glass-to-frame transitions and at frame-to-frame butt joints. Wet-glaze existing window units in accordance with Details 1 thru 4 on Drawing Sheet S7.2 and as specified in Section 07 92 00 "Joint Sealants."
 - b. Unit Rate Quantity (If applicable): N/A – Lump Sum Item
3. Alternate No.3: Parge Coat Removal of Vertical Concrete Surfaces
 - a. Description: Remove the existing coatings and asbestos containing parge coat on existing cast-in-place concrete columns and beams and precast concrete sunshades around window units. Where coatings and/or parge coat are removed, they must be removed down to bare concrete. Once existing asbestos containing parge coat is removed, install new cementitious parge coat to obtain proper profile on exterior of concrete elements.
 - b. Unit Rate Quantity (If applicable): N/A – Lump Sum Item
 - c. This alternate if selected would replace all or a portion of the base bid item of encapsulation of concrete elements.

B. Memorial Hall:

1. Alternate No. 4: Tuckpoint Cracked Mortar Joints.
 - a. Description: Perform tuckpointing repairs at cracked mortar joints within the masonry veneer at Memorial Hall in accordance with Details 1 and 4 on Drawing Sheet S7.1 and as specified in Section 04 05 13 "Masonry Mortaring."
 - b. Unit Rate Quantity (If applicable): 150 linear feet

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

2. Alternate No. 5: Replace Individual Cracked and Spalled Brick Units.
 - a. Description: Replace spalled and cracked brick units within the masonry veneer at Memorial Hall in accordance with Details 1 and 2 on Drawing Sheet S7.1 and as specified in Section 04 30 00 "Unit Masonry."
 - b. Unit Rate Quantity (If applicable): 50 square feet
3. Alternate No. 6: Remove and Replace all Existing Exterior Sealants.
 - a. Description: Remove and replace all existing exterior sealants, including window perimeters in accordance with Details 7 thru 9 on Drawing Sheet S7.1 and as specified in Section 07 92 00 "Joint Sealants."
 - b. Unit Rate Quantity (If applicable): N/A – Lump Sum Item
4. Alternate No. 7: Wet-Glaze Storefront Units.
 - a. Description: Remove and dispose of old sealants within window unit where previous wet glazing repairs were performed. Cut existing gaskets flush with metal frames, clean window units, apply tape to glass and metal frame to obtain clean lines, and install new silicone sealant at glass-to-frame transitions and at frame-to-frame butt joints. Wet-glaze existing window units in accordance with Details 1 thru 4 on Drawing Sheet S7.2 and as specified in Section 07 92 00 "Joint Sealants."
 - b. Unit Rate Quantity (If applicable): N/A – Lump Sum Item
5. Alternate No. 8: Replace Failed Gaskets.
 - a. Description: Remove loose and failed interior gaskets and replace them with new gaskets in accordance with Procedure Notes on Drawing Sheet S7.2.
 - b. Unit Rate Quantity (If applicable): 100 linear feet
6. Alternate No. 9: Temporarily Remove and Reset Door Thresholds.
 - a. Description: Carefully remove and salvage existing door thresholds at storefront entrances. Remove old sealants and clean all bonding surfaces. Reset door thresholds in full bed of silicone sealant in accordance with Detail 5 on Drawing Sheet S7.2 and as specified in Section 07 92 00 "Joint Sealants."
 - b. Unit Rate Quantity (If applicable): N/A – Lump Sum Item

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

- 7. Alternate No. 10: Pressure Wash (clean) the Exterior of the Building.
 - a. Description: Pressure wash (clean) the exterior of the building.
 - b. Unit Rate Quantity (If applicable): N/A – Lump Sum Item

- 8. Alternate No. 11: Apply Clear Water Repellant Sealer to the Face of the Brick Veneer.
 - a. Description: Apply clear water repellant sealer to the face of the brick veneer as specified in Section 07 19 00 "Clear Water Repellant Sealer".
 - b. Unit Rate Quantity (If applicable): N/A – Lump Sum Item

END OF SECTION

FORM OF PROPOSAL

Revised for Addendum 3

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(\$)

Alternate No. 3: Remove Existing Parge Coat and Replace with New

(Add) _____ Dollars(\$)

Memorial Hall:

Alternate No. 4: Tuckpoint Cracked Mortar Joints in the Brick Veneer.

(Add) _____ Dollars(\$)

Alternate No. 5: Replace Individual Cracked and Spalled Brick Units.

(Add) _____ Dollars(\$)

Alternate No. 6: Remove and Replace all Existing Exterior Sealants, Including Window Perimeters.

(Add) _____ Dollars(\$)

Alternate No. 7: Wet-Glaze Storefront Window Units and Reset Thresholds in Sealant.

(Add) _____ Dollars(\$)

Alternate No. 8: Replace Failed Gaskets

(Add) _____ Dollars(\$)

Alternate No. 9: Temporarily Remove and Reset Door Thresholds in Sealant.

(Add) _____ Dollars(\$)

Alternate No. 10: Pressure Wash (Clean) the Exterior of the Building

(Add) _____ Dollars(\$)

Alternate No. 11: 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 _____