



Addendum #1

August 24, 2022

To: **Prospective Bidders**

Subject: **Addendum # 1**
River Road Fire Station
RFB: 19-72.08R1

Bids Due: **September 1, 2022, 10:00 AM**

This addendum has been issued to clarify and update the bid document.

Please see the following attachments for general information comments and list of questions with responses (Attachment 1). Attachment 2 is to replace bid document pages 14 and 37.

Please acknowledge receipt of this email and you must acknowledge receipt in your bid documents.

A handwritten signature in blue ink, appearing to read 'William L. Coleman, Jr.'.

William L. Coleman, Jr.
Project Manager
Cell 803-261-5581
bill.coleman@ice-eng.com

Attachments: #1- Questions and Answers
#2- General Conditions & Contract, Page 14 and Bid Form, Page 37

ADDENDUM NO. 1
to
BIDDING/CONTRACT DOCUMENTS
for
RIVER ROAD FIRE STATION PROJECT
#19-72.08R1 IN
FAIRFIELD COUNTY, SOUTH CAROLINA

TO: All Prospective Bidders and Subcontractors DATE: August 24, 2022
DELIVERY: E-Mail & ICE file share site (Box)

This Addendum forms a part of the Contract Documents and modifies and /or clarifies the original Bidding Documents as noted below. **Acknowledge receipt of this Addendum in the space provided in the Proposal (Bid) Form.** Failure to do so may subject a Bidder to disqualification.

This Addendum consists of five (5) pages and one (1) attachment.

I. GENERAL INFORMATION

1. **Addenda Distribution:** The addendum is provided to all known plan holders and interested parties who have contacted the Project Manager and is also posted at the same County Purchasing link previously provided for downloading the plans and specifications at: <https://www.fairfieldsc.com/departments/purchasing/rfp-bids>
2. **Bidder Questions:** The deadline for Bidder questions is noted in the “Request for Competitive Sealed Bids” as 10:00a.m. on Monday August 29, 2022. No further requests for contract or bid modifications can be accepted after that time.

II. PRIOR APPROVALS

1. After initial request and review, the below manufacturer’s proposed products “as equal” to those manufacturer’s products specified. Being listed as an approved equal manufacturer means only that the listed manufacturer is basically a reputable supplier whose equipment will receive consideration if in accordance with all document requirements and including space limitations and delivery. Being listed is not to be construed as indicating or implying that the supplier's product is assured of being acceptable for the project. The burden of developing a product to comply with the documents and of obtaining approval of the product rests solely with the Contractor and is his sole responsibility to substantiate their acceptability for installation on this project. Final approval or rejection of specific items will be determined from shop drawings.

i) Electrical Fixtures-	
<u>Item</u>	<u>Manufacturers</u>
Type J4/J4E:	Elite Lighting OEC Series, Columbia Lighting MPS Series
Type J8/J8E:	Elite Lighting OEC Series, Columbia Lighting MPS Series
Type V:	WAC Lighting Brink WS-77624 Series, Brownlee Lighting Forma Series
Type WP3:	Oracle OWP-NC-201-LED Series, Hubbell WGH LED Series
Type X3:	Emergi-Lite EXLN 400 Series Compass CE Series

	Quoted Price	Sales Tax	Total Bid
Base Bid- Wood Framed Metal Building and Floor slab (Sheets A110-A202)			
Additive Alternate One – Add Eight Overhead Doors and Motors			
Additive Alternate Two – Building Plumbing Work (Sheets P101-P201)			
Additive Alternate Three- 1,000 Gallon Septic System and service line to 5’ from Building			
Additive Alternate Four – Building Electrical Work (Sheets E001—E708)			
Additive Alternate Five – Building Mechanical Work (Sheets M101-M302)			
Additive Alternate Six - Exterior Concrete Aprons			
Additive Alternate Seven - Interior Shell Area (Room 104) Concrete Floor Slab			
Total Bid all Items (Base Bid and Add Alternates 1-7)			

III. PROJECT DRAWINGS

1. Sheet A-201: Delete the glass panels shown in all of the overhead doors.

IV. PROJECT SPECIFICATIONS

1. Section II “General Conditions and Contract”: Page14, replace the Bid Table with the following table.
2. Section III “Scope of Work”- Page 26, item 25. The Basis of Design product for the overhead door is changed to Model 525V by Clopay. No glazed panel sections are required. Similar Products by Overhead Door, Wayne Dalton, Raynor, and Grainger are acceptable. Motors and controls are still required and as specified.
3. Section VI “Bid Form”- Page 37, replace the bid table page with the new page 37 attached to this addendum.

V. OTHER BIDDER QUESTIONS AND RESPONSES

1. Question: Is there a certain format in which you need to review our bid as an attachment? Summary by division or break down of CSI cost codes? Responses: Refer to the new Bid Form in this addendum and its cost breakdown for the required information.
2. Question: It is unclear to us whether we are bidding the building or the site work along with the building. Responses: Site clearing and grading and the gravel parking areas were accomplished in a prior project. The project slab area has been brought to approximate subgrade (marked with blue tops). If added subbase aggregate is required, it will be supplied by the County. The site work is limited to utilities serving the building and the concrete work for stoops, porch, and parking space adjacent to the building. Contractors may visit the site to examine the existing conditions.
3. Question: Are we to tap off the ¾” water line located within 20’ of the building for water supply to the building? Or are we to provide a 1” CW connection to the building? Or will someone else provide a 1” water supply within a certain distance of the building? Responses: Include the 1” line from connection to the ¾” line and extension into the building as a part of the Plumbing Work bid line item.

4. Question: It appears that Fairfield County Electric Cooperative (FEC) will bury the power to the building, and we will pick it up in the electrical room? Other than interface at the meter disconnect or a temporary power pole used during construction, we will pick up all wiring after the meter box. Can you confirm this? Responses: Refer to the site electrical plan on E100 and the one-line diagram on E-003. Generally, the service to the meter is by FEC with all remaining work for a complete and operable system in the Electrical Work bid line item. Meter box to be provided by contractor in accordance with FEC specifications.
5. Question: On P102 it references the site utility contractor bringing in 6" fire main run by site utility contractor. In the Scope of Work on RFB:19-72.08 it states that "The water service for a fire hydrant and fire sprinkler system will be provided later. The box out in the slab, as indicated in fire riser room for the riser would be included if Alternate Two (shell slab) is accepted". Are we to provide anything to do with the 6" fire main to the future riser? If yes, what are our requirements for bringing in the 6" line and from where? Does the acceptance of Alternate Two only include us putting a box out for the future 6" line to be provided by others? Responses: The fire line work is all in a future phase and there are no requirements in this project. The work in the shell slab alternate is limited to the box out.
6. Are we to provide all gravel, handicap parking pad, signs, striping, parking blocks? What type of gravel? What cross section thickness? Response: See response to question 2 in this Addendum.
7. Are we to provide the 1,000-gallon septic tank and corresponding drain field? If so, we have further questions for DHEC permitting or any initial testing that has been done for the septic system. Responses: The septic tank, drain field, and waste line to the building are in the Alternate Three bid item for the septic system. A SCDHEC permit for the system has been issued and will be provided to the successful Bidder.
8. Question: Are we to provide anything in the "Green Space"? Response: All landscaping on sheet AS-101 will be provided by the County.
9. Question: Are we framing out a bathroom and the electrical room in the base bid for the truck bay area? If yes, can you provide details on ceiling height and any special information required for wall construction. If no, are we to remove all content as it relates to electrical, plumbing, and mechanical in these rooms from our bid? Just to provide sewage stub outs and cold water lines per print since there is no mention of hot water lines. Responses: The rooms shown on A-110 are to be constructed as a part of the base bid. Interior walls will be 2 x4 wood framing with 5/8" drywall on each side. Ceiling will be similar but with 2 x 6 framing and 8' clear ceiling. The 2-hour wall construction is already described in the scope of work. Other interior walls are exposed framing and insulation of the post framed building. The scopes of the electrical, mechanical, and plumbing are as shown in their respective drawings and bid line items.
10. Question: Per Overhead Door of Columbia, there is not an Overhead Door Therma-Core series 595 as the basis of your design. There is a 596 Thermacore 14x14 w/1-section full glass ½ temp glass 8" hi-lift. The installed cost of these doors is roughly the same price as the installed cost metal building with doors and windows. Can you confirm that this is in fact the right doors for us to include in our bid? Responses: See the sections in this addendum on revisions to drawings and revisions to specifications.
11. Question: If we are finishing out the bathroom in the truck bay can you please provide information on the following,
 - a. Is there a paint schedule for the bathroom?
 - b. Floor finishes
 - c. Cove base / baseboard

- d. Any other relevant information you deem to be necessary for an accurate bid.
Responses: Paint all interior gypsum board with 2 coats flat latex, color as directed by Owner. Floor finish is concrete. 4" Rubber or vinyl base at finished walls only.
12. Question: If we are finishing out the bathroom in the truck bay, can you please provide the following information:
- Grab rails
 - Mirror
 - Soap dispensers
 - Toilet paper holders
 - Paper towel dispenser
 - Any other relevant information you deem to be necessary for an accurate bid.
- Responses: Allow \$300 for toilet accessories selected by Owner for the listed items above in the building base bid line item.*
13. Question: There is a call out for 1" CW for building supply. There is a 3/4" water line being provided within 20' of the building. Do you want us to use the 3/4" water line to supply the building or are we to bring in a 1" water line? *Responses: See response to Question 3 in this Addendum.*
14. Question: There is no plumbing schedule for fixtures (i.e., toilets, faucets, lavatory sinks, etc.). Do you want us to make assumptions? *Responses: Commercially available products from Lowe's and Home Depot etc., are acceptable for this limited scope.*
15. Question: The architectural calls out "triple sink" and the plumbing calls out for 3 mop sink basins? Can you advise the sink type? *Responses: Use Kool More 22" x 51" stainless steel freestanding sink as basis of design (available from Lowe's). No mop basins required.*
16. Question: There are no call outs for a hot water heater or hot water lines for the sinks. Is this correct? *Responses: Hot water heater and lines are in a future phase.*
17. Question: If we pour concrete for Alternate 2 for the shell, are there any future plumbing considerations / stub outs we need to consider prior to pouring the concrete? It appears there are 2 bathrooms with showers considered in the future for the shell area. We would ideally want to run stub outs for those items prior to pouring concrete. *Responses: The layout of the shell area build out is known. If the alternate for the slab is accepted, additional information on plumbing will be provided. Location dimensions for the waste main will be provide in any case.*
18. Question: What size propane tank is specified for the building? *Responses: The ICE Project Manager will work with local utility for supply of the tank. The likely size is 500 to 1,000 gallons. The information on the line size and distance to the tank has been provided in the scope of work and the mechanical drawings.*
19. Question: On E-0001 General Electrical Notes. The emergency responder coverage enhancement radio system per IFC 510 and install NFPA 1221. Is this part of the base bid? *Responses: Delete note 16 in the general notes on E-001. The booster will be in a later phase, if required.*
20. Question: How would you prefer the headers about the 14'x14' garage doors? (LVL, land beams, 2x10, 2x8)? *Responses: The design of the wood post frame and all opening headers is part of the engineering of that building. Any option compliant with the scope of work requirements is acceptable.*

21. Question: Doors? Hollow metal doors, wood doors, KD frames, locksets? Responses: *The intent of the design is for the exterior personnel doors and windows to be provided as the standard products of the building manufacturer. For the two interior doors, hollow metal door and frame is required. Allow \$800 for interior door hardware in the Base Bid. See also sheet A-110.*

Attachments- 1) Comments & Questions, 2) pages 14 & 37 7 Pages

- b. For all Unit Price Work, an amount equal to the sum of the established unit price for each
- c. For all Work, at the prices stated in Contractor’s Bid, attached hereto as an exhibit.

	Quoted Price	Sales Tax	Total Bid
Base Bid- Wood Framed Metal Building and Floor slab (Sheets A110-A202)			
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Additive Alternate Seven - Interior Shell Area (Room 104) Concrete Floor Slab			
Total Bid all Items (Base Bid and Add Alternates 1-7)			

(Grand Total in Words)

ARTICLE 6-- PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

Contractor shall submit Applications for Payment in accordance with the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 Progress payments; Retainage

- a. Owner shall make progress payments on account of the Contract Price on the basis of Contractor’s Applications for Payment on or about the 15th day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below. All such payments will be measured by the schedule of values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.
- b. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Engineer may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with the General Conditions.
- c. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and
- d. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
- e. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 95 percent of the Work completed, less such amounts as Engineer shall determine in accordance with the General Conditions and less 95 percent of Engineer’s estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 Final Payment

- a. Upon final completion and acceptance of the Work in accordance with the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer.

ARTICLE 7 - INTEREST

7.01 All moneys not paid when due as provided in the General Conditions shall bear interest at the rate of 12 percent per annum.

SECTION TWO
FAIRFIELD COUNTY RIVER ROAD FIRE STATION PROJECT, RFB: 19-72.08

	Quoted Price	Sales Tax	Total Bid
Base Bid- Wood Framed Metal Building and Floor slab (Sheets A110-A202)			
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Additive Alternate Seven - Interior Shell Area (Room 104) Concrete Floor Slab			
Total Bid all Items (Base Bid and Add Alternates 1-7)			

(Grand Total in Words)

All prices quoted shall include sales tax and delivery charges.

BID OF (CONTRACTOR NAME): _____

ADDRESS: _____

CITY/STATE/ZIP: _____