

Addendum No. 1

Project Name: UNC Charlotte Loy H. Witherspoon Center for Meditation and Reflection
Project No: U-1082-24 SCO ID#: 23-27053-02A
Document Date of Issue: 10.08.25
Addendum Date of Issue: 10.17.25

To: ALL BIDDERS OF RECORD, CONSULTANTS, AND OWNER:

****CONTRACTOR SHALL ACKNOWLEDGE RECEIPT OF ADDENDUM ON THE BID FORM****

The following items shall take precedence over the drawings and specifications for the above-named project and shall become a part of the contract documents. Where any item called for in the specifications, or indicated on the drawings, is not supplemented hereby, the original requirements shall remain in effect. Where any original item is amended, voided or superseded hereby, the provisions of such item not specifically amended, voided or superseded shall remain in effect.

ADDENDUM ITEMS:

This addendum consists of 3 pages and the following attachments (7 Pages Total):

- Substitution Requests (2) for the Ketone Ethylene Ester (KEE) Roofing.

I. SUBSTITUTION REQUESTS

- A) Request to substitute Sika G410 60 for the specified Ketone Ethylene Ester (KEE) roofing, rejected due to the lack of evidence of compliance with ASTM D6754 as listed in the specifications.
- B) Request to substitute Flex MF/R KEE 60 mil Roof Membrane for the specified Ketone Ethylene Ester (KEE) roofing, rejected due to the lack of evidence of compliance with ASTM D6754 as listed in the specifications.

II. SPECIFICATIONS

- A) Specification Section 014100 - SPECIAL INSPECTIONS AND TESTING. Section 1.3 QUALITY ASSURANCE updated (changes highlighted in yellow) to reflect correct owner, design architect and engineers, to read:

1.3 1.3 QUALITY ASSURANCE

- A. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar to those indicated for this Project in material, design, and extent.
- B. Statement of Special Inspections: Per 2021 IBC Section 1704.3
1. Content of Statement of Special Inspections:
 - a. The materials, systems, components and work required to have special inspections has been determined by the registered design professional of responsible charge as identified in this specification section.
 2. Type and Content of each Special Inspection and Testing:
 - a. Refer to Schedule of Special Inspections provided in this specification section.
 3. The type and frequency of Special Inspections required are also listed on the Schedule of Special Inspections included at the end of this Section. Refer to the indicated specification reference for additional detail including whether each type of special inspection is periodic or continuous.
 4. Testing and Special Inspections Reports shall be prepared on a weekly basis and shall contain copies of all Daily Reports, Discrepancy Notices, and any other reports as described in section 1.2.A above. The Weekly report shall be distributed to the following parties:
 - a. Owner: University of North Carolina at Charlotte, Lisa Sain
 - b. Architect of Record: BOUDREAUX, George Schafer
 - c. Contractor: To be determined
- C. Statement of Special Inspections for Seismic Resistance: Per 2021 IBC Sections 1704.3.2.
1. Seismic Category C
 2. The Special Inspections for the seismic force resisting systems for this Project are listed on the Schedule of Special Inspections included at the end of this Section. Refer to the indicated specification reference for additional detail including whether each type of special inspection is periodic or continuous.
 3. Testing:
 - a. Submit certificates of compliance as required in Submittal paragraphs listed in specification reference column of "Schedule of Special Inspections".
 4. The type and frequency of Special Inspections required are listed on the Schedule of

Special Inspections included at the end of this Section.

5. Testing and Special Inspections Reports shall be prepared on a weekly basis and shall contain copies of all Daily Reports, Discrepancy Notices, and any other reports as described in section 1.2.A above. The Weekly report shall be distributed to the following parties:
 - a. Owner: University of North Carolina at Charlotte
 - b. Architect of Record: BOUDREAUX
 - c. Contractor: To be determined
 - d. Structural Engineer of Record: Lynch Mykins
 - e. Mechanical Engineer of Record: AME Consulting Engineers
 - f. Electrical Engineer of Record: AME Consulting Engineers
 - g. Civil Engineer of Record: Urban Design Partners
6. An architect from BOUDREAUX will perform regular observations of the construction progress for general conformance with the Contract Documents.
7. An Engineer from Urban Design Partners will perform observations of the construction progress of the site development and infrastructure for general conformance with the Contract Documents at significant construction stages.
8. An Engineer from Lynch Mykins will perform observations of the construction progress of the structural and foundation systems for general conformance with the Contract Documents at significant construction stages.
9. An Engineer from AME Consulting Engineers will perform observations of the mechanical, plumbing for general conformance with the Contract Documents at significant construction stages and at completion of the Project.
10. An Engineer from AME Consulting Engineers will perform observations of the electrical systems for general conformance with the Contract Documents at significant construction stages and at completion of the Project.
11. A report of each observation will be prepared and distributed to the Architect for distribution to the Contractor, and Owner and Special Inspections Testing Agency.

All other information on this form has remained unchanged.

III. GENERAL CLARIFICATIONS

- A) **Project Budget:** Public information provided for bonding purposes only. The total budget for this project is \$2,750,000 which includes all design support services, design fees, furnishings, landscaping, construction and commissioning of the elements described above, and any off-site utility infrastructure improvements.
- B) **Building Systems:** A solar PV system is not a feature of this project.
- C) **Inspections:** The University (owner) will hire a 3rd party Special Inspector, so the GC is not responsible for this in their scope.
- D) **Plumbing:**

- i) Per UNC Charlotte design guidelines, press type fittings are not allowed in new construction. All pipes must be brazed (2.5" or larger), welded, threaded, soldered (up to 2"), or flanged.
 - ii) The water line to the building is sized at 3" due to it serving both the site water make-up and the building make-up.
 - iii) The water meter must be Neptune tru/flo compound mechanical meter or equal with connection to BAS through BACnet.
 - iv) The 2" water line after the RPZ goes to site for connection to the irrigation and proposed rain garden water features (Detail 14, Sheet C8.2).
 - v) There will be no tapping fees for the project. All utilities are to existing infrastructure under UNCC purview.
- E) **Minority Business Participation:** Identification of HUB/Certified Minority Business Participation form and Affidavit A - Good Faith Efforts is required - the minority participation goal for this project is 10%. Supplies count towards this goal if you are receiving them from a certified vendor. Please contact Ellie Festger, HUB Program Manager at UNC Charlotte, at efestger@charlotte.edu for questions or if you wish to obtain a list of Qualified/ HUB Certified contractors.
- F) **Construction Logistics & Schedule:**
- i) UNC Charlotte may be flexible on the hours of work as outlined in Specification Section 011000 - SUMMARY, as outlined in paragraph 1.9.A.2. should it be advantageous to the construction schedule.
 - ii) In addition to the remote construction parking area indicated on Sheet C9.2, UNC Charlotte is working to obtain permits for a few vehicles closer to the site for off-loading materials. Details will be shared at the Pre-Construction conference.
 - iii) The construction period for the project is 10 months (305 consecutive days). The owner would like the contractor to mobilize by the end of December, 2025, and get the construction site in place prior to students returning to campus the second week of January, 2026.
- G) **Site:** Existing overhead utilities on the north edge of the site and Parking Lot 11 are slated to be removed as part of another infrastructure project. The removal of these utility poles may run concurrently with the construction of this project and may require coordination.

END OF ADDENDUM NO. 1

LOY WITHERSPOON CENTER
FOR MEDITATION AND REFLECTION
UNC Charlotte

BDRX PROJECT NO. U-1082-24
10/2/25
Construction Documents

SUBSTITUTION REQUEST FORM

Note: This form is to be submitted to the Architect for review.

To: _____

Project: Loy Witherspoon Center for Meditation and Reflectio

We hereby submit for your consideration the following product instead of the specified item for the above project:

DRAWING	SPEC. SECT. NO	PARAGRAPH	SPECIFIED ITEM
<u>A1.1</u>	<u>07516</u>	<u></u>	<u>KETONE ETHYLENE ESTER (KEE) ROOFING</u>

Proposed Substitution: Sika G410 60

Attach complete information on changes to Drawings and/or Specifications which proposed substitution will require for its proper installation.

Submit with request all necessary samples and substantiating data to prove equal quality and performance to that which is specified. Clearly mark manufacturer's literature to indicate equality in performance.

Fill in blanks below:

A. Does the substitution affect dimensions shown on the Drawings? Yes _____ No ☒

If yes, clearly indicate the changes:

B. Will the undersigned pay for changes to the building design, including engineering and detailing costs caused by the requested substitution? Yes _____ No _____

If no, fully explain: Design does not change

C. What effect does substitution have on other Contracts or other Trades? none

D. What effect does substitution have on construction schedule? none

E. Manufacturer's warranties of the proposed and specified items are:

Same ☒ Different _____ (Explain on attachment.)

F. Reason for request: _____

We are equal and competitive

SUBSTITUTION REQUEST FORM

G. Itemized comparison of specified item(s) with the proposed substitution; list significant variations:

60 mil membrane guaranteed thicknes / self extinguishing/ laquer coating

H. Accurate cost data comparing proposed substitution with product specified:

I. Designation of maintenance services and sources:
local certified contractor

(Attach additional sheets if required.)

**Certification of Equal Performance And
Assumption Of Liability For Equal Performance**

The undersigned states that the function, appearance and quality are equivalent or superior to the specified item.

Submitted By:

Signature *Title*

Firm

Address

Telephone *Date*

Signature shall be by person having authority to legally bind his firm to the above terms. Failure to provide legally biding signature will result in rejection of proposed substitution

For Use By Architect:

____ Accepted _____ Accepted as Noted

X Not Accepted _____ Received Too Late

By: George J. Schafer

Date: 10.17.25

Remarks: The roof must meet ASTM D6754 as listed in the specifications. The product data does not show that this roof meets the requirement so it is therefore rejected.



Flex Membrane International Corp. 5103A Pottsville Pike, Reading, PA 19605 Phone 610-916-9500 Fax: 610-916-9501

October 13, 2025

via email

Erica Timmons, AIA
Boudreaux Group
529 W. Summit Avenue
Suite 2-B
Charlotte, NC 28203

Re: Loy Witherspoon Center KEE Roof Membrane

Dear Erica Timmons:

Flex Membrane International Corp. is requesting to be included in the above mentioned project specification as an additional acceptable manufacturer of the KEE Roofing Membrane specified.

Section 07 54 16 - Ketone Ethylene Ester KEE Roofing
Part 2 Products
2.2 Manufacturers
A.

Approved Equal to the Basis of Design

Request is to be added as an additional acceptable manufacturer to the specification.

Flex has continuously manufactured quality thermoplastic roofing membranes for over 30 years. Attached is a history of Flex Membrane International Corp. as well as product data sheets for the Flex MF/R KEE 60 mil Roof Membrane that will meet or exceed the specification requirements. The Flex MF/R KEE 60 mil Roof Membrane installed in the manner specified along with the associated Flex components will be eligible to receive a 20 year No Dollar Limit Roof System Warranty. Please review the attached documents and consider adding Flex as an additional manufacturer to the roofing project specification.

Thank you for your time.

If you have any questions or require additional information please feel free to contact me at Flex.

Sincerely,
FLEX MEMBRANE INTERNATIONAL CORP.

Michael Giangiacomo

Michael Giangiacomo, RRO, CDT
Technical Services Manager

CC: John L. Doyle (Flex President)

For Use By Architect:

____ Accepted ____ Accepted as Noted
X Not Accepted ____ Received Too Late

By: George J. Schafer

Date: 10.17.25

Remarks: The roof must meet ASTM D6754 as listed in the specifications. The product data does not show that this roof meets the requirement so it is therefore rejected.