



ADDENDUM NO. 1

RE: UNC-CH Coastal Process Environmental Health Lab
SCO ID No: 23-26296-01A
McKim & Creed No: 01488-0083

DATE: August 27, 2024

FROM: McKim & Creed

To: Prospective Bidders

This Addendum issued prior to receipt of bids shall and does hereby become a part of the Contract Documents for the above Project. This Addendum must be acknowledged on the Form of Proposal.

All Prime contractors shall be responsible for ensuring that their Subcontractors are properly apprised of the contents of this Addendum.

All information contained in this Addendum shall supersede and shall take precedence over any conflicting information in the original Drawings and Specifications.

PRE-BID MEETING:

Attached are the meeting minutes and attendance from the pre-bid meeting held on August 27, 2024 at 10A. These documents are attached to and part of Addendum No. 1.

PRE-BID MEETING:

Attached are the meeting minutes and attendance from the pre-bid meeting held on August 27, 2024 at approximately 11A immediately following the site tour. These documents are attached to and part of Addendum No. 1.

CHANGES TO SPECIFICATION:

None currently.

CHANGES TO DRAWINGS:

None currently.

RESPONSES TO CONTRACTOR QUESTIONS:

Question 1: Please clarify the intent of signing over the bid envelope seal.

Answer 1: This requirement is typically required on bid envelopes delivered prior to the bid opening to assure no tampering has occurred prior to the bid opening.

Question 2: How can sub-contractors review the site?

Answer 2: Additional site visits shall be coordinated with Stacy Davis – UNC-CH IMS Facilities Manager. Please contact Stacy via email: smdavis@email.unc.edu and also follow-up via phone at 252-241-7434.

Question 3: Please clarify the submission requirements for HUB Appendices A, B, and Participation documents for the bid.

Answer 3: All bids shall include “Identification of Minority Business Participation” form as well as Affidavit A or Affidavit B.

Question 4: Is the Contractor responsible for rest rooms?

Answer 4: Yes, the Contractor shall provide restroom facilities per Item 4 of Supplemental General Conditions.

Question 5: What is the duration of the electrical outage to replace the switchboard.

Answer 5: The intent is for the replacement to be completed over an extended weekend – 3 to 4 days total – in coordination with the Owner.

Question 6: Is there an existing controls contract in place with Siemens?

Answer 6: No.

Question 7: Can you provide a representative/distributor contact for the Annexair Biocomposite AHU?

Answer: Brady Trane – Wilmington 910-792-0339 or Brady Trane – Raleigh 919-781-0458

COMMENTS/CLARIFICATIONS:

Comment/Clarification 1:

Picture of the existing control panel in Chiller Room 140:



Picture of the existing control panel in Mechanical 232:



ATTACHMENTS:

- 2024-08-27 Pre-Bid Meeting Minutes
- 2024-08-27 Public Meeting Minutes
- 2024-08-27 Pre-Bid Attendance
- 2024-08-27 Public Meeting Attendance

Pre-Bid Meeting

Meeting Minutes

August 27, 2024 at 10:00 AM

<u>Item</u>	<u>Description</u>	<u>Person</u>
1.	Introduction of Lead Design Firm Rep. <ol style="list-style-type: none">Engineer: McKim & Creed asigmon@mckimcreed.com Phone: 919.233.8091 (Office) 919.815.1105 (Cell)	Designer Andrew (Andy) D. Sigmon, PE
2.	Welcome to Pre-Bid Meeting for UNC-CH Coastal Process Environmental Health Lab Morehead City, NC	Designer
3.	Introduction of UNC-CH Team Members: Members: <ol style="list-style-type: none">University Project Manager:Construction Manager:Facilities Manager at IMS:	Designer Nathan Harms, RA Joel Witherow Stacy Davis, Jr.
4.	Review of HUB Goals: <ol style="list-style-type: none">Brief Review of HUB Requirements	Designer
5.	Review of Bid Documents <ol style="list-style-type: none">General overview of project scope<ul style="list-style-type: none">○ Replacement of condenser water control valve for cooling tower for Coastal Process building;○ Repair of existing Siemens Insite DDC control panel for Coastal Process building;○ Replacement of AHU and associated equipment for Fisheries building;○ Replacement of the switchboard and associated equipment for Coker Hall building.Basic review of Plans and SpecificationsReview of Contract Documents<ol style="list-style-type: none">Base Bid – Form of ProposalAlternates – Form of ProposalOwner Preferred AlternateStaging Area/Parking – Coordinate with Facilities ManagerConstruction Time/Schedule – 180 Days from date specified in Notice to ProceedLiquidated Damages - \$250 per consecutive calendar day	Designer

6. Bid Opening Date, Time, and Location Designer
 Friday, September 13, 2024 at 2:00 PM
 Conference Room 127, Coastal Processes Health Building, 3431 Arendell Street,
 Morehead City, NC 28557
7. Processing of Addendum prior to bid opening Designer
1. Cutoff date for Contractor questions (*the last Addendum will be sent no later than 7 days prior to the bid date. All questions shall be submitted no later than 10 days prior to the bid date to allow time to complete the addendum*). *Wednesday, September 4, 2024.*
 2. All questions must be submitted in writing to Designer (via email per above)
 3. Date that last Addendum will be published. *Friday, September 6, 2024*
8. Closing of Pre-Bid Meeting Designer
1. Thank everyone for your interest in the project.
 2. Questions? See addendum for Q&A.
 3. *Reminder about bid opening date, time, location.*
 4. Explained how site visit will be conducted following Pre-Bid meeting.
 5. Additional site visits will need to be coordinated with UNC-CH Facilities Management
 6. Following the site visit, there will be a Public Meeting for Proposed Alternate Bids for Preferred Products
9. Site visit followed Pre-Bid Meeting Designer and Owner
10. Designer/Owner led site visit. Designer and Owner

Public Meeting for Owner Preferred Alternates

Meeting Agenda/Minutes

August 27, 2024 at 11:00 AM

<u>Item</u>	<u>Description</u>	<u>Person</u>
1.	Introduction of Lead Design Firm Rep. a. Engineer: McKim & Creed asigmon@mckimcreed.com Phone: 919.233.8091 (Office) 919.815.1105 (Cell)	Designer Andrew (Andy) D. Sigmon, PE
2.	Welcome to Public Meeting for UNC-CH Coastal Process Environmental Health Lab Morehead City, NC	Designer
3.	Introduction of UNC-CH Team Members: Members: a. University Project Manager: b. Construction Manager: c. Facilities Manager at IMS:	Designer Nathan Harms, RA Joel Witherow Stacy Davis, Jr.
4.	Preferred Brand Alternate Meeting: a. Read the following: In accordance with General Statute GS 133-3, Specifications may list one or more preferred brands as an alternate to the base bid in limited circumstances. Specifications containing a preferred brand alternate under this section must identify the performance standards that support the preference. Performance standards for the preference must be approved in advance by the owner in an open meeting. Any alternate approved by the owner shall be approved only where the preferred alternate will provide cost savings, maintain or improve the functioning of any process or system affected by the preferred item or items, or both. In accordance with GS133-3 and SCO procedures the following preferred brand items are being considered as Alternates by the Owner for this project:	Designer

- Preferred Alternate M-01: Provide Annexair Biocomposite as manufacturer for AHU-1.

End of the preferred brand alternate meeting.