



## **ADDENDUM NO. 1**

**RE: UNCG – Coleman Building Fire Alarm System Upgrades**  
SCO ID No: 17-18200-01  
Code: 41725 Item: 323  
McKim & Creed No: 07144-0003

**DATE:** May 22, 2023

**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 AND NOTICE OF PUBLIC MEETING FOR PROPOSED ALTERNATE BIDS FOR PREFERRED PRODUCTS:**

1. Attached are the meeting minutes, sign-in sheet, and HUB information from the pre-bid meeting and preferred brand alternates meeting held on May 16, 2023. These documents are attached to and part of Addendum No. 1.

### **CHANGES TO SPECIFICATION:**

No changes noted at this time.

### **CHANGES TO DRAWINGS:**

No changes noted at this time.

**RESPONSES TO CONTRACTOR QUESTIONS:**

See Questions and Answers in Pre-Bid Meeting Minutes.



**PRE-BID MEETING AND NOTICE OF PUBLIC MEETING FOR PROPOSED  
ALTERNATE BIDS FOR PREFERRED PRODUCTS MINUTES**

**Project Title:** UNCG – Coleman Building Fire Alarm System Upgrades

**Project Numbers:** SCO ID No: 17-18200-01  
Code: 41725 Item: 323  
McKim & Creed No: 07144-0003

**Date of Meeting:** May 16, 2023

**Time of Meeting:** 1:00 PM

**Place of Meeting:** UNCG – Gray Home Management House Main Conference Room

**Attendees:** See Attached

The following items were discussed at the pre-bid meeting for the Phillips-Hawkins Fire Alarm Upgrades project:

- 1) Introduction of Lead Design Firm and UNCG Design and Construction Team
  - McKim & Creed is the prime consultant responsible for electrical, mechanical, and fire alarm disciplines.
- 2) Preferred Brand Alternates Meeting:
  - An open meeting was conducted at the above location, and the following preferred brand alternates were reviewed. The following was read: 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:

- Preferred Alternate FA-1: EST Fire Alarm/Mass Notification System per plans and specifications.
- Preferred Alternate FA-2: Space Age Electronics Fireray 5000 for optical beam detectors per plans and specifications. (Discussed based on Contractor request for clarification on number of preferred alternates)

- No objections were raised regarding the Owner preferred brand alternates.
  - Preferred brand alternate meeting concluded and pre-bid meeting resumed.
- 3) Review of HUB Goals: The Designer noted requirements for MBE participation on the project. MBE forms, Affidavits (Note: Affidavit A or B must be included with bid), and MBE guidelines/requirements are located in the specifications. The University’s goal is 15%. Also reviewed were some additional notes from the Owner (included as an attachment).
- 4) Review of Bid Documents:
- A general overview of the project was conducted.
  - BHDP was introduced as the Architectural sub-consultant for the design team.
  - F&R was introduced as the Hazardous Materials sub-consultant.
  - A basic review of the plans and specifications was conducted.
  - A review of the contract documents was conducted specifically noting the Base Bid, Alternates, Allowances, and Unit Prices/Costs.
  - A specific Staging Area will be identified following award of the contract and will be located on/adjacent to the project site.
  - Parking requirements are documented in the project specifications.
  - Construction Time/Schedule/Phasing. Phasing was discussed in more detail based on drawings included in the design documents and the importance of schedule and care of existing flooring were emphasized along with safety.
  - Liquidated Damages were noted for this project as documented in the project specifications.
- 5) Bid Schedule:
- ***Bid Opening Date Changed: June 15, 2023 at 2:00 PM*** at Gray Management Home at UNCG.
    - Attendees shall park in the McIver Deck
  - Bids can be:
    - Hand delivered to Gray Home Management House
    - Mailed/UPS/Fed-Ex, etc.:
      - Attn: Nida DeBusk  
UNCG Gray Home Management House  
105 Gray Drive  
Greensboro, NC 27412
      - Mailed bids shall be enclosed in two (2) envelopes – an outer envelope to be opened by UNCG to identify the documents are for bidding and an inner envelope to remained sealed until the bid opening.
    - Bid time is the absolute dead-line for accepting bids.
    - The University is not responsible for lost, late, etc. bids that are mailed per above.
- 6) Addenda:
- ***Cutoff date for Contractor questions is Monday, June 5, 2023.***
  - Questions shall be submitted to the Designer in writing.
  - Date of the last Addenda will be published on Thursday, June 8, 2023.
- 7) Questions from Contractors with responses to date:

Question: When does clock start for construction?

Answer: Contractor Notice to Proceed.

Question: What is the parking permit cost?

Answer: Refer to University Parking website for additional information.

Question: What are the allowances and unit prices?

Answer: Allowances and unit prices are covered in 012100 and 012200 respectively.

Question: What is required for demolition of the old system? Specifically, can existing conduit/raceway be left in place?

Answer: In general, the University will accept the existing conduit/raceway system be left in place upon demolition of existing wiring/cablings following installation of new system. This question will be evaluated further and addressed in more detail in subsequent addendum.

Question: Can abatement be taken out of the scope?

Answer: This question is being evaluated currently by the Design team/Owner and will be addressed in more detail in subsequent addendum.

Question: Can the bid date be moved out?

Answer: Yes. New date initially discussed (June 13, 2023) has been changed to June 15, 2023 as noted previously.

8) Closing of the Pre-Bid Meeting:

- Reminded attendees of bid opening date, time and location as noted above.
- Noted location to meet for site visit following the Pre-Bid Meeting.
- Noted additional site visits during the bid period could be scheduled by contacting UNCG Capital Project Manager (Nida DeBusk) at 336.334.4436 or 336.908.9950.

9) Following the meeting, a project site visit was conducted.

10) Questions from Contractor during site visit with responses to date:

Question: Can we remove the scope of demolishing existing conduits due to asbestos concern?

Answer: See Q&A from pre-bid meeting notes above. More information to follow.

Question: Are ceiling types identified for each area to help with pricing?

Answer: Ceiling types are identified on Fire Alarm New Work Drawings.

Question: Can conduit be surface mounted for new wall mounted device locations?

Answer: The general intent is to conceal conduit and boxes where possible. The intent is not to chase block or brick walls to conceal. Any specific locations in question shall be discussed with Designer/Owner.

Question: Can concealed conduit in block or brick walls remain in place and junction box covers be provided over boxes in lieu of patching?

Answer: In general, yes, but any specific locations in question shall be discussed with Designer/Owner to assure aesthetics are acceptable based on the associated area.

Question: Are existing duct detectors to be replaced?

Answer: The general response is yes. All existing duct detectors location requirements and intended modifications are included in the design documents. The intent is for the construction team to include a mechanical contractor.

Question: Do contractors need to provide their own lift for working in Atrium area?

Answer: Contractor shall provide all equipment necessary to perform all tasks associated with the construction including, but not limited to, lifts, scaffolding, floor protection, safety barriers, etc.

# CALCULATION

1

Project COLEMAN BUILDING FIRE ALARM Proj. No. 0714-0003  
 Client UNCG Date 2023-05-16  
 Subject PRE-BID/PREFERRED BRAND ALT. MAT. Des. By \_\_\_\_\_  
SIGN-IN / ATTENDEES Chk. By \_\_\_\_\_

COMPANY NAME	NAME	PHONE	E-MAIL
Mckim & Creed	ANDY SIGMON	919.815.1105	asigmon@mckimcreed.com
Hm Kern	Scott McDowell	336-601-8687	smcdowell@hmkern.com
<del>Kristy Pruitt</del> Hm Kern	Kristy Pruitt	336 668 3213	jkepley@hmkern.com
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TROY HUTCHINS CONSTRUCTION	TROY HUTCHINS	(919) 451-0812	TROY@TROYHUTCHINSCONSTRUCTION.COM
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<del>Sophie Zhou</del> Mckim & Creed, Inc	sophie zhou szhou@mckimcreed.com	919-914-2412	
Xiida PeBusk	gndebusk@ uncg.edu	336-908-9950	gndebusk@uncg.edu

Forms that need to be submitted with your Bid:

1. Identification of HUB Certified/Minority Business Participation
2. Affidavit A (Listing of Good Faith Efforts) OR Affidavit B (Intent to perform Contract with Own Workforce)
  - a. Please note if your using Affidavit B, it's intended to cover only LABOR, and this does NOT excluded you from doing your Good Faith Efforts.
3. Affidavit C is due 72 hours after you've been notified that you are the apparent lowest responsible, responsive bidder.
4. And lastly Affidavit D must be submitted if the goal of 15% is not met. I will need to see phone logs, and emails of your good faith efforts.

Nereida Sutton  
n\_haine2@uncg.edu  
HUB Coordinator  
336-334-5271