



UNC Wilmington Alderman and King Hall Renovation

SCO ID#: 22-24639-01A

Addendum Number 4: August 30th, 2023

Project: UNCW King Hall Renovation
601 Hamilton Drive
Wilmington, NC 28403

CMAA Contractor: Muter Construction, LLC.
Preconstruction Contact: Brad Milne
Office: 919-404-8330
Mobile: 919-397-6971
Email: bmilne@muterconstruction.com

Addendum Four has been issued for your review. The following items are included in this document.

- 1) Bid Date and time have not changed:
 - a. Bid Date: **September 7th, 2023**. Bids are due by 2:00pm. Bids will be opened starting at 2:00pm.
 - b. Bid delivery:
 - i. **Hand-delivered to UNCW King Hall (Room 101) 601 Hamilton Dr., Wilmington, NC, between 1:00 - 2:00 PM on September 7th, 2023.** Paid Parking is available in East Parking Deck (971 Reynolds Dr.), or free parking is available at Visitor Lot (4941 Riegel Rd., Wilmington).
 - ii. **Mailed/shipped to Muter Construction (c/o Brad Milne) 111 E. Vance Street, Zebulon, NC 27597. Mailed or shipped bids to Muter must be received by 5:00 pm on September 6th, 2023.**
 - c. Bid opening location:
 - i. **UNCW King Hall (Room 101) 601 Hamilton Dr., Wilmington, NC**
- 2) Please place your sealed bid inside an envelope if mailing. On the cover of your sealed bid envelope please clearly state the following:

Proposal for UNCW King Hall Renovation

SCO ID# 22-24639-01A

Your Company Name

Bid Package Number and Description

- 3) It is the bidder's responsibility that bids be received on time and at the proper location prior to the closing time.
- 4) If bidding multiple packages, you must submit separate envelopes for each package.
- 5) Please do not visit the project site without first notifying and coordinating with Brad Milne at Muter Construction. Contact information is at the top of this addendum.
- 6) Bidders are reminded to review all drawings, specifications, bid manual documents and addenda so they provide a complete bid. Exclusions or qualifications are grounds for disqualification.
- 7) **Bids MUST INCLUDE** the following or they may be considered non-responsive and not opened:
 - a. Form of Proposal
 - b. Minority Business Participation Forms - Bid must include:

- i. Identification of HUB Certified / Minority Business Participation
 - ii. Either Affidavit A or Affidavit B
- c. Bid Bond of 5% (if bids are equal to or greater than \$500,000)
- 8) As a reminder Payment and Performance Bonds are required to be included in your bid price if your bid price is equal to or greater than \$300,000.
- 9) Bids must be good for 60 days from the date of bid opening.
- 10) Bid questions have been asked are listed here below with responses:
 - a. **Question:** In Alternate No. 5 – Scrape and Paint Exterior Trim do you want to include scraping and repainting of the exterior handrails? Or do you want that in the base bid?
The paint on the handrails is pretty rough.
Answer: BP09E – Painting and Wallcovering bidders shall include in their base bid price to scrape and repaint the exterior handrails. Clean-up of this work shall be included in the price.
 - b. **Question:** The existing utility transformer will stay in place due to long lead time, and there will be a shutdown to install new MDP, and a second shutdown after job is completed to change out the utility transformer. The electrical contractor will be furnishing and coordinating the shutdown with UNCW to install the new transformer.
Answer: This is correct. Muter Construction will be present during this time as well.
 - c. **Question:** The existing lights that will be taken down for re-use will be stored in the area that Muter super will be set up in, until the new ceiling grid is installed. EC would document the condition of fixtures by checking to ensure they are all working before they are demo'd and note any defects prior by documentation.
Answer: The only lights to be removed and reinstalled are the (4) 2x4 lights shown on Sheet E1.1 – Demolition Plan located in Room 101 Auditorium. All other lights to be demoed are to be disposed of unless UNCW wants them. EC to coordinate with owner for disposal or salvage.
 - d. **Question:** Per discussion some temporary lighting may be needed, and using existing fixtures could be done, however we would need to lower the fixtures just below new ceiling height, and damage could occur during construction. Would it be required to clean lights before re-installing them?
 - e. **Answer:** Using existing lighting for temp construction lighting is acceptable as long as it meets the minimum requirements set by OSHA for temp lighting. If lights are to be disposed of at the end of the project then no need to clean. If Owner wants them, they will need to be in the same condition as they were prior to being used as temp. lighting and acceptable to UNCW prior to turn-over. The only lights to remove and reinstall are indicated on sheet E1.1 in Auditorium Room 101 as identified by Key Note 1.
 - f. **Question:** Per discussion temp power will be needed. We could install temp stands per discussion, or install GFCI receptacles in areas that will not be effected by demo. Using the temp stands would eliminate confusion to make sure GFCI protected outlets are used. Another option would be to use GFCI protected pigtail in existing duplex outlets. These are relatively inexpensive and could be used in areas that demo is not required.
Answer: See attached layout plan titled *Temp Power Plan* indicating quantity and approximate location of temp. power stands for use during construction. These shall be provided, installed, maintained and removed by the electrical contractor.
 - g. **Question:** Attic Plan shows an L4 type fixture being installed in the attic on E2.1.1. to be clear are these new fixtures? What height would they need to be installed. It appeared

there is quite a bit of distance from floor to bottom of roof. There is no note on E2.1.1 about existing or new, so hard to know how to price.

Answer: Sheet E2.1.1 was replaced by Sheet E2.3 ATTIC ROOF PLAN as noted in Addendum No 1. These are new fixtures. Please see attached updated Sheet E2.3 ATTIC ROOF PLAN for mounting heights.

h. **Question:** Sheet A1.2 has a Keynote #28 but there is no description. Please clarify.

Answer: Keynote #28 indicates: "Remove existing catwalk". Please reference attached Sheet A1.2_ATTIC AND ROOF DEMOLITION PLAN Rev.4 markup

12. Attachments included in this Addendum:

1. Sign-in Sheet_082323
2. A1.2_ATTIC AND ROOF DEMOLITION PLAN Rev.4 markup
3. E2.3 – ATTIC ROOF PLAN
4. Temp Power Plan

Project: UNCW King & Alderman Hall Renovations

SCO ID#: 22-24639-01A

Description: Pre-bid Meeting

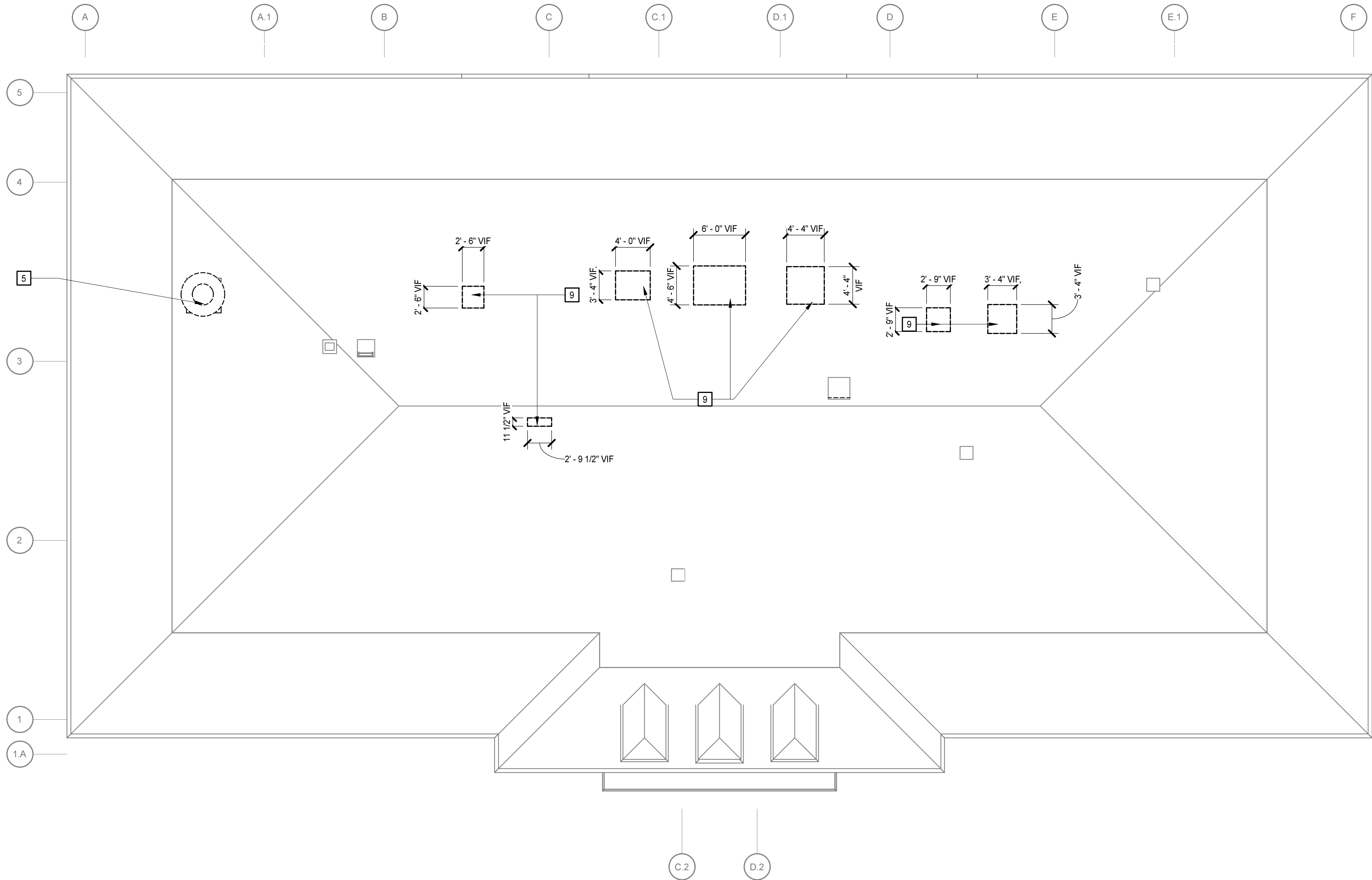
Date/Time: 08/22/2023 @ 10:00am

Location: King Hall, 601 Hamilton Dr., Wilmington, NC

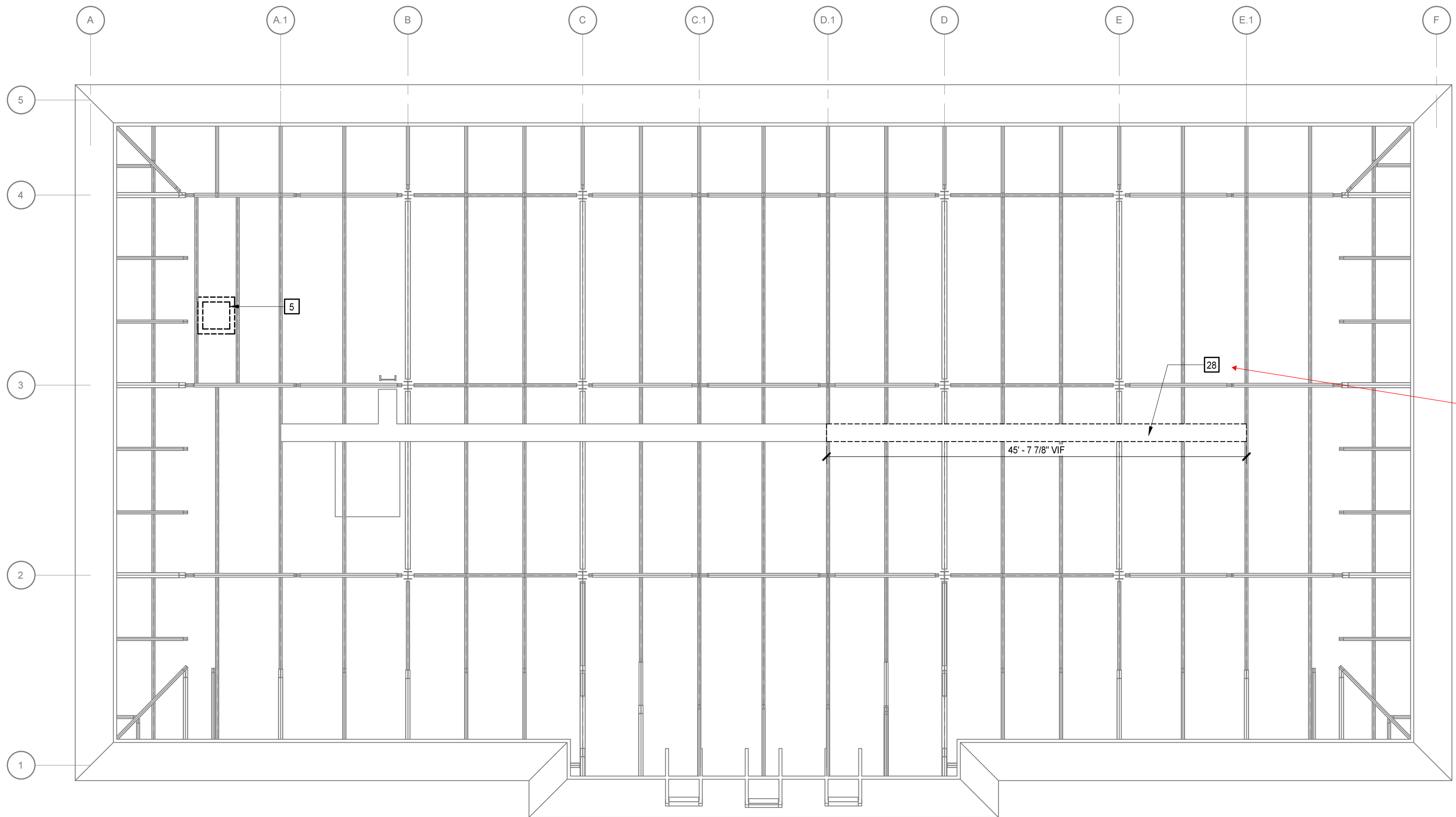
Name (Print)	Company	Email	Phone Number
MICHAEL GARRISON	DIVISION 9	MGARRISON@DIV9/NC.COM	910-392-0882
DENNIS PARRISH	MELTON ELECT	DENNIS.PARRISH@MELTONELECTRIC-SC.COM	910-264-4978
Joe Mobley	Curtis Construction	joe@CURTISCC.COM	252-523-1078
TOID O'DEA	CMS CONTROLS	TODEA@CMS-CONTROLS.COM	252-725-3153
Tim MERRITT	Tim's HVAC, Inc	timherritt@timhvac.com	910-604-1485
TEX ANDERSON	Anderson Plumbing Co	tex@andersonplumbingcompany.net	910-231-8886
Paul Amaral	Flooring Solutions	Pamaral@flooringsolutions.com	910-742-5896
Chad Oliver	Muter		
Mike Karpinski	Moseley Architects	m.karpinski@moseleyarchitects.com	
Tripp Smith	Retro Environmental	esmith@retroenvironmental.com	(910) 880-1027
John Brian Dorango	John Brian Painting Plus	John@JohnBrianPaintingPlus.com	(910) 398-3409
Justin Knuckles	Muter Construction	JKnuckles@muterconstruction.com	(910) 304-9951
Nic Treutman	UNCW		

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PROJECT
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POLAR
ROOF DEMOLITION PLAN
1/8" = 1'-0"



PROJECT
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ATTIC DEMOLITION PLAN
1/8" = 1'-0"

DEMOLITION PLAN LEGEND

APPLIES TO DRAWINGS A1.1-A1.2

- EXISTING PARTITION/ WALL/ ITEM TO REMAIN
- REMOVE EXISTING PARTITION/WALL/ITEM
- REMOVE EXISTING WINDOW ASSEMBLY AND FRAMING, INCLUDING ANCHORS
- REMOVE EXISTING DOOR AND FRAME ASSEMBLY INCLUDING DOOR HARDWARE, ANCHORS, AND THRESHOLD (WHERE OCCURS)
- REMOVE EXISTING PLUMBING FIXTURE. REFER TO PLUMBING DEMOLITION PLAN FOR ADDITIONAL INFORMATION.
- EXISTING CEILING ABOVE TO REMAIN

DEMOLITION PLAN GENERAL NOTES

- ALL DEMOLITION WORK INDICATED IN THESE DRAWINGS INVOLVE REMOVAL OF EXISTING CONSTRUCTION UNDER THIS CONTRACT AND SHALL BE COORDINATED WITH CORRESPONDING PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS.
- REMOVE EXISTING CONSTRUCTION AS INDICATED. DEMOLITION SHALL BE TO THE LEAST EXTENT POSSIBLE IN ORDER TO COMPLETE THE WORK. DO NOT PERFORM DEMOLITION BEYOND THE SCOPE OF CONSTRUCTION. FLOOR SLABS UNDER FLOORING REMOVED SHALL BE CLEAN OF ADHESIVES.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. COORDINATE THE SCOPE, DIMENSIONS, AND EXTENT OF THE DEMOLITION WORK TO BE PERFORMED WITH THE WORK.
- PLAN DIMENSIONS FOR EXISTING CONDITIONS ARE TO FACE OF FINISH OR CENTERLINE OF STRUCTURAL FRAMING, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN FOR EXISTING CONSTRUCTION ARE APPROXIMATE.
- DAMAGE OCCURING DURING SCOPE OF WORK SHALL BE PATCHED, REPAIRED, AND FINISHED TO MATCH ADJACENT SIMILAR CONDITIONS.
- ACTUAL FIELD CONDITIONS WHICH ARE CONCEALED BY EXISTING CONSTRUCTION MAY VARY FROM THOSE INDICATED ON THE DRAWINGS. NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCIES.
- REMOVE EXISTING CEILINGS, UNLESS OTHERWISE NOTED.
- ALL COLUMN WRAPS TO REMAIN.
- ALL VOICE, DATA, AND CATV CABLING MUST BE DEMOLISHED BY THE CERTIFIED VOICE AND DATA CONTRACTOR FOR THE SYSTIMAX COMMSCOPE SOLUTION.
- FIRE EXTINGUISHERS TO REMAIN IN CURRENT LOCATIONS. ANY EXTINGUISHERS THAT NEED TO BE REMOVED TO PERFORM THE WORK CONTRACTOR IS TO CONTACT EH&S AT UNCW TO COORDINATE STORAGE.

DEMOLITION PLAN KEYNOTES

REPRESENTED BY [n]

APPLIES TO DRAWINGS A1.1-A1.2

- ALTERNATE #4 REMOVE EXTERIOR FACE BRICK AND STORE FOR REINSTALLATION
- REMOVE CURTAIN AND TRACK
- REMOVE FLOORING
- REMOVE TILE FLOOR
- REMOVE MASONRY CHIMNEY
- REMOVE DOOR PANEL(S) FRAME TO REMAIN
- ALTERNATE # 6: REMOVE DOOR FRAME
- REMOVE HARD CEILING ABOVE AS REQUIRED TO INSTALL NEW DUCTWORK
- REPAIR ROOF AS REQUIRED TO ACCOMMODATE MECHANICAL EQUIPMENT, COORDINATE WITH FINAL MECHANICAL EQUIPMENT SELECTIONS
- REMOVE HORIZONTAL ASSEMBLY ABOVE TO REMAIN
- GYPSUM COLUMN WRAP TO REMAIN
- REMOVE AND REINSTALL WALL MOUNTED SHELVING
- REMOVE ABANDONED ROOM DIVIDER TRACK ABOVE
- REMOVE GYPSUM BOARD M201 SIDE OF WALL
- PROTECT EQUIPMENT AS NEEDED TO PERFORM WORK
- EXISTING ATTIC AND ROOF ACCESS LADDER TO REMAIN. PROTECT AS REQUIRED.
- REMOVE REFURBISH AND REINSTALL DOOR PANEL
- ALTERNATE # 1 REMOVE EXISTING WINDOW AND TRIM; REFER TO ALTERNATE 1 DEMOLITION DETAIL FOR ADDITIONAL INFORMATION
- ALTERNATE #4 REMOVE EXTERIOR WALL AS REQUIRED TO INSTALL NEW WINDOW AWI
- ALTERNATE # 1 REMOVE EXISTING TRIM
- REMOVE GYPSUM BOARD AS REQUIRED TO INSTALL PIPE
- ALTERNATE #3: REMOVE FLOORING
- ALTERNATE #3A: REMOVE FLOORING
- REMOVE DOOR REOPENING DEVICE
- REMOVE CASEWORK, SHELVING, SINKS, PEG BOARDS AND WHITEBOARD
- REMOVE CASEWORK
- REPAIR COLUMN WRAPS

28 Demo existing catwalk

0' 2' 4' 8' 16'
1/8" = 1'-0"

MOSELEYARCHITECTS

911 N WEST STREET, SUITE 205 RALEIGH, NORTH CAROLINA 27603
PHONE (919) 840-0081
MOSELEYARCHITECTS.COM



ALDERMAN AND KING HALL RENOVATIONS - KING HALL

University of North Carolina Wilmington

SC0#22-24639-01A

601 Hamilton Drive, Wilmington, NC 28403

PROJECT NO:	620589
DATE:	FEBRUARY 10, 2023
REVISIONS	
DATE	DESCRIPTION

ATTIC AND ROOF
DEMOLITION PLAN

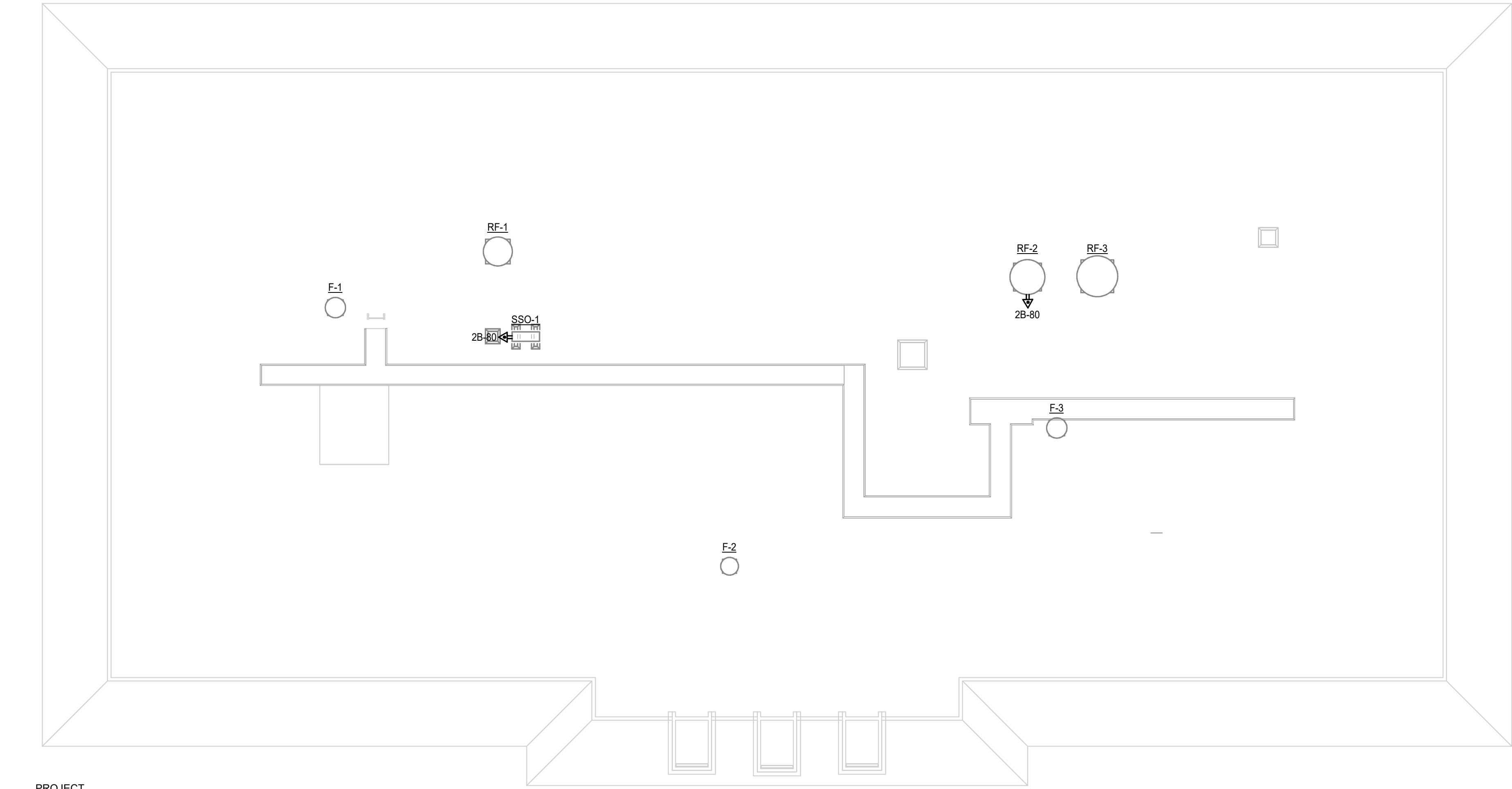
A1.2

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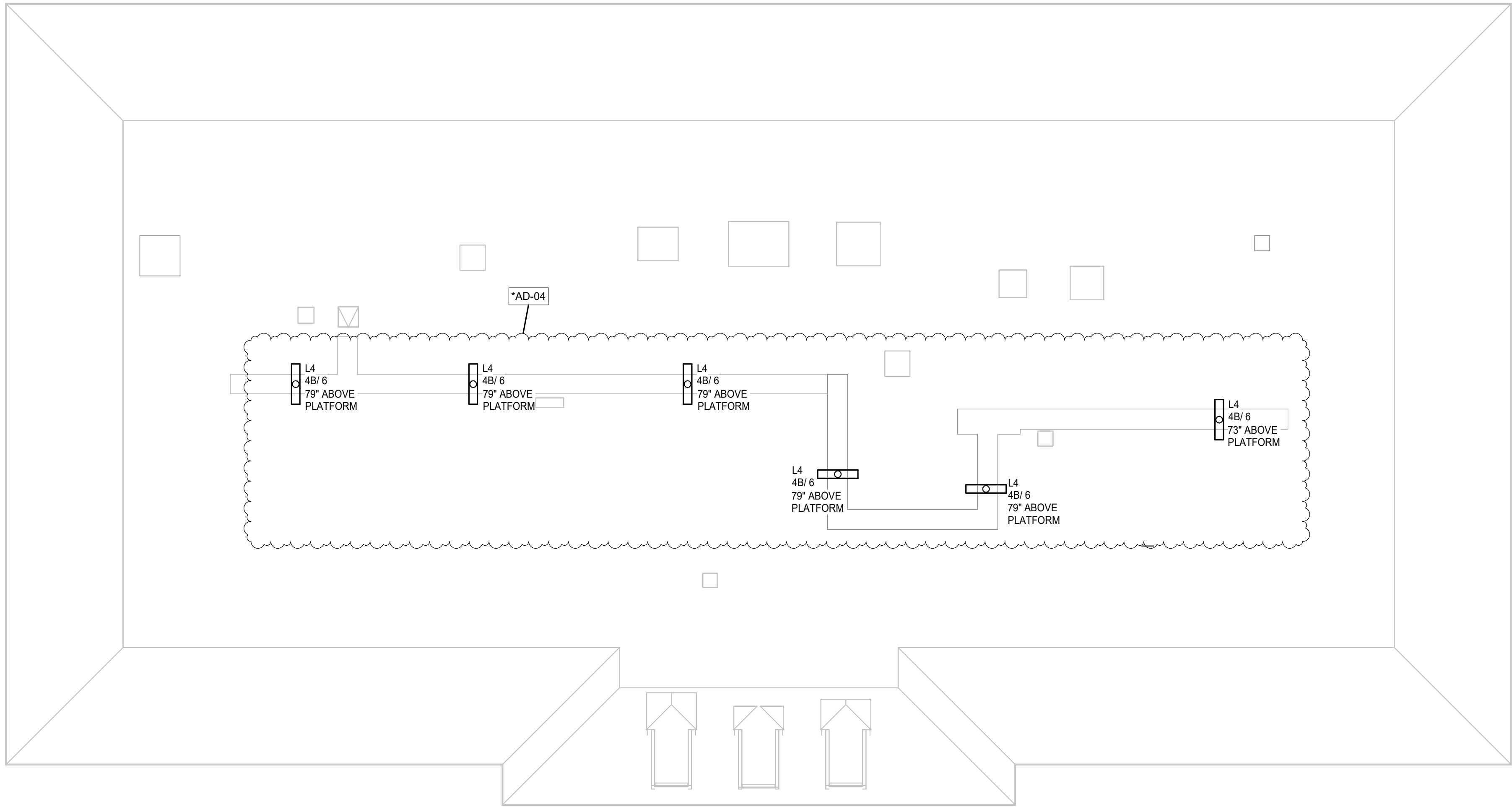
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DIV 23 ELECTRICAL CONNECTION SCHEDULE E2.3								
TAG	VOLTAGE	#	LOAD	PANEL	CCT#	WIRE	DISCONNECTING MEANS	REMARKS
F-1	120 V	1	0.7 KVA	2B	76	(2) #12, (1) #12 E.G IN 3/4"C	MOTOR RATED SWITCH	
F-2	120 V	1	0.3 KVA	2B	75	(2) #12, (1) #12 E.G IN 3/4"C	MOTOR RATED SWITCH	
F-3	120 V	1	0.7 KVA	2B	78	(2) #12, (1) #12 E.G IN 3/4"C	MOTOR RATED SWITCH	
RF-1	120 V	1	1.5 KVA	2A	38	(2) #12, (1) #12 E.G IN 3/4"C	BY DIV 23	
RF-2	208 V	2	2.9 KVA	2A	37,39	(2) #10, (1) #10 E.G IN 3/4"C	BY DIV 23	
RF-3	480 V	3	6.3 KVA	4B	13,15,17	(4) #12, (1) #12 E.G IN 3/4"C	BY DIV 23	
SSO-1	208 V	2	3.2 KVA	2B	55,57	(2) #10, (1) #10 E.G IN 3/4"C	30ANF NEMA 3R	



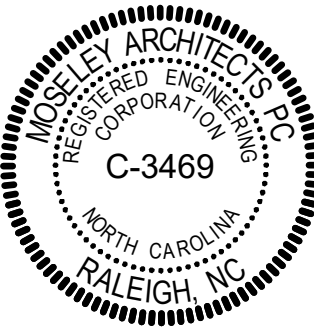
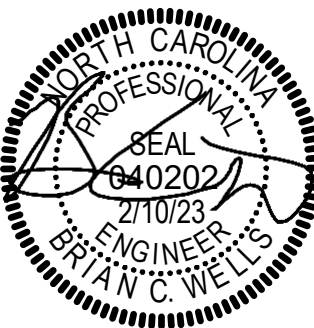
PROJECT
N
1/8" = 1'-0"
POLAR
ROOF PLAN - POWER



PROJECT
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1/8" = 1'-0"
POLAR
ATTIC PLAN - LIGHTING

MOSELEYARCHITECTS

911 N. WEST STREET, SUITE 205 RALEIGH, NORTH CAROLINA 27603
PHONE (919) 840-0091
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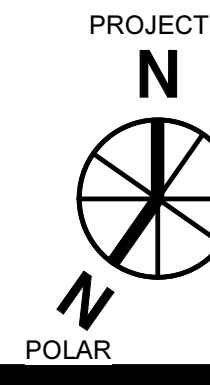
ALDERMAN AND KING HALL RENOVATIONS - KING HALL

University of North Carolina Wilmington
SCO#22-24639-01A
601 Hamilton Drive, Wilmington, NC 28403

PROJECT NO: 620589	
DATE: FEBRUARY 10, 2023	
REVISIONS	
DATE	DESCRIPTION
8/24/2023	*AD-04

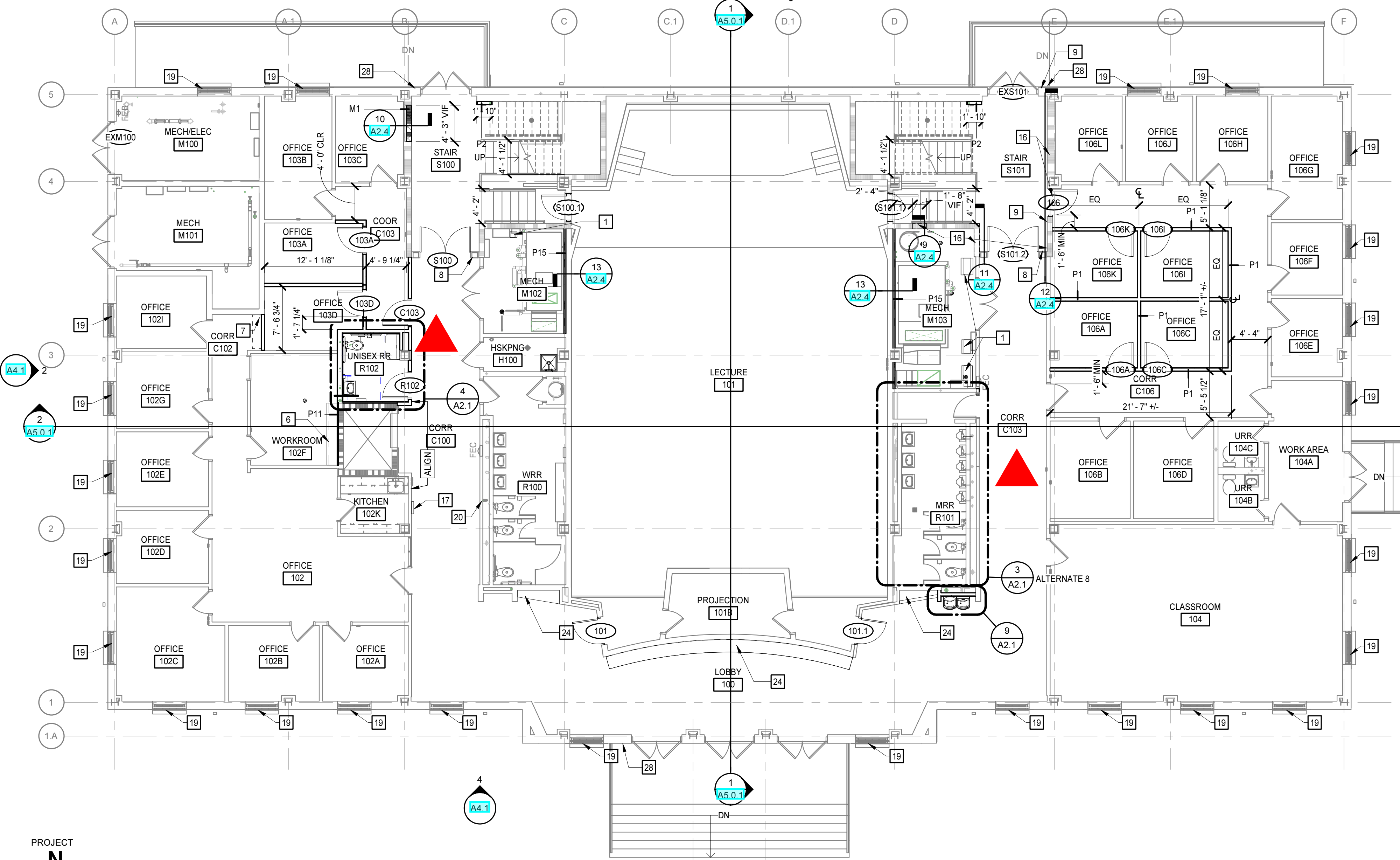
ATTIC & ROOF PLANS

E2.3



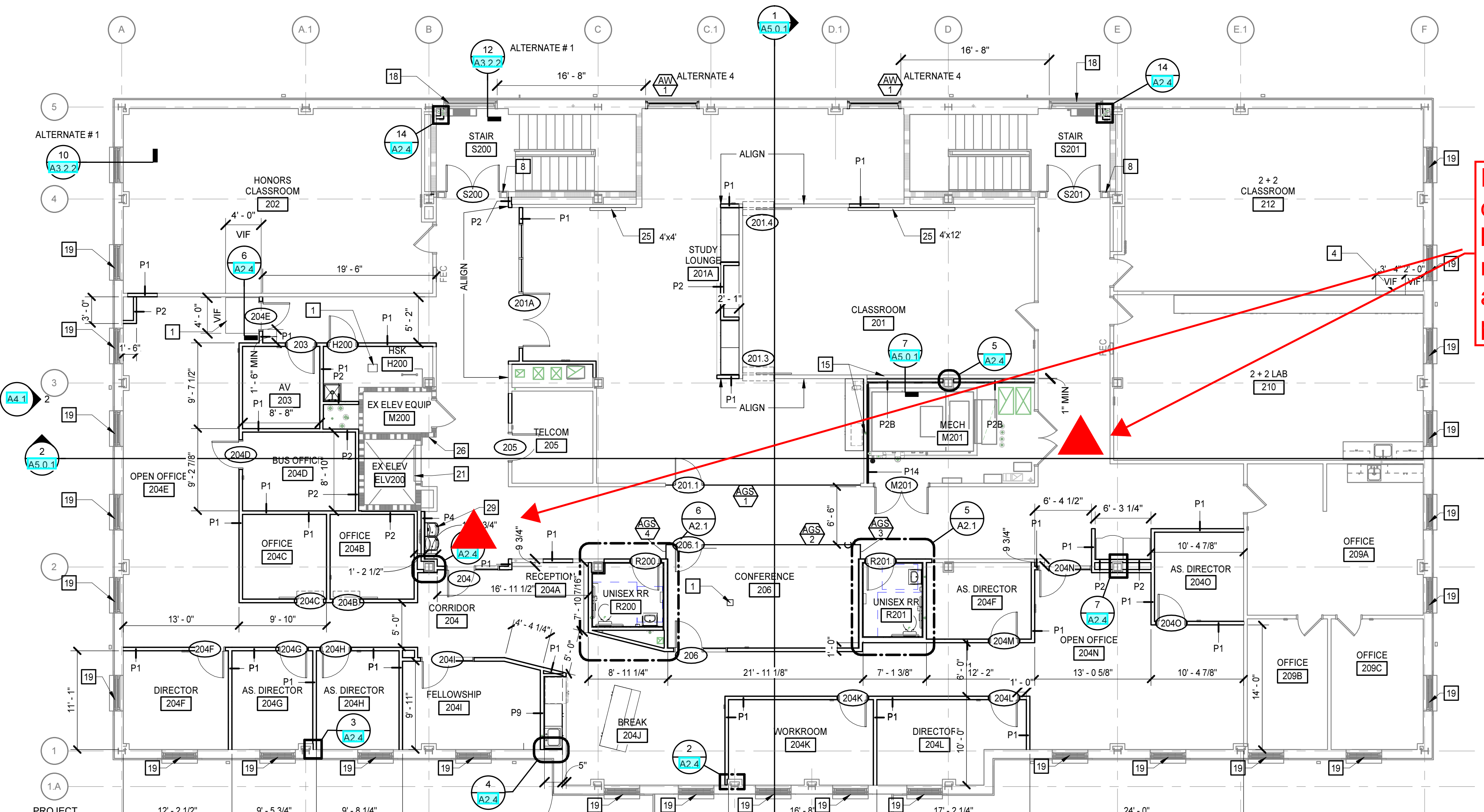
FIRST FLOOR

1/8" = 1'-0"



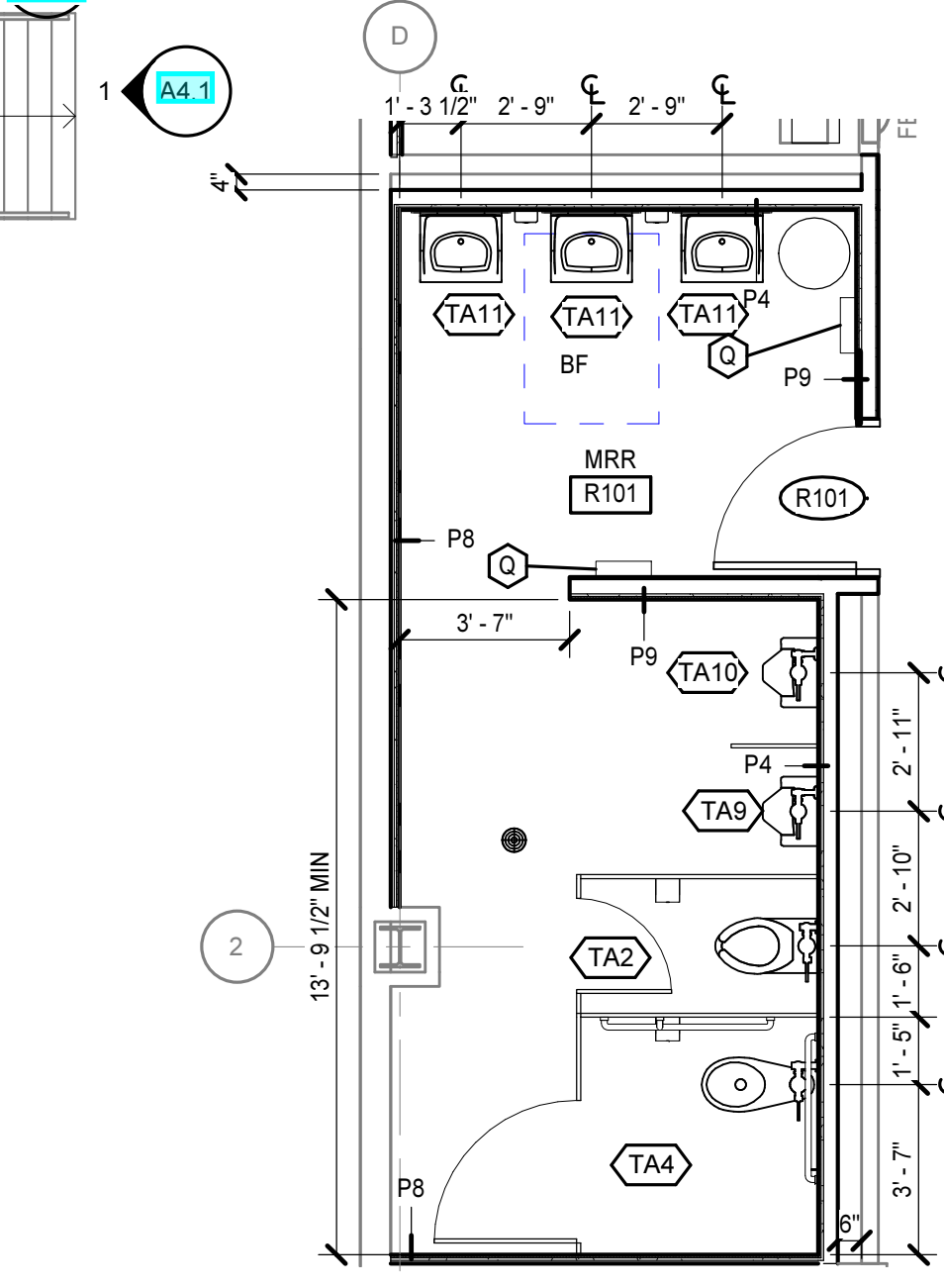
SECOND FLOOR

1/8" = 1'-0"



ALTERNATE 8 MENS TOILET ROOM PLAN

1/4" = 1'-0"



ENLARGED PLAN

1/4" = 1'-0"

ENLARGED PLAN

1/4" = 1'-0"

ENLARGED PLAN

1/4" = 1'-0"

KING HALL ALTERNATE SUMMARY

- ALTERNATE #1: REPLACE EXISTING WINDOWS AND WINDOW SHADES REFER TO A1.1, A2.1, A3.1.1, AND A3.2.2
- ALTERNATE #2: RECOAT FLATROOF REFER TO A2.2
- ALTERNATE #3: PROVIDE CARPET PAINT AND BASE IN FIRST FLOOR OFFICES REFER TO A1.1 AND A3.1.1
- ALTERNATE #3A: PROVIDE CARPET PAINT AND BASE IN FIRST FLOOR CLASSROOM 104 REFER TO A1.1 AND A3.1.1
- ALTERNATE #4: PROVIDE 2 NEW EXTERIOR WINDOWS AND WINDOW SHADES AT ROOM 201A REFER TO A1.1, A2.1, A3.1.1, A3.2.1, AND A3.2.2
- ALTERNATE #5: SCRAPE AND PAINT EXTERIOR TRIM REFER TO A4.1

- A. REFER TO A3.0.3 FOR FINISH SCHEDULE AND PLANS FOR CASEWORK AND FINISH INFORMATION
- B. REFER TO A3.2.2 FOR RATED ASSEMBLIES LEGEND INDICATED BY

Proposed locations of Temp. Power Stands during construction. EC shall coordinate locations with Muter Superintendent. Provide a minimum of 2 per floor. More may be required and EC shall provide if necessary for temporary power requirements during construction.

FLOOR PLAN KEYNOTES

REPRESENTED BY

APPLIES TO DRAWINGS A2.1 - A2.m

- CONCRETE SLAB INFILL. REFER TO FLOOR INFILL SUPPORT DETAIL FOR ADDITIONAL INFORMATION
- PATCH ROOF. REFER TO DETAIL 3A2.2
- 6" CFSF-F FILL WITH BATT INSULATION
- REPAIR GYP WALL PATCH. FINISH TO MATCH EXISTING ADJACENT
- EXISTING RATED HORIZONTAL ASSEMBLIES TO REMAIN
- REINSTALL SHELVING
- REINSTALL SHELVING
- ALTERNATE #6 INSTALL NEW 45 MIN HOLLOW METAL FRAME REFER TO A3.1.1 FOR ADDITIONAL INFORMATION
- AUTO OPERATOR
- ROOF MEMBRANE
- 1/2" COVER BOARD
- 1 1/2" MIN TAPERED POLYISOCYANURATED INSULATION
- 2 1/2" CORRUGATED METAL DECK. REFER TO ROOF INFILL DETAIL ON FOR ADDITIONAL INFORMATION
- UNISTRUT. REFER TO ROOF INFILL DETAIL ON FOR ADDITIONAL INFORMATION
- FILL EXISTING STUD CAVITY WITH SOUND ATTENUATION BLANKETS
- PATCH CMU WALL ABOVE WHERE DUCTWORK WAS REMOVED. VERIFY DIMENSIONS AND LOCATIONS OF OPENINGS IN FIELD
- OFCI SEMI RECESSED AED CABINET. 3'-8" AFF MAX TO LATCH
- ALTERNATE #1 REPLACE EXISTING WINDOW WITH AW 1. REFER TO A3.1.1 AND 12/A3.2.2 FOR ADDITIONAL INFORMATION
- ALTERNATE #1 REPLACE EXISTING WINDOW WITH AW 1. REFER TO A3.1.1 AND 10/A3.2.2 FOR ADDITIONAL INFORMATION
- PATCH AND REPAIR WALL WHERE PIPE INSTALLATION OCCURS
- INSTALL DOOR REOPENING DEVICE
- EXISTING COLUMN WRAP TO REMAIN
- VERIFY LOCATION OF JOISTS BELOW AND COORDINATE PLUMBING PENETRATIONS
- BENCH REFER TO B1A.1 FOR ADDITIONAL INFORMATION
- MARKER BOARD
- SIGN TYPE 5. REFER TO A3.3.7
- KNOX BOX
- MOUNTING HEIGHT FOR ACCESSIBLE SPOUT SHALL BE 36" MAX ABOVE FLOOR
- EXISTING CATWALK
- NEW CATWALK
- 1 1/2" PAINTED STEEL PIPE POST 4'-0" OC MAX
- 4'-0" PAINTED STEEL PIPE RAIL

TOILET ASSEMBLIES

APPLIES TO DRAWING A2.1

REPRESENTED BY

MARK	REMARKS	PLAN
TA1		
TA2	OMIT	
TA3		
TA4	OMIT	
TA7		
TA8	OMIT	

MARK	REMARKS	PLAN
TA9	NOTE D	
TA10	NOTE D	
TA11	CENTER OVER LAVATORY	

LEGEND NOTES:

A. HANDING/ORIENTATION MAY VARY. REFER TO PLANS FOR PROPER ORIENTATION

B. PLUMBING FIXTURE GRAPHICS IN THIS LEGEND ARE REPRESENTATIVE ONLY. ACTUAL PLUMBING FIXTURES MAY VARY.

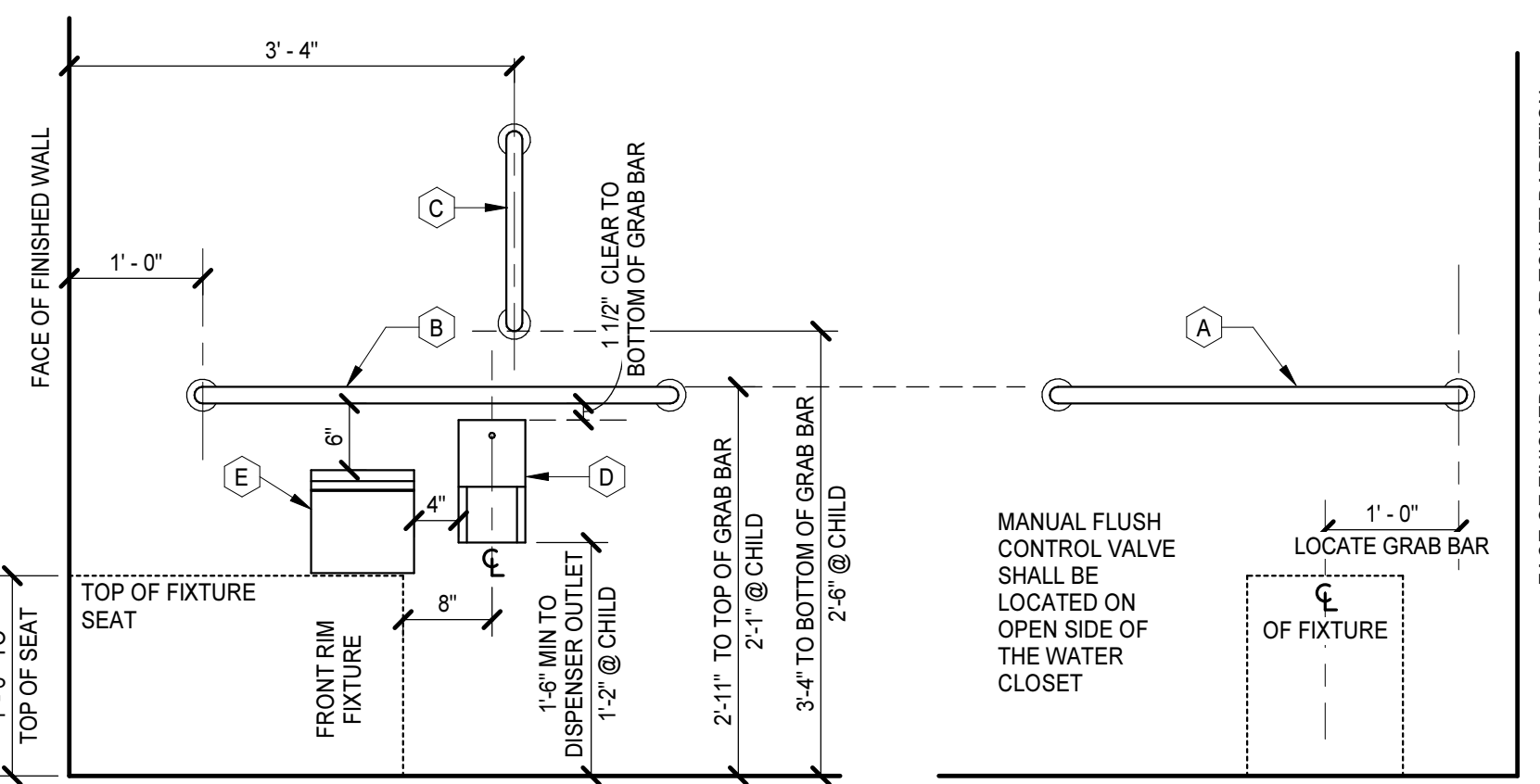
C. COATROBE HOOKS INDICATED ON THE BACK OF TOILET COMPARTMENT DOORS ARE PART OF THE TOILET COMPARTMENT ASSEMBLY AND ARE NOT CONSIDERED A TOILET ACCESSORY.

D. URINAL PARTITIONS SHALL EXTEND NOT LESS THAN 1'-10" OR TO A POINT NOT LESS THAN 6" BEYOND THE OUTERMOST FRONT LIP OF THE URINAL AS MEASURED FROM THE FINISHED BACK WALL SURFACE, WHICHEVER IS GREATER

TOILET ACCESSORIES SCHEDULE

MARK	DESCRIPTION	MOUNTING HEIGHT	REMARKS
A	36" HORIZONTAL GRAB BAR	REFER TO WATER CLOSET ELEVATIONS	
B	42" HORIZONTAL GRAB BAR	REFER TO WATER CLOSET ELEVATIONS	
C	18" VERTICAL GRAB BAR	REFER TO WATER CLOSET ELEVATIONS	
D	TOILET TISSUE DISPENSER	REFER TO WATER CLOSET ELEVATIONS	OWNER FURNISHED CONTRACTOR INSTALLED
E	SANITARY NAPKIN DISPOSAL	REFER TO WATER CLOSET ELEVATIONS	OWNER FURNISHED CONTRACTOR INSTALLED
F	SOAP DISPENSER	2'-4" AFF TO DISPENSING OUTLET	OWNER FURNISHED CONTRACTOR INSTALLED
G	MIRROR (24" x 48"), OVER LAV AND COUNTERTOP	3'-4" AFF TO BOTTOM OF REFLECTIVE SURFACE	
H	PAPER TOWEL DISPENSER	3'-4" AFF TO DISPENSING OUTLET	OWNER FURNISHED CONTRACTOR INSTALLED
R	CHANGING STATION	3'-6" MAX AFF TO LATCH	

- ACCESSORY ITEMS ARE IDENTIFIED BY ON PLANS. LETTERS CORRESPOND TO SCHEDULE ABOVE.
- ACTUAL DIMENSIONS OF ACCESSORIES MAY VARY. COORDINATE DIFFERENCES, IF ANY.
- REFER TO ALL CASEWORK ELEVATIONS FOR ADDITIONAL TOILET ACCESSORY LOCATIONS.
- PROVIDE MOP AND BROOM HOLDER W/ SHELF WALL OF SINK (NOT ON WALL ABOVE FAUCET). AT ALL CUSTODIAL/ANTHROPOLITIC SINKS. MOUNT AT 5'-0" AFF TO CENTERLINE AND LOCATE ON SIDE WALL OF SINK (NOT ON WALL ABOVE FAUCET).
- PROVIDE ROBE HOOK ON INTERIOR FACE OF ALL TOILET ROOM DOORS WHEREIN ONLY ONE WATER CLOSET IS PROVIDED. MOUNT AT 3'-11" AFF TO TOP.



WATER CLOSET ELEVATIONS

NO SCALE

