

Addendum #4



Project: University of North Carolina Charlotte – Hawthorn Hall Renovation
9213 Cameron Blvd,
Charlotte, NC 28223

Owner: University of North Carolina Charlotte
9151 Cameron Blvd.,
Charlotte, NC 28223

Architect:
ClarkNexsen
1111 Metropolitan Ave. Suite 333
Charlotte, NC 28204

CM at Risk:
Metcon Inc.
2401 Whitehall Park Dr., Ste. 650,
Charlotte, NC 28273

Date: March 19, 2025

Notice to all: The following modifications, additions, deletions, clarifications, and information are, at this moment, made part of the Contract Documents and shall be fully binding. The addendum must be acknowledged as part of the Bid Form.

ITEM #1: Bid Manual

A. CM Alternate No.1 – BIM

- a. Base Bid** - The design team, CMAR, and subcontractors will include and perform the following scope to meet the UNCC guidelines.
 - i. Subcontractor BIM Coordination Value Engineering -. Due to the scope of the renovation being primarily in the student rooms, a Full subcontractor BIM coordination is not needed. The VE is to eliminate the BIM Coordination requirement as it relates to the construction coordination. Above the ceiling Coordination will still be done, and shop drawings will be submitted per specifications, just not necessarily through a BIM coordination. The Architect has produced 3D Revit design models per the UNC Charlotte's Standards which will be utilized by the contractors to export out 2D/CAD coordination drawings for their shop drawings. The MEP subcontractors will maintain as-builts throughout the construction and will provide updated 2D/CAD files to the Architect as part of closeout documentation. In conjunction with the 2D/CAD file as-builts, the subcontractors will also provide and update meta data information (as outlined in UNC Charlotte's October 2023 BIM/VDC Requirements) for associated equipment within the applicable Revit design models for UNC Charlotte's use in asset management purposes. These models will then be returned to the architect and submitted to UNC Charlotte as part of the closeout documentation.
 - b. CM Alternate NO.01 – Add cost to provide complete BIM coordination.
- B. Please see the attached revised bid form.

END OF ADDENDUM #4

Bid Checklist

Print Outside Sealed Envelope

- Company Name
- Project Name
- Bid Package Name and Number (i.e., BP08100 Doors and Hardware)
- Bid Enclosed

Inside Sealed Envelope

- Bid Proposal Form
- Bid Bond or Cashier's Check if > than \$300,000.00
- Sign and Notarize Proposal Form
- Acknowledge all Addendums
- No Qualification, Clarifications or Exclusion should be written on Bid Form
- Affidavit A (see the attached UNC MB guidelines 2023)
- Minority, Women, and Small Business Enterprise Identification Form

Viewed Contract Documents

- Drawings, Project Specifications, CMR Bid Manual (Scope of Work), Addendums and Clarifications

Please use checklist to ensure your proposal has all the required documents enclosed inside envelope. PLEASE ATTACH CHECKLIST INSIDE 9-1/2 ENVELOPE (9" X 12") SEALED ENVELOPE.

PLEASE PROVIDE INFORMATION TO CONTACT AFTER BID

Company Name: _____

Contact Name: _____

Contact Number: _____

Contact Email: _____

Hawthorn Residence Hall Renovation

BID PACKAGE # AND TITLE: _____

BID PROPOSAL OF: _____
(Hereinafter call "BIDDER") (Name of Firm)

A(N) _____ organized and existing under the laws of the State of _____
(Corporation, Partnership or Individual)

BIDDER'S North Carolina STATE LICENSE NUMBER: _____

The bidder, in compliance with the Instruction to Bidders for the above referenced project – Bid Package, having examined the complete contract documents including plans, specifications, and addenda issued by Metcon and the Bid Manual prepared by Metcon, Construction Manager, dated **(Date)** and being familiar with the site of the proposed work, schedule requirements, and with all of the conditions surrounding the construction of the proposed project, including availability of materials and labor, hereby proposes to furnish all labor, materials, engineering, permits, fees, taxes, insurance, bonds if required, scaffolding, hoisting, tools, equipment, machinery, rentals, transportation, supervision, clean-up, and safety measures to perform all work and furnish all services necessary to provide the entire scope of work indicated in this Bid Package and Scope of Work, for the prices indicated on this Form of Proposal. These prices are to cover all expenses incurred in performing the work required for this Bid Package Scope of Work including all alternates and allowances.

The Bidder acknowledges that he/she has read and familiarized him or herself with the Minority, Woman, and Small Business Enterprise Program, and further agrees to fully incorporate and participate with this program. The Bidder has also completed and attached to this bid proposal, the required forms entitled:

“Affidavit A – List of Good Faith Efforts”

The Bidder agrees, that if a written notice of acceptance of the bid is mailed or delivered to the undersigned within ninety (90) days after the proposal due date , to enter into a Subcontract Agreement with the Construction Manager for the bid amount indicated in the appropriate spaces on this form, which is based upon the information contained in the plans and specifications, addenda, the Bid Manual, and the Scope of Work defined in Exhibit A – Scope of Work, and including work that might be considered a part of this trade’s standard scope of work, but is not specifically indicated herein. The bidder further agrees to, within seven (7) calendar days, deliver to the Construction Manager a contract properly executed, insurance certificates, and if required, a Performance and Labor & Material Payment Bond.

After Bid Proposals are received, tabulated, and evaluated by the Construction Manager, and the successful Bidder for each Bid package has been determined, said Bidder agrees to meet immediately with the Construction Manager for purposes of determining that the Bidder has included a complete scope of work in their proposal. For purposes of these meetings, the Bidder agrees to provide herein a complete, detailed cost breakdown, a list of all Sub-Subcontractors, a list of all Suppliers, a schedule of anticipated manpower, a list of all items, materials and their manufacturers proposed for use in the work as required by the Construction Manager.



The Bidder acknowledges receipt of the following Addenda issued by the Construction Manager:

- Addendum No. _____ Dated: _____

BASE BID

The undersigned agrees to perform the entire Scope of Work for this Bid package, as described in the Contract Documents, Addenda, and Bid Manual. Pricing is to be provided as follows:

Item 1 - Base Bid:

_____ Dollars,
 (\$ _____).

Item 2 - Performance and Payment Bonds (if not required insert N/A):

_____ Dollars,
 (\$ _____).

Item 3 - (Total of Item 1 and 2):

_____ Dollars,
 (\$ _____).

Show amount in both words and figures, in case of discrepancy, the amount shown in words shall govern.

All North Carolina State Sales and Use Taxes or Local Sales and Use Taxes are included in the above Base Bid and Alternates (including taxes on purchased or rental of tools and equipment). Bidder agrees that this bid will remain good and may not be withdrawn for a period of ninety (90) days after receipt date of Bid Proposal.



Alternates

All alternates must be completed with words and a dollar figure. If the base bid is not changed by the acceptance of the alternate, the words “Zero”, “No Change”, “N/A” or Not Applicable is acceptable.

Please do not leave **BLANK**.

Please see Specification 01 23 00 – Alternates and cover page of drawings for details.

CM Alternate No. 01 – BIM (Added in Addendum #4)

_____ Dollars,
(\$ _____). *circle one Add or Deduct*

ALTERNATE NO.01 – Chase Duct Testing, Cleaning, and Sealing per note on Page M-001

_____ Dollars,
(\$ _____). *circle one Add or Deduct*

ALTERNATE NO.02 – Manufactured Casework

_____ Dollars,
(\$ _____). *circle one Add or Deduct*

ALTERNATE NO.03 – Contractor Furnished Equipment- ERV Systems

_____ Dollars,
(\$ _____). *circle one Add or Deduct*

ALTERNATE NO.04 – Contractor Furnished Equipment- Chiller

_____ Dollars,
(\$ _____). *circle one Add or Deduct*

ALTERNATE NO. 05 – Replace all student room bedroom doors

_____ Dollars,
(\$ _____). *circle one Add or Deduct*

ALTERNATE NO. 06 – Replace all carpet within the student bedrooms

_____ Dollars,
(\$ _____). *circle one Add or Deduct*

ALTERNATE NO. 07 – Replace Sliding Windows

_____ Dollars,
(\$ _____). *circle one Add or Deduct*

ALTERNATE NO. 08 – Replace Aluminum Storefront Windows and Doors in Common Spaces and at the building

Dollars,

(\$ _____). *circle one Add or Deduct*

ALTERNATE NO. 09 – Replace Aluminum Curtainwall System in Corridor

_____ Dollars,

(\$ _____). *circle one Add or Deduct*

ALTERNATE NO. 10 – Owner Preferred fire alarm systems; SimplexGrinnell, A Johnson Control Company

_____ Dollars,

(\$ _____). *circle one Add or Deduct*

ALTERNATE NO. 11 – Replace all water piping within the vertical serving each student room

_____ Dollars,

(\$ _____). *circle one Add or Deduct*

ALTERNATE NO. 12 – Replace all waste piping within the vertical serving each student room

_____ Dollars,

(\$ _____). *circle one Add or Deduct*

ALTERNATE NO. 13 – Conduit and cable in lieu of MC Cables for branch circuitry

_____ Dollars,

(\$ _____). *circle one Add or Deduct*

ALTERNATE NO. 14– Provide window blinds within the student bedrooms and living rooms

_____ Dollars,

(\$ _____). *circle one Add or Deduct*

ALTERNATE NO. 15– Replace glass only at the curtain walls

(\$ _____). *circle one Add or Deduct*

UNIT PRICES & ALLOWANCES

The Bid Packages that are affected by the following Unit Prices have been identified. Provide the unit cost for the following items as it pertains to the work in this contract. Prices are to include all direct cost of the work, taxes, overhead, profit, supervision, equipment, sub-subcontracts, materials, labor, etc. Prices shall remain in effect for the entire duration of the project. Unit prices will be used as a basis for adjustment of the contract total whether work is added or deducted. A unit price must be provided in the appropriate space on the Bid Proposal Form for all unit prices corresponding to your bid package. Lump-sum and unit prices allowances are listed below. Construction allowances, if required, are included Bid Packages for each applicable trade package.

UNIT PRICE:

Please see Specification 01 22 00 – Unit Prices for details. Please refer to bid package scopes for required quantity.

UP-1 Provide additional existing light as determined during final SCO inspection/walk-through.

\$250/installed fixture (material/labor)

UP-2 Replace smoke heads on an as needed basis per sensitivity test results prior to beginning construction.

\$500/replaced smoke head (material/labor)

SCHEDULE

Bidder has reviewed the proposed Schedule included in the bid manual and agrees that it can achieve the schedule as shown.

CONTRACT TERMS AND CONDITIONS

Bidder has read and reviewed the terms and conditions enclosed in the contract documents including all documents enumerated in the Table of Contents of the Bid Manual and takes no exception and is prepared to enter into Subcontract with the Construction Manager.

The undersigned represents that this proposal is made in good faith, without fraud, collusion, or connection of any kind with any other bidder of the same work, that he/she is competing in his/her own interest and in his/her own behalf, without connection of obligation to an undisclosed person; that no other person has any interest in regard to all conditions pertaining to the Work and in regard to the place where it is to be done, has made his/her own examination and estimates and from them makes this proposal. The undersigned understands that the Construction Manager, Owner and Architect reserve the right to reject any and all Bid Proposals and to waive any irregularities or informalities.

SIGNATURE:

(Owner, President or Authorized Agent if Corporation)

NAME & TITLE:

_____, _____
(Print)

2nd SIGNATURE:

WITNESS:

_____, _____
(If Partnership)

BUSINESS ADDRESS:

(Street Number & Street, PO Box)

_____, _____ (____) _____ - _____
(City, State, Zip, Phone)

ATTEST (if Corporation)

_____, _____
(Name) (Title)



Check One: Individual Partnership Corporation

Affix Corporate Seal Here