

ADDENDUM 1

Date: July 29, 2025

To: All Bidders

From: **Jenkins•Peer Architects**  
Charlotte, N.C.

Re: UNC Pembroke – Business Administration Building Demolition  
SCO ID: 23-27505-02A  
JPA Project #: 23PEM345

**NOTICE to BIDDERS:**

Bidder is hereby notified that this Addendum shall hereby become a part of the Construction Documents and the official Contract Documents, and shall be attached to the Project Manual for the Project.

The following items are intended to revise and clarify the Drawings and the Project Manual.

**General Note:**

This Addendum includes the following groups and subsequent “items” referring to various parts of the Contract Documents. Note that some “items” may refer to Bulletin Drawings or new Specification Sections which are attached at the back of the Addendum.

<b><u>PREBID RFI QUESTIONS AND RESPONSES</u></b>	9 Items
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<b><u>SUMMARY EARLY DEMOLITION PACKAGE</u></b>	
Project Manual & Technical Specifications Sections	1 Item
Drawing Sheets	2 Items

**PREBID RFI QUESTIONS AND RESPONSES**

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Item 1. Will contractors be responsible for providing their own utilities?

*RESPONSE:*

*UNC Pembroke confirmed that contractors will be responsible for their own utilities.*

Item 2. Will the contractor be responsible for maintaining/repairing the project Lay-Down Area after project completion?

*RESPONSE:*

*Moderate wear on Laydown Area is anticipated and will not need to be repaired by contractor unless severe erosion observed.*

Item 3. Is the construction fence intended for only the demo project?

*RESPONSE:*

*Construction fence is a temporary assembly for demolition project only. See spec section 01 50 00-1 for more information.*

Item 4. Will contractor be responsible for electrical disconnects?

*RESPONSE:*

*Yes, contractor will need to coordinate disconnects.*

Item 5. Does the existing terrazzo floor need to be protected?

*RESPONSE:*

*No.*

Item 6. Will potential subfloor elements need to be removed in video room?

*RESPONSE:*

*No, contractor will only be responsible for demolition of above floor risers.*

Item 7. Does the Level 2 floor slab have the carrying capacity for lifts?

*RESPONSE:*

*Due to the overall thickness of the existing floor slab, the project structural engineer does not recommend the use of scissor lifts on Level 2.*

Item 8. Is a copy of the bond acceptable or do you require the original bond?

*RESPONSE:*

*The original bond is required to be submitted as part of the bid.*

Item 9. Would you please outline how you will handle delays by the owner's team (engineers) in the context of liquidated damages? You give 75 days to complete the project, which is very tight given the scope. My concern would be the availability of the engineering team to meet with the CG in a timely manner. To be sure, your instructions state that after the ceiling is opened then the GC would meet with the structural engineer. What surety can you offer the GC to ensure a member of the team can meet in a timely manner, since there is a \$150 per day fine for delays past 75 days? - and especially when given the (liquidated damages) language in paragraph G.

*RESPONSE:*

*If the architect/engineer cannot meet in a timely fashion, consideration will be given to the GC in the form of additional contract time.*

**PROJECT MANUAL & TECHNICAL SPECIFICATIONS DIVISIONS (EARLY DEMOLITION PACKAGE)**

**Item 1.** Section 01 50 00-Part 1.6C: Change “Western Carolina University” to “UNCP”.

**Item 2.** Section 01 50 00-Part 1.6D: Change “WCU” to “UNCP”.

**Item 3.** Section 01 50 00-Part 1.10A: Delete “See enclosed University project sign detail”.

**Item 4.** Section 01 50 00-Part 1.10B: Delete “Sign shall be fabricated as indicated on the Drawings”.

**DRAWING SHEETS (EARLY DEMOLITION PACKAGE)**

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**Item 5.** SHEET AD101 & AD102: Removed Key Note 11 requesting that stone toilet partitions be salvaged. Toilet partitions are to be demolished.

**Item 6.** SHEET TD101: Added note “Remove data box and coax cables from Level 1 Mechanical Room.”  
See revised sheet for complete information.

**End of ADDENDUM A**

Attachments:

- Revised Specification Sections as noted above.
- Revised Drawing Sheets as noted above.
- Site Plan for Laydown/Staging Area - for reference only.
- Pre-Bid Meeting Notes (including sign-in sheets).

## SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

### PART 1 - GENERAL

#### 1.1 SECTION INCLUDES

- A. Temporary Controls: Barriers and fencing.
- B. Stairs, ramps, scaffolding and ramps.
- C. Vehicular access and parking.
- D. Waste removal facilities and services.
- E. Project identification sign.
- F. Field offices.
- G. Toilet facilities

- 1.1a Coordinate with the GC and UNCP (owner) for complete breakdown of temporary facilities and control provisions and responsibilities

#### 1.2 BARRIERS

- A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public and to protect existing facilities and adjacent properties from damage from construction operations.
- B. Provide barricades required by for public rights-of-way.
- C. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

#### 1.3 FENCING

- A. The General Contractor shall provide a suitable construction fence around work area within contract limits, located so as to permit sufficient area for storage of materials and conduct of work by all trades.
  - 1. The GC shall coordinate with the Contractors for the BAB Abatement scheduled to be completed prior to Demolition and to assume responsibility and contractual rental obligations for construction fence currently in use for both the Abatement and Demolition phase. GC shall modify fence and associated installations as needed to comply with requirements indicated in the Contact Documents for this project.
- B. Materials and methods of fence construction shall be adequate to provide for the safety and

security of the project site and shall be the General Contractor's responsibility to select; however as a minimum standard, fence shall be chain link type, minimum six feet high, consisting of 9 gauge wire fabric supported on posts set firmly in the ground at 10 feet o.c. minimum and a top rail. Provide gates as required. The University will provide the General Contractor with a gate lock and keys for the site fence. No barbed wire will be permitted.

- C. Screening: Provide screening over all chain link fencing as approved by the Architect and the University.
- D. Remove and relocate fence when it interferes with the work of any trade.
- E. Keep gates closed at all times and locked during non-working hours. Owner shall be given copy of key to gate.

#### 1.4 WATER CONTROL AND USAGE

- A. The General Contractor or each subcontractor, as the case may be, shall provide water control for all work performed under the contract. Furnish all labor and necessary equipment and provide all necessary products for the temporary control of surface water and seepage water during construction. Furnish and operate pumps and other equipment required to keep all excavations, pits, and trenches free from water at all times. Dikes and ditches shall be constructed around excavations and elsewhere as necessary to prevent surface water from flooding the excavations or standing in areas adjacent to excavations, in work areas or in product storage areas. The GC shall take all necessary precautions to protect adjacent areas and properties from damage. He shall not divert water onto adjacent areas and properties at points other than that which would be considered the natural flow, prior to construction, without the expressed consent of the Owner in writing with a copy to Architect. He shall take steps to prevent the erosion of soil, earth and other material and the conduction of the eroded materials onto adjacent properties, and shall be responsible for the removal of such materials, the restoration of adjacent areas to their original condition, and at the proper time, the removal of all water control means and methods.
- B. Water Service: The Owner shall pay for water service use charges for water used by all entities for construction operations.

#### 1.5 STAIRS, RAMPS, SCAFFOLDING AND HOISTS

- A. Each subcontractor shall provide and maintain temporary scaffolding, ramps, and runways as required.
- B. Hoisting of materials and equipment shall be provided by the contractor requiring such hoisting.
- C. All apparatus, equipment, and construction included in this article shall be in accordance with all applicable state and local laws.
- D. The GC shall provide roof protection as necessary where scaffolds and chutes are used.

#### 1.6 VEHICULAR ACCESS AND PARKING

- A. Coordinate access and haul routes with governing authorities and Owner.
- B. Provide and maintain access to fire hydrants, free of obstructions.
- C. Provide temporary parking areas to accommodate construction personnel. When site parking is not available, contractor employees will park vehicles in parking lots designated by UNCP.
- D. The GC shall coordinate with UNCP on parking requirements.
- E. The cost of parking for all construction vehicles is the responsibility of the contractor(s).

#### 1.7 TREE AND PLANT PROTECTION

- A. GC and sub-contractors are hereby reminded and cautioned that care shall be exercised to protect trees and plants, which are to remain during the progress of the Project. Suitable barriers shall be provided around all trees and plants that are to remain and which are in the construction area and product handling area. All damage to such trees and plants shall be repaired; broken limbs properly and neatly pruned and painted with pruning paint; all trunk damage neatly dressed and painted with pruning paint. Any trees and plants which are excessively damaged shall be replaced in like, kind, size, and species by the GC at no additional cost. All work shall be by a recognized and approved nursery.
- B. All grading around trees and plants to remain shall be such that the root system shall not be disturbed. Earth shall not be temporarily piled around trees and plants, nor shall earth be graded to the trees and plants above the natural root depth for that particular species.
- C. Established trees and plants, which are in the way of construction and which are in the material handling areas, shall be removed and stored for future replanting. The services of a recognized and approved nursery shall be employed to remove the trees and plants and prepare them for storage. Removed trees and plants shall be properly balled and burlapped in accordance with their size. During the time of storage, they shall be properly watered and cared for in accordance with the instructions from the nursery. After the construction work is completed, the stored trees and plants shall be replanted, and those trees and plants not replanted shall be disposed of as directed by the Owner.

#### 1.8 ACCESS ROADS AND PARKING AREAS

- A. The GC shall provide and maintain for the duration of the Contract, a graded and graveled site access road within the boundaries of construction limits for the use of himself, his subcontractors, his product suppliers as the case may be. Additional access ways shall be furnished and maintained to the product storage areas and the work itself. All access roads and ways shall be properly maintained for passage during all weather conditions while work is being performed.
- B. Additional access roads and parking areas shall be furnished and maintained during all weather conditions for the use of the Owner, Owner's visitors, and other persons and services having proper business at the Project until permanent roads and parking areas are provided.

- C. Should access roads not be located for permanent roads, they shall be removed, prepared for grassing, and grassed. Otherwise, they shall be prepared for permanent roads.
- D. Coordinate access and haul routes with governing authorities and Owner.
- E. Provide and maintain access to fire hydrants, free of obstructions.
- F. The GC shall be responsible for keeping streets and surrounding sidewalks free from mud, dirt and debris at all times and shall remove the aforementioned from streets and sidewalks daily or as often as necessary to keep streets clean. If the GC fails to keep streets clean and clear, the Owner may remove mud, dirt and debris or have it removed. The cost of this removal may be deducted from any amounts due or to become due to the GC.
- G. Provide and maintain temporary sidewalks, fences, or other structures required by law so as to not obstruct or interfere with traffic in public streets, walkways or private right-of-way. Leave an unobstructed way along public and private places for pedestrians and vehicles.
- H. Provide emergency egress from existing occupied areas at all times as required by authorities having jurisdiction. Maintain egress path in compliance with requirements of North Carolina State Building Code requirements.

#### 1.9 WASTE REMOVAL

- A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.
- B. Remove trash from site periodically.

#### 1.10 PROJECT IDENTIFICATION

- A. A shop drawing of the project identification sign must be approved by the University prior to fabrication. No directional signs will be permitted without the University's permission. Contractors are not permitted to install any sign, anywhere on the site, off the site on University property, or on any equipment on the site, without explicit written approval of the Owner.
- B. Location of any sign shall be approved by the Owner. Should any sign be moved from its initial location, the new location shall be approved by the Owner. All signs shall be maintained by the project expeditor in first class condition throughout the Contract by repainting, repairing, and re-erecting as necessary and as required.

#### 1.11 FIELD OFFICE AND SHEDS

- A. Location of all temporary offices and storage sheds shall be approved by the Architect and owner.
- B. Storage Sheds shall be provided and maintained by the GC and/or subcontractors in accordance with the requirements of the Contract Documents. Open trailers and flat beds for materials

storage are prohibited unless authorized in writing by the Owner.

- C. General Contractor's Field Office: The GC shall provide and maintain, as part of the Contract, a weathertight and secure office for his daily use and for meeting space. Office shall have lighting, electrical outlets, telephone and facsimile machine, heating, cooling and be equipped with sturdy furniture, drawing rack and drawing display table. Office shall have an illuminated and ventilated toilet room containing 1 water closet, 1 lavatory with mirror and a supply of toilet tissue, paper towels and liquid hand soap. The office shall be large enough for the GC's own use and for use as a coordination office to include meeting space with tables and chairs for 12 people. All utilities, supplies, cleaning, and maintenance shall be by the GC as part of the Work and at no additional cost. Provide telephone service as called for hereinbefore. All temporary offices and conference areas shall be smoke free.

#### 1.12 FIRST AID KITS

- A. General Contractor and each Prime Subcontractor shall provide adequate provisioned first aid kits on the Project site for personnel employed by him and for the convenience of workmen employed by their Sub-subcontractors.

#### 1.13 TOILET FACILITIES

- A. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.

#### 1.14 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

- A. Remove temporary utilities, equipment, facilities, materials, prior to Final Acceptance.
- B. Remove underground installations to a minimum depth of 2 feet.
- C. Clean and repair damage caused by installation or use of temporary work.

PART 2 - PRODUCTS - NOT USED

PART 3 - EXECUTION - NOT USED

END OF SECTION 01 50 00





7/29/2025



1 University Drive,  
Pembroke, NC  
28372

STUDENT CENTER AT  
THE BUSINESS ADMIN  
BUILDING

Code 0000 / Item 000 / File 000000

TAG	DESCRIPTION	DATE
A	ADDENDUM 1	07.29.2025

Project: 23-27505-02A

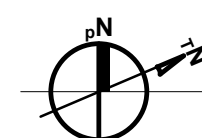
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Checked By: JK

Date: 7/29/2025

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DEMOLITION PLAN  
- LEVEL 1



ADDENDUM 1

AD101

DEMOLITION PLAN - EARLY DEMO PACKAGE - KEY NOTES	
DE	NOTE
1	REMOVE INTERIOR METAL STUD WALLS AND FINISHES IN ITS ENTIRETY
2	REMOVE INTERIOR CMU WALL AND FINISHES IN ITS ENTIRETY
3	REMOVE COLUMN ENCLOSURE
4	REMOVE FLOORING, WALL BASE, AND ALL FLOORING ADHESIVES DOWN TO BARE CONCRETE
5	REMOVE DOOR, FRAME, AND ASSOC. HARDWARE IN ITS ENTIRETY
6	REMOVE CASEWORK, EQUIPMENT, AND ASSOC. HARDWARE IN ITS ENTIRETY
7	REMOVE PLUMBING FIXTURES, PARTITIONS, AND ACCESSORIES IN ITS ENTIRETY. COORDINATE WITH PLUMBING DEMOLITION DRAWINGS.
8	REMOVE HANDRAILS AND ACCESSORIES IN ITS ENTIRETY
9	DEMO TIERED CAST IN PLACE STEPS; 6" TIERS GRIND EXISTING ON GRADE CONCRETE TO ACCEPTABLE SMOOTHNESS TO RECEIVE NEW FLOORING
10	REMOVE 2" NON-STRUCTURAL CONCRETE FILL MORTAR BED. GRIND EXISTING ON GRADE CONCRETE TO ACCEPTABLE SMOOTHNESS TO RECEIVE NEW FLOORING
11	NOT IN USE
12	REMOVE SCUF LADDER
13	OWNER EQUIPMENT AND ASSOCIATED CABLING IN THIS AREA TO BE REMOVED BY OWNER. COORDINATE WITH OWNER PRIOR TO WORK
14	ROOF DRAIN PIPE TO REMAIN. CONTRACTOR TO ENSURE PIPES REMAIN UNDISTURBED DURING DEMOLITION OF COLUMN ENCLOSURE
15	PLASTER BEAM COVER TO REMAIN

DEMOLITION PLAN LEGEND

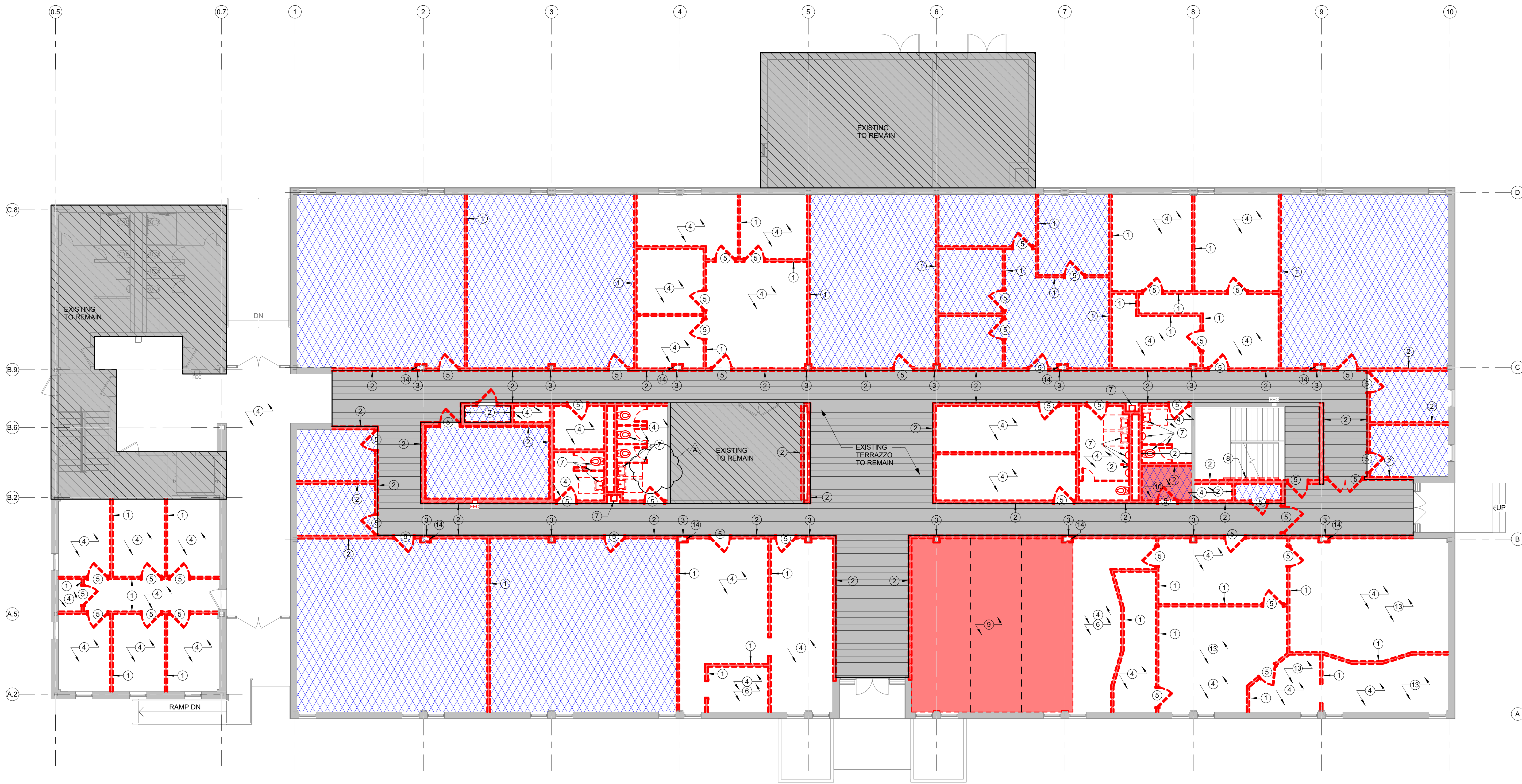
	DOOR TO BE REMOVED		HAZMAT REMEDIATION EXTENTS - AREAS IDENTIFIED IN PLAN WILL BE ABATED PRIOR TO DEMOLITION PHASE. FLOOR FINISH AND ADHESIVES WILL BE REMOVED AND CONCRETE GRINDED TO ACCEPTABLE SMOOTHNESS TO RECEIVE NEW FLOORING
	EXISTING DOOR TO REMAIN		EXISTING TO REMAIN
	EXISTING WALL TO BE DEMOLISHED		EXISTING TERRAZZO TO REMAIN
	PARTITION TO REMAIN		EXISTING RAISED FLOOR CONDITION TO BE DEMOLISHED
	EXISTING 2X4 LIGHT TO BE DEMOLISHED		
	EXISTING 2X2 LIGHT TO BE DEMOLISHED		

DEMOLITION GENERAL NOTES

- ELEMENTS TO BE DEMOLISHED ARE SHOWN WITH DASHED LINES UNLESS OTHERWISE INDICATED ON DRAWINGS.
- NO LOAD BEARING WALLS, STRUCTURE, STRUCTURAL FLOOR OR STRUCTURAL ELEMENT SHALL BE WEAKENED OR REMOVED UNLESS NOTED OTHERWISE BY THE STRUCTURAL ENGINEER.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. ANY DISCREPANCIES OR INSISTENCIES BETWEEN THE CONTRACT DOCUMENTS AND THE ACTUAL EXISTING CONDITIONS SHALL BE DOCUMENTED AND NOTICE MADE TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- DIMENSIONS GIVEN ON DEMOLITION PLAN SHALL BE FIELD VERIFIED AND COORDINATED WITH FLOOR PLANS FOR NEW LAYOUT PRIOR TO DEMOLITION. CONTRACTOR SHALL DOCUMENT AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR INCONSISTENCIES PRIOR TO DEMOLITION.
- ANY OPENINGS CREATED OR EXPOSED IN THE BUILDING ENVELOPE (EXISTING FLOORS, WALLS AND ROOFS) TO REMAIN SHALL BE SEALED WITH TEMPORARY WEATHERTIGHT INFILL CONSTRUCTION SIMULTANEOUS WITH DEMOLITION TO RESIST INTRUSION OF MOISTURE, WEATHER AND PESTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION SUCH THAT DUST, SMOKE, AND OTHER CONTAMINANTS ARE NOT INTRODUCED TO ANY OCCUPIED SPACE. NEWLY MADE, NEWLY UNCOVERED, EXISTING ABANDONED AND EXISTING UNPROTECTED PENETRATIONS IN FLOORS, WALLS, AND PARTITIONS SHALL BE PATCHED. INFILL SHALL BE FOR FIRE RATED CONSTRUCTION WHERE REQUIRED.
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- EXISTING STRUCTURE AND FINISHED SURFACES SCHEDULED TO REMAIN WHICH ARE DAMAGED IN THE COURSE OF DEMOLITION SHALL BE REPAIRED OR REPLACED WHERE REPAIRS ARE OBJECTIONABLE TO ARCHITECT.
- PATCH, REWORK, SKIN EXISTING WALLS WHERE REQ'D FOLLOWING DEMOLITION OF FINISHES TO REMAIN. TOUCH UP AS NEEDED.
- CONTRACTOR SHALL NOTIFY OWNER & ARCHITECT PROMPTLY OF ANY CONDITION UNCOVERED WHICH SHOWS EVIDENCE OF DETERIORATED STRUCTURE, BUILDING ENVELOPE OR LIFE SAFETY ELEMENT WHICH IS SLATED TO REMAIN.
- IN ALL WALLS INDICATED TO BE REMOVED, CONTRACTOR IS RESPONSIBLE FOR DISCONNECTING TO NEAREST JUNCTION BOX AND REMOVING OR CAPPING ANY ELECTRICAL AND PLUMBING LINES BACK TO PANEL OR RISER.
- CONTRACTOR TO REMOVE ALL WALL MOUNTED TACKBOARD/MARKERBOARD SURFACES/SHELVING/ACCESSORIES, TYP. U.N.O. PATCH AND FILL HOLES FROM MOUNTED ACCESSORIES IN EXTERIOR WALLS WHERE REQUIRED. RETURN ALL REMOVED BOARDS TO OWNER.
- CONTRACTOR TO REMOVE ALL MILLWORK, EQUIPMENT, AND ASSOCIATED HARDWARE IN ITS ENTIRETY, TYP. U.N.O.
- CONTRACTOR TO SCHEDULE SITE VISIT WALKTHROUGH OF BUILDING WITH ARCHITECT AND STRUCTURAL ENGINEER UPON DEMOLITION OF CEILINGS AND PRIOR TO DEMOLITION OF WALLS TO REVIEW EXPOSED STRUCTURE. ARCHITECT AND ENGINEERS WILL REQUIRE AT LEAST 2 WEEKS NOTICE TO PREP FOR SITE VISIT.
- CONTRACTOR TO PROVIDE SUITABLE 42" GUARDS FOR FALL PROTECTION AT FLOOR OPENINGS, INSTALLED SEMI-PERMANENTLY BEFORE END OF DEMOLITION. JOBSITE SAFETY THROUGHOUT DEMOLITION IS THE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEMPORARY SHORING FOR STAIR ELEMENTS IF REQUIRED.

ABATEMENT & ACM/PCB REMOVAL

- ALL ABATEMENT WORK BY OWNER IS SCHEDULED TO BE COMPLETE PRIOR TO EARLY DEMOLITION WORK. INFORM ARCHITECT IF ANY SUSPECTED HAZARDOUS MATERIAL IS REMAINING FROM PREVIOUSLY COMPLETED ABATEMENT
- HAZMAT REPORT CAN BE MADE AVAILABLE UPON REQUEST FROM THE OWNER. THIS INFORMATION IS FOR THE BIDDER'S CONVENIENCE AND IS INTENDED TO SUPPLEMENT RATHER THAN SERVE IN LIEU OF BIDDER'S OWN INVESTIGATIONS. THEY ARE MADE AVAILABLE FOR BIDDER'S CONVENIENCE AND INFORMATION, BUT ARE NOT A WARRANTY OF EXISTING CONDITIONS. THESE DOCUMENTS AND ANY ATTACHED ARE NOT PART OF THE CONTRACT DOCUMENTS.



1 DEMOLITION PLAN - EARLY DEMO PACKAGE - LEVEL 1

1/8" = 1'-0"





7/29/2025



1 University Drive,  
Pembroke, NC  
28372

STUDENT CENTER AT  
THE BUSINESS ADMIN  
BUILDING

Code 0000 / Item 000 / File 000000

TAG	DESCRIPTION	DATE
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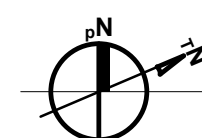
Drawn By: HT

Checked By: JK

Date: 7/29/2025

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DEMOLITION PLAN  
- LEVEL 2



ADDENDUM 1

AD102

DEMOLITION PLAN - EARLY DEMO PACKAGE - KEY NOTES

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DEMOLITION GENERAL NOTES

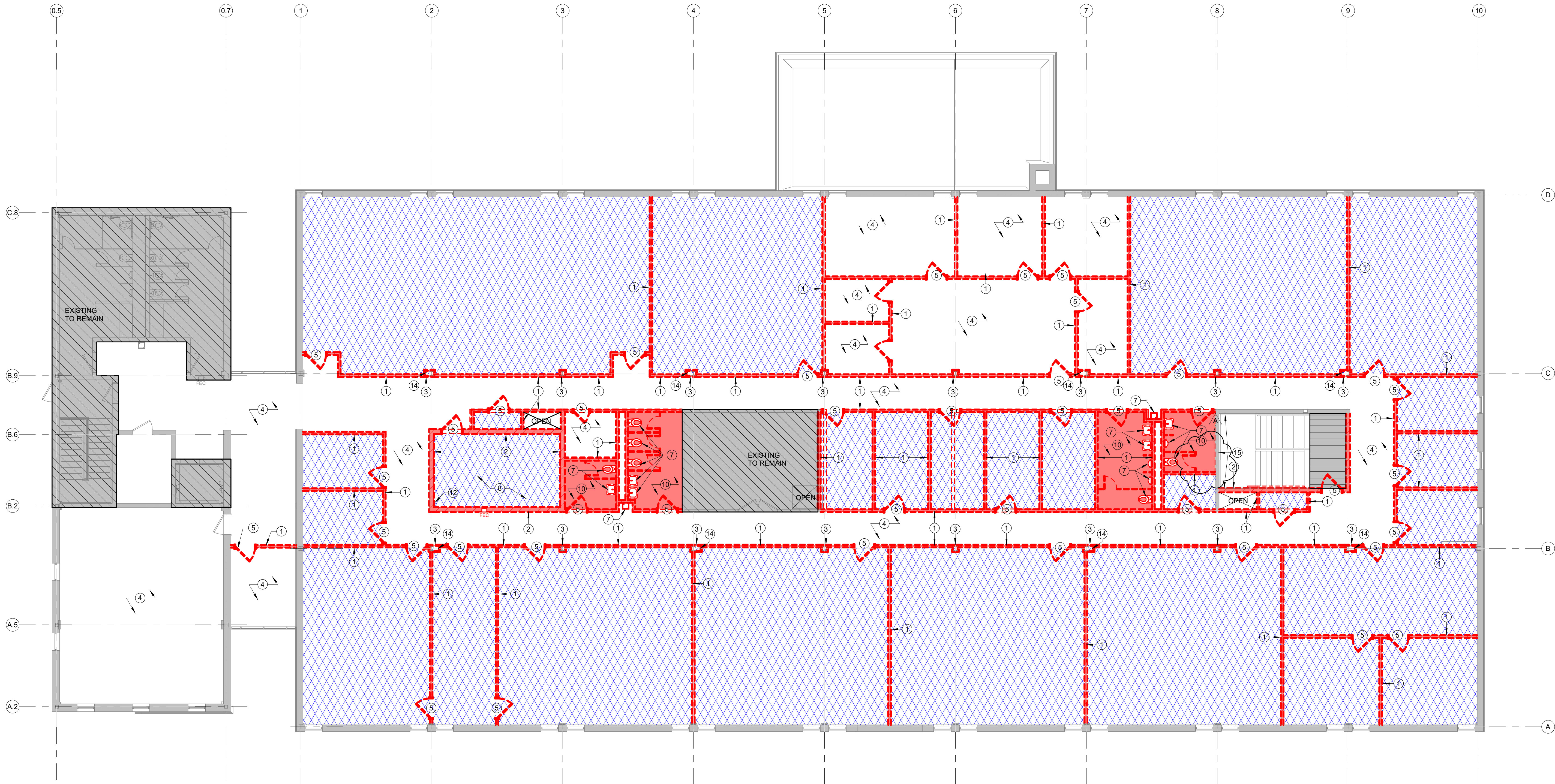
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- CONTRACTOR TO PROVIDE TEMPORARY SHORING FOR STAIR ELEMENTS IF REQUIRED.

ABATEMENT & ACM/PCB REMOVAL

- ALL ABATEMENT WORK BY OWNER IS SCHEDULED TO BE COMPLETE PRIOR TO EARLY DEMOLITION WORK. INFORM ARCHITECT IF ANY SUSPECTED HAZARDOUS MATERIAL IS REMAINING FROM PREVIOUSLY COMPLETED ABATEMENT
- HAZMAT REPORT CAN BE MADE AVAILABLE UPON REQUEST FROM THE OWNER. THIS INFORMATION IS FOR THE BIDDER'S CONVENIENCE AND IS INTENDED TO SUPPLEMENT RATHER THAN SERVE IN LIEU OF BIDDER'S OWN INVESTIGATIONS. THEY ARE MADE AVAILABLE FOR BIDDER'S CONVENIENCE AND INFORMATION, BUT ARE NOT A WARRANTY OF EXISTING CONDITIONS. THESE DOCUMENTS AND ANY ATTACHED ARE NOT PART OF THE CONTRACT DOCUMENTS.

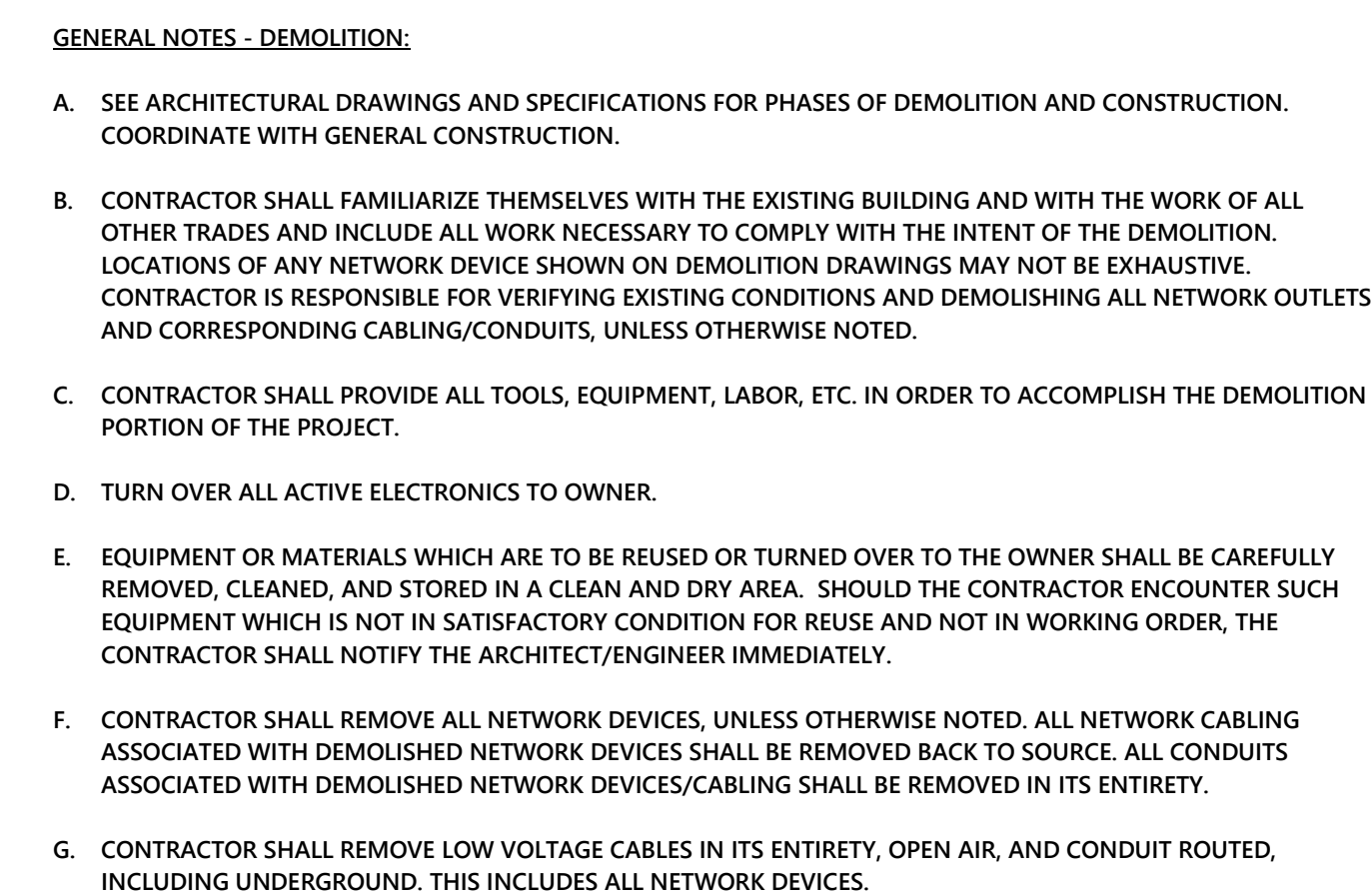
DEMOLITION PLAN LEGEND

	DOOR TO BE REMOVED		HAZMAT REMEDIATION EXTENTS - AREAS IDENTIFIED IN PLAN WILL BE ABATED PRIOR TO DEMOLITION PHASE. FLOOR FINISH AND ADHESIVES WILL BE REMOVED AND CONCRETE GRINDED TO ACCEPTABLE SMOOTHNESS TO RECEIVE NEW FLOORING
	EXISTING DOOR TO REMAIN		EXISTING TO REMAIN
	EXISTING WALL TO BE DEMOLISHED		EXISTING TERRAZZO TO REMAIN
	PARTITION TO REMAIN		EXISTING RAISED FLOOR CONDITION TO BE DEMOLISHED
	EXISTING 2X4 LIGHT TO BE DEMOLISHED		
	EXISTING 2X2 LIGHT TO BE DEMOLISHED		

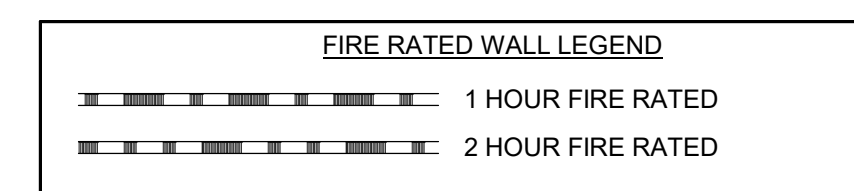


1 DEMOLITION PLAN - EARLY DEMO PACKAGE - LEVEL 2  
1/8" = 1'-0"





1. CONTRACTOR SHALL REMOVE, CLEAN, AND RETURN EXISTING CAMERA TO NETWORK ADMINISTRATOR.
2. EXISTING ALERTUS HEAD-END SHALL BE REUSED AND RELOCATED TO NEW IT ROOM 1B3. CONTRACTOR SHALL REMOVE AND STORE IT SECURE PLACE UNTIL ARTIST ALLOCATION.
3. CONTRACTOR SHALL REMOVE EXISTING TERMINAL BLOCKS AND ALL ASSOCIATED CABLING/CONDUIT/PANELS IN ITS ENTIRETY. COORDINATE WITH UNCP DOT PRIOR TO REMOVAL.
4. CONTRACTOR SHALL REMOVE EXISTING COAX CABLING AND ASSOCIATED HARDWARE IN ITS ENTIRETY. COORDINATE WITH UNCP DOT PRIOR TO REMOVAL.



**Bicsi**  
Thomas M Capodicasa  
BICSI ID # 247718  
EXPIRES 12-31-25  
RCDD



TAG	DESCRIPTION	DATE
A	ADDENDUM #1	07.29.202

**DEMOLITION  
TECHNOLOGY  
PLAN - LEVEL 1**



**TD101**

Autodesk Docs://23PEM345 BAB  
BUILDING/25-0021\_UNCP BAB\_TECH\_R24.rvt



FOR REFERENCE ONLY  
for Staging/Laydown area location

Jenkins • Peer Architects

112 South Tryon Street, Suite 1300  
Charlotte, North Carolina 28284  
(t) 704/372-6665

CLH Design, p.a.

Civil Engineer  
NC License Number - C-106  
400 Regency Forest Dr., Suite 120  
Cary, NC 27518  
(t) (919) 319-6716

Fleming and Associates

Structural Engineer  
NC License Number - C-2828  
1004 Hay Street  
Payetteville, NC 28305  
(t) (910) 433-2825

RMF Engineering

Mechanical, Electrical, & Plumbing Eng.  
NC License Number - C-1125  
8720 Red Oak Blvd, Suite 370  
Charlotte, NC 28217  
(t) (919) 832-8118

Optima Engineering

Technology & Audio Visual  
NC License Number - C-0914  
1927 South Tryon Street  
Suite 300  
Charlotte, NC 28203  
(t) (704) 338-1292

NOT FOR CONSTRUCTION



1 University Drive,  
Pembroke, NC  
28372

STUDENT CENTER AT  
THE BUSINESS ADMIN  
BUILDING

Code 0000 / Item 000 / File 0000000

TAG	DESCRIPTION	DATE
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Project: 23-27505-02

Drawn By: PH/AH

Checked By: RW

Date: 4/11/2025

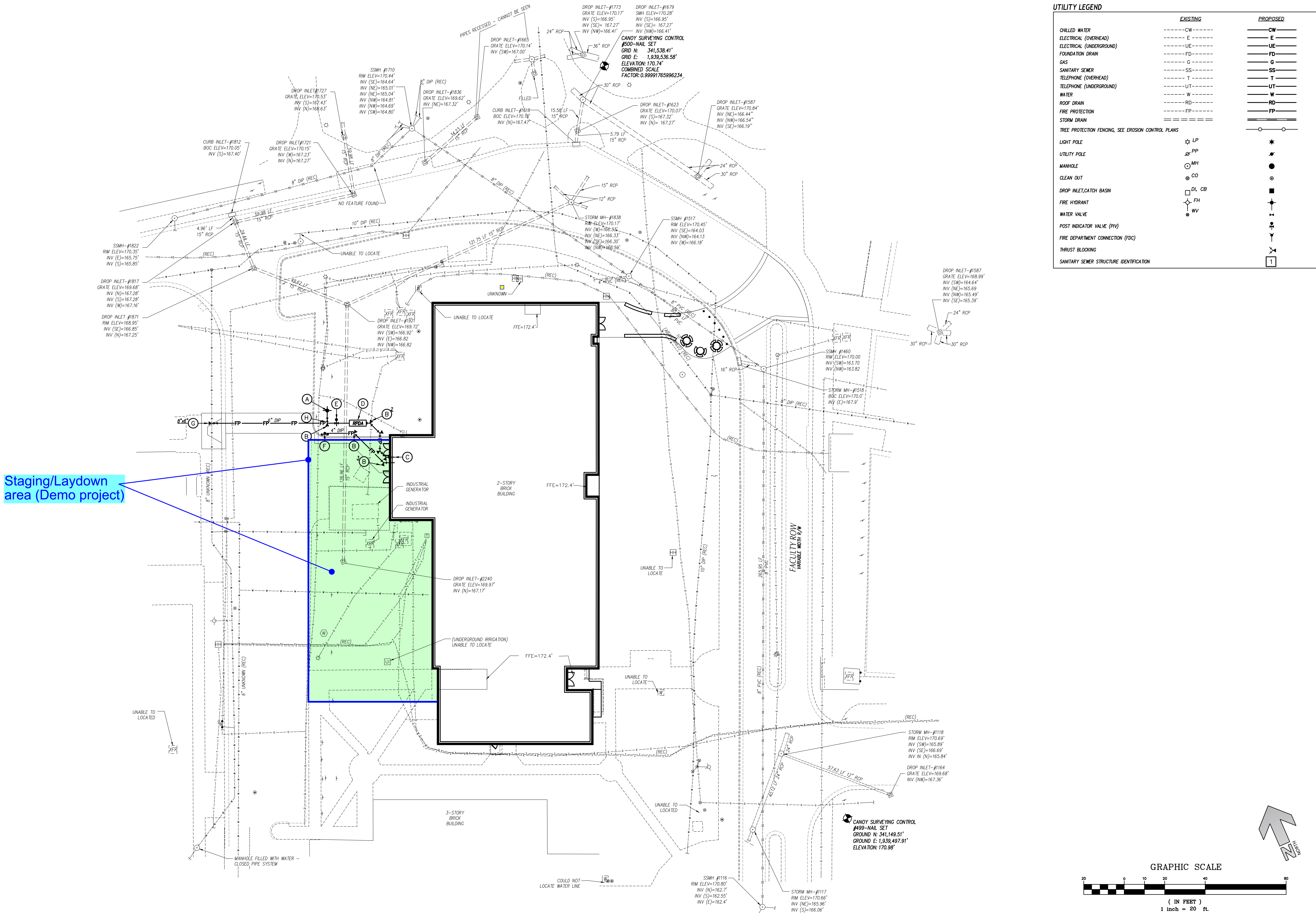
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UTILITY PLAN

100% SCHEMATIC  
DESIGN

C-5.01

Autodesk Docs://23PEM345\_BAB\_BUILDING/UNCP  
BAB\_Arch\_R24.rvt



Date | 07.22.2025 | 2:00 PM

**UNC PEMBROKE**

Business Admin Building Renovation | Demolition Package

**DEMOLITION PACKAGE - PRE-BID MEETING**

Pinchbeck, Room #141

ATTENDEES	POSITION	REPRESENTING
Kevin Witmore	Project Manager	UNC Pembroke
Victor Deese	Assistant VC, Facilities Management	UNC Pembroke
Douglas Hall	Campus Architect	UNC Pembroke
Craymon Strickland	Facilities Planner	UNC Pembroke
Mark Vesely	VC for Enrollment Management	UNC Pembroke
Matthew Greene	Project Manager	UNC Pembroke
Rob Hsin - Remote	Principal in Charge	Jenkins Peer Architects
Jonathan Koricke	Project Manager	Jenkins Peer Architects
Henry Taibi	Project Designer	Jenkins Peer Architects

**PRE-BID MEETING DISCUSSION**

1. Project Overview (*All agenda items were reviewed and discussed to open the meeting. See attached Agenda for topics covered*)
  - a. This is a formal state project through the NC-SCO. All bidders and selected GC must follow all State/SCO requirements and procedures as indicated in the project specifications, the SCO manual, and all applicable state statutes.
  - b. This project is only the interior demolition of the building as indicated in the drawings.
  - c. Staging/Laydown Area will be the lawn on the parking lot side of the building. See attached Site Plan Sheet C-5.01 (to be used for reference for staging/laydown location only).
2. Project Coordination
  - a. UNCP will be conducting a fiber relocation project from the BAB building. This work is expected to begin before demolition but may not conclude before demo begins. In the event that the fiber relocation is still ongoing at demo project start, contractor is to begin demo work in other areas and coordinate all activities with UNCP so as not to interrupt the fiber project. This fiber relocation is confined to the north-east corner of the building.
3. Question/RFI submittal
  - a. The deadline for question submissions is 1 week before the opening of the bids – 2:00 PM July 29, 2025.

**Questions**

1. See **Addendum #1** for all questions/responses from the PreBid meeting and subsequent bidder inquiries.

**Additional Notes**

1. Per UNC Pembroke, dig requests are required for any ground borings due to presence of utilities throughout site.
2. There are only 2 operable windows in the building, located near the southern entrance of the building.
3. Elevator must remain operable and protected throughout the project
4. The building underwent hazmat remediation prior to start of this demolition project. Previously tested hazardous materials were removed from the building. If contractor encounters hazardous materials, contractor is to inform owner.
5. UNC Pembroke is no longer requesting that stone toilet partitions be salvaged during demolition. Drawings updated in addendum 1.
6. UNC Pembroke will be removing select HVAC equipment and ceiling tiles prior to demo commencement.

7. UNC Pembroke requires additional IT demolition in mechanical room. See addendum drawings for extent.
8. UNC Pembroke highlights that the temporary fencing around the project lay-down area must be maintained at all times throughout the project duration.

Attachments:

- Pre-Bid meeting sign-in sheets.



University of North Carolina Pembroke  
Early Demolition Pre-Bid Meeting Sign-in Sheet

Jenkins-Peer Architects

7.22.2025

2:00 PM

Attendee	Company	Prime GC? (Y/N)	Phone #	Email
Mark Shaw + Shauna Raymond	MLB Construction Services	Y	518-289-1371	Kgaskiw@mlbind.com Sraymond@mlbind.com
Shon Eric Locklear	Shon Eric's Construction LLC	Y	910-740-9904	Shon_Locklear@yahoo.com
Todd Chavis	Steel Standing Const. LLC	Y	910-258-4621	steelstandingconstruction@gmail.com
Chad Bracey	SNB Const	Y	843-845-2109	Chad.snbc@gmail.com
	WALTER B. DAVIS COMPANY	Y	704 358 3793	HARRY@WBDAVISO.COM ESTIMATES@WBDAVISO.COM
Jenny Bradford	D.H. Griffin Wrecking	Y	910.443.2616	jbradford@dhgriffin.com
Spencer Clark	D.H. Griffin Wrecking	Y	336.707.8268	Saclark@dhgriffin.com
Craymon Strickland	UNCP		910.258.3659	CRAYMON, Strickland@uncp.edu
Douglas Hale	UNCP		910.302.1000	DOUGLAS HALE@UNCP.EDU
Anderson Fernandes	SOS Gen. Construction		704.615.3715	SOS CONSTRUCTION 1980@Gmail.com

University of North Carolina Pembroke  
Early Demolition Pre-Bid Meeting Sign-in Sheet

Jenkins-Peer Architects

7.22.2025

2:00 PM

Attendee	Company	Prime GC? (Y/N)	Phone #	Email
Sam Fergusson	Highland Roofing Company		910-619-0107	mmgraw@highlandroofingcompany.com
Andy Foshay	<del>Packman Construction</del>		<del>910-346-3444</del>	<del>AFOSHAY@PCLBG.COM</del>
Brian Foshay	PCI		11	bFoshay@pcilbg.com
Arnold Lezama	Envisopro Solution		704-245-5000	Allezama@EnvisoproSolution.com
John Gunning Legacy Development	Legacy Development		910-733-2777	LegacyDevCorp@gmail.com
Victor Deese	UNC-P		521-6725	Victor.deese@uncp.edu
Mark Vesely	UNC-P		910-521-6375	MARK.VESELY@UNCP.EDU
Kevin Jacobs	KKJGC, INC	GC	910-827-2910	info@kkjgc.com