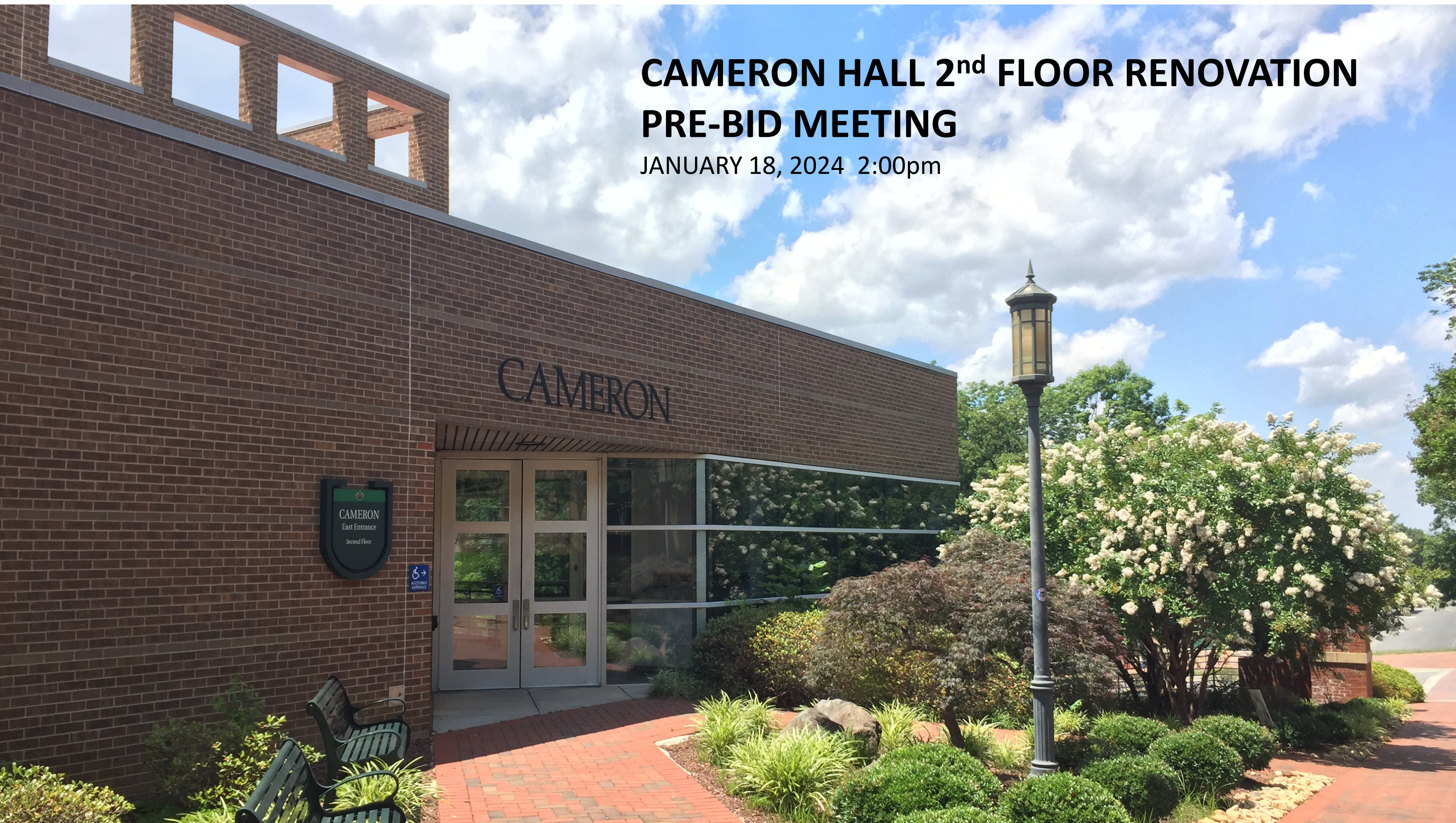


CAMERON HALL 2nd FLOOR RENOVATION PRE-BID MEETING

JANUARY 18, 2024 2:00pm



PROJECT TEAM

ARCHITECT - Little Diversified Architectural Consulting

Bronald Johnson

bronald.johnson@littleonline.com

MEP ENGINEERS - CMTA

James Currie

jcurrie@cmta.com

LAB DESIGN – RFD

Michael Davison

mjd@rfd.com

OWNER - UNC Charlotte

Doug Walters

dwalte22@charlotte.edu

BID OPENING DATE AND LOCATION

Sealed proposals will be received by The University of North Carolina at Charlotte, at 9201 University Boulevard, Charlotte, NC 28223, until 2:00 p.m., on February 8, 2024 and immediately thereafter publicly opened and read in Room 123A of the Facilities Operations/Transportation & Parking Services Building (FOPS) located at 9643 Poplar Lane, Charlotte, NC 28223

PROJECT OVERVIEW

Demolition and New Construction of 40,452 sf on the Second Floor of Cameron Hall
(excludes vertical circulation)

Renovation for new Chemistry Research Labs, Write-up Areas, Offices, and Support Spaces.

New Lab Equipment including fume hoods, air, vacuum, benches, cabinets, etc.

New MEP systems in upper level Interstitial Space to support 2nd Floor rooms below.

Exterior work is limited to new generator (with duct bank) and roof top mechanical equipment.

ALTERNATES

For Alternates #1 - #6 below provide shell space for base bid and full upfit for add alternate as indicated on drawings.

Alternate No. 1.: Synthetics Lab No. 248.

Alternate No. 2.: Synthetics Lab No. 250.

Alternate No. 3.: Bio-Analytical Wet Lab No. 254 and Instrument Lab No. 255.

Alternate No. 4.: Bio-Analytical Wet Lab No. 256, Instrument Lab No. 257, and Tissue Culture No. 259.

Alternate No. 5.: Offices 229, 230, 231, 232, and 233.

Alternate No. 6.: Conference Room 219.

Alternate No. 7.: LVT Flooring.

1. Base Bid: Provide VCT flooring where indicated on the drawings.
2. Alternate: Provide LVT flooring in lieu of VCT flooring.

ALTERNATES

Alternate No. M1: Energy Recovery Coil

Base Bid: Provide new boiler and associated work in ground floor mechanical room as indicated on drawing sheet No. M400.

Alternate: Provide an energy recovery coil and associated work in lieu of new boiler as indicated on drawing sheet M401. Work of this alternate includes:

- a. Provide energy recovery coil for preheat of outside air in lieu of new boiler.
- b. Cost to install the glycol energy recovery coil in the manifolded lab exhaust fan set on roof.
- c. Connection to 4" piping routed from the ground floor mechanical up the shaft and to roof as part of base bid.
- d. Connect the glycol coil piping to the outside air preheat coil piping on AHU-1. Omit connection to base building hot water system with inclusion of new energy recovery coil.
- e. Include pipe fill, 40% glycol mix and all controls associated with the energy recovery coil.

OWNER PREFERRED ALTERNATES

Alternate No. 8: Owner Preferred Alternate for Door Hardware.

1. Provide Owner preferred campus standard hardware alternate as specified in Section 08 71 00 "Door Hardware" and as follows:
 - a. Locks and Cylinders: Schlage.
 - b. Exit Devices: Von Duprin.
 - c. Door Closers: LCN.

Alternate No. 9: Owner Preferred Alternate for Low Voltage Cabling.

1. Provide Low Voltage Cabling by manufacturers as indicated in "Attachment No. 3" immediately following the Alternates specification section.

Alternate No. 10: Owner Preferred Alternate for Fire Alarm System.

1. Provide Fire Alarm System as manufactured by Simplex.

Alternate No. 11: Owner Preferred Alternate for Card Readers.

1. Provide Card Readers for door access as manufactured by Open Options.

Alternate No. 12: Deleted

BID FORMS

(included in Project Manual)

Form of Proposal

Bid Bond

Identification of HUB Certified/ Minority Business Participation

AFFIDAVIT A - Listing of Good Faith Efforts – required with bid

(Affidavit B, C, or D are to be used by the lowest responsive and responsible bidder after bid opening).

Note: The successful bidder, upon award of Contract, shall furnish a performance and payment bond.

SCHEDULE

The GC shall commence work to be performed under the Contract Agreement on the issued Notice to Proceed and shall fully complete all work in 426 consecutive calendar days.

LIQUIDATED DAMAGES

For each day in excess of the contract duration, the GC shall pay to the Owner, the sum of Seven Hundred and Fifty Dollars (\$750.00) per calendar day when the work is delayed beyond the completion date or authorized extension thereof.

ADDENDA

There have been no addenda issued to date. Addendum #1 will be issued following this pre-bid meeting. Addendum #1 will include the minutes of the pre-bid meeting, which will become a part of the Contract Documents. Addendum #2 will be issued on January 31, 2024.

Addenda will be issued through Sharpe Images and registered plan holders will be notified by email. However it is the Contractor's responsibility to verify they have received all addenda.

QUESTIONS

Bidders are advised that only written responses to questions (responses will be made a part of an addendum) will be considered as modifications to the Contract Documents. Verbal responses are not valid. All questions should be sent in writing to the Architect by 5:00pm on Friday January 26, 2024. **Please email all questions to Little at crystal.howard@littleonline.com and include “Cameron Renovation” in the subject.**

SUBSTITUTIONS

All bidders are hereby advised that written requests for substitutions must be made ten (10) days prior to the bid date. Note that the burden of proof that a product meets/exceeds the specified products is the responsibility of the individual making the request. Individuals making a request should submit a line by line comparison of their product to the specified item. Submitting product literature is not sufficient.

QUESTIONS ON BIDDING PROCEDURES

SITE WALK