

ADDENDUM NO. 1
to
BIDDING/CONTRACT DOCUMENTS
for
RIDGEWAY RECREATION CENTER #21-63.01
IN
FAIRFIELD COUNTY, SOUTH CAROLINA

TO: All Prospective Bidders and Subcontractors DATE: May 4, 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 (line just under the table of prices) in the Proposal (Bid) Form.** Failure to do so may subject a Bidder to disqualification.

This Addendum consists of five (5) pages and two (2) attachments.

I. GENERAL INFORMATION

1. Potential Bidder's List: The listing of parties that have contacted the Architect / Engineer for the bid documents is attached for the general information of potential subcontractor's and other interested parties. ICE makes no representation that these parties will actually be bidding the project, or that other parties eligible to bid the project are not represented on the list.
2. Addenda Distribution: The addendum is provided to all known plan holders and interested parties and is also posted at the same Box link previously provided for downloading the plans and specifications at: <https://ice-eng.box.com/s/jo38adv0o9h6chx9qyx72m0ep6djzrz>
3. Bidder Questions: The deadline for Bidder questions is noted in the "Request for Competitive Sealed Bids" as 10:00a.m. on Tuesday May 3, 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) Mechanical Equipment- Division 23

<u>Item</u>	<u>Manufacturer</u>
Split System Heat Pump	York
Packaged Rooftop Heat Pump	York
Ductless System	LG
Exhaust Hood	Captiveaire

ii) Electrical Fixtures- Division 26

<u>Item</u>	<u>Manufacturer</u>
High-capacity mini-inverter series for lighting inverter.	Emergi-Lite
Type A4/A4E lights	Elite Lighting Oracle FPL-BL series

Item	Manufacturer
Type HB/HBE lights	Jademar JRHB-CPS series
Type ODE lights Elite Lighting	Maxilume HH4-LED series
Type OWPE lights	Performance in Lighting Shield+2 series
Type SC lights	Performance in Lighting Shield+1 series
Type X1/X2 lights	Jademar JES series

III. PROJECT DRAWINGS

1. Sheet A-101: Refer to the window designations on Sheet A101, versus the window elevations shown on A-601. The windows on the plan north and south sides of the building (5 openings total) are symbolled as “E” and should be “A”. The windows on the plan east of the building (four openings total) are symbolled ‘D’ and should be “B”.
2. Sheet A-203: Detail 5, the column shown inside the brick is not steel, but an aluminum tube column specified as a part of the Aluminum Walkway Cover in Section 10 73 00 (Add Alternate 2).
3. Sheet A311: Detail 3 note, “Paint all exposed steel deck” should be corrected to read “Paint all exposed cement fiber deck”. Also, on this detail, modify the double member pressure treated wood blocking to use 1.5” insulation board for the inner side member and leave wood at the outside for metal flashing attachments.
4. Sheet A-311: Detail 2, revise note regarding the 6” metal stud exterior wall to delete the R-11 batt insulation. This change does not apply to details 3 and 4.
5. Sheet A-601: Door Schedule, all aluminum doors (AL) are to be 1.75” / manufacturer’s standard thickness. Door 101B and door 108A should be indicated as unrated.
6. Sheet E-301: Electrical power is shown to all six basketball goal locations (note 7). Power is needed to the two goals on the main court only. The power boxes shown to the side goals may be deleted.

IV. PROJECT SPECIFICATIONS

1. Section 01 23 00 “Alternates”: Paragraph 3.1.A. Delete the existing description of Alternate 1. Add the following new description: “Alternate No. One- Walking Trail Pavement: Provide an additive sum to provide the 4” concrete walking trail and patio pavements as indicated on Sheet C.201 as “ALT”.
2. Section 05 50 00 “Metal Fabrications”: The following additions / clarifications are made to this specification:
 - i) Paragraph 1.2.A Summary- The scope of work in this section includes miscellaneous framing and attachment to building steel frame for the four sidewall fixed and the two ceiling mounted retractable basketball goals specified in Section 11 66 23.
 - ii) Paragraph 1.2.C.1- add Section 11 66 23 “Gymnasium Equipment” to the list of related sections / work.

V. OTHER BIDDER QUESTIONS AND RESPONSES

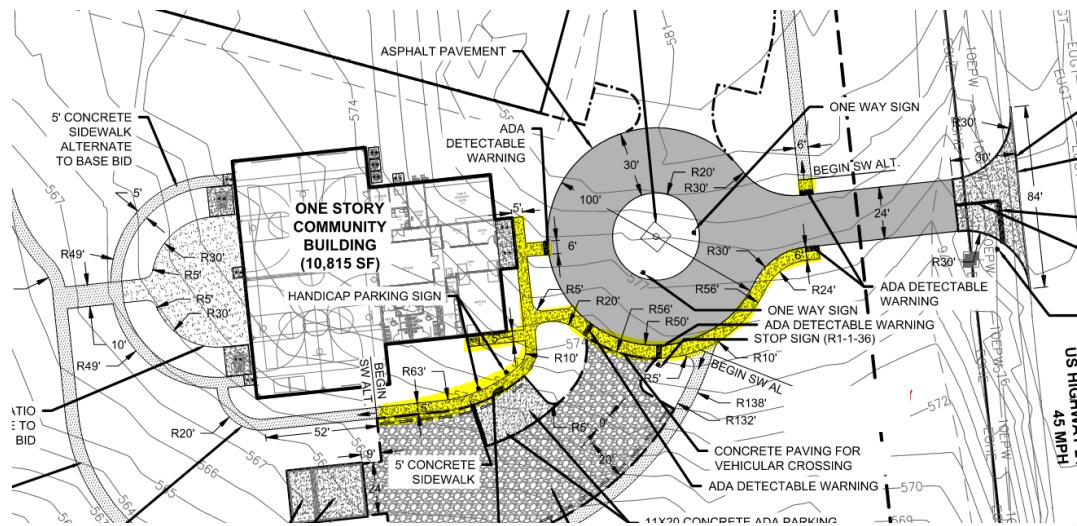
1. Question: The specifications state the Owner will be providing appliances, television screens & mounts, & crushed aggregate base course materials. Can you confirm this is correct? Responses: That is correct per specification 01 10 00, paragraph 1.6.C. The Owner will furnish material for any locations where crushed aggregate base course (CABC) is indicated. The local project manager, Bill Coleman, will work with the successful bidder in regard to quantities and deliveries, etc.
2. Questions: Detail 1 on A311 has a note to “paint all exposed steel deck”. Unless I am missing something the roof deck is tectum EN which has a finished underside to it? Do the exposed steel beams, girts, etc. need to be painted? Maybe the note was to say, “paint all exposed steel”? Responses: The deck is Tectum, and this note is in error (there is no steel deck in the job). More detail on the interior painting and systems is in spec 09 92 23. Par 3.5 has a schedule of painting, and subparagraphs 3.5.A.3 and 3.5.C.2 call for the Tectum and exposed steel in the Gym to be painted with a dry fall system.

3. Questions: Storefront spec 084113 section 2.3 B 1. States the doors to 1 3/4" overall thickness and the door schedule has 2 of the 3 labeled 2" and one is not labeled. Please verify door thickness. Also, the door schedule has storefront doors #101B and 108A having a 45 min rating. Aluminum Storefront has no rating. Please verify. Responses: All aluminum doors would be the manufacturer's standard, which as you note is typically 1.75". The doors 101B and 108A are at exterior entries and would be unrated.
4. Questions: The basis-of-design (BOD) insulated metal panels in Section 07 42 13.19 are by Nucor. Can Metl Span panels be used? How can the insulation continuity at the flashing to roof (detail 4/A311) be preserved? Responses: Metl Span is already in the spec (Section 07 42 13.19, par. 2.2.B) as an approved manufacturer. From the literature provided, the "Mesa" and "Striated" profiles are similar profiles to the BOD Nucor products listed. The standard panel width for this manufacturer (Metl Span) is 42" versus the 40" BOD width specified, which is acceptable. A similar approach would be valid for other listed manufacturers of insulated metal panels.
5. Question: Can the bid time be changed from 10 A.M. to 3 P.M.? Response: The Bid time and date will remain unchanged.
6. Question: Can you provide a detail or specification for the gym flooring for alternate 3? Can you provide a detail or specification for the fitness room flooring for alternate 3? Response: Refer to the alternate description in Section 01 23 00, paragraph 3.1.C. The specification for the flooring is Section 09 65 16.
7. Question: Is there a dividing curtain for the gym? If so, can a specification or detail be provided? Response: There is no dividing curtain.
8. Question: Can the soil classification be changed from unclassified to classified? Response: No. All soils are considered unclassified. If site conditions or weather create unsuitable soils, their remediation will be determined at that time. Materials may be scarified and dried or mixed with other on-site material to allow for use as structural fill. Unclassified, if it remains unsuitable can be used in fill slopes and /or removed and backfilled with CABC stone. Project Manager/ Engineer will determine in the field if soils are unsuitable and direct the Contractor how to proceed.
9. Question: Can unit prices for unsuitable soil and rock removal be added to the bid form? Response: No, See question 8 response above.
10. Question: As per the Specification, 10 11 00- Visual Display Units, can you provide us details on the marker boards or tack boards? Response: Refer to paragraph 2.1 of this specification section for the size and description of the visual display on the plan north wall of Meeting Room 117. There are no tack boards.
11. Question: Is the SWPP done by the Owner or the GC? Response: As indicated on sheet C3.01, the SWPP plan notes are on C3.01 and the SWPP details are on C3.03-C3.06. General Contractor is to perform the weekly (note 16) inspections to meet OS-SWPP requirements.
12. Question: Can we have a list of the plan holders on this project? Also, just wanted to confirm if the link below would be updated with addendums, if any? Response: Refer to the general item section and attachment to this Addendum 1.
13. Question: Is the contractor responsible for third party testing and special inspection or will the Owner hire a third-party testing company direct? Response: Refer to specification section 01 40 00 for responsibilities

May 4, 2022

for testing, especially paragraphs 1.10.A for contractor responsibilities and 1.11.A for special inspections responsibilities.

14. **Questions:** Is the Contractor responsible for paying plan review, building permit fees, and land disturbance fees? Is the Contractor responsible for tap and impact fees? *Response:* Refer to the General Bid Conditions, paragraph 42. *Contractor is responsible for fees and permits. Land disturbance permits have already been obtained on behalf of the County by ICE.*
15. **Question:** Is there an anticipated award and start date for the project? The start date may need to be discussed after award to work with long lead time items. *Response:* Refer to the General Bid Conditions paragraph 1.h for minimum bid holding time, and 1.j regarding further negotiation with the Contractor.
16. **Question:** Is the project being awarded on low base bid or base bid plus alternates? *Response:* Please refer to the "General Bid Conditions" paragraph 10. *The County can award on whatever basis it finds "most advantageous".*
17. **Question:** Is the intent to balance the site to prevent the need for offsite borrow? *Response:* Yes, the intent is that site will balance.
18. **Question:** Is the 15" RCP Driveway Pipe Existing? *Response:* No, it is included as work in this project.
19. **Question:** The Geotech report recommends expecting undercut for unsuitable soil. How will undercut be handled and paid? *Response:* See prior response to question 8 in this addendum.
20. **Question:** The Geotech recommends 8" stone base for Gravel Parking, Plans show 6". Which is correct? *Response:* See details. Asphalt paving section has 8" stone base. SCDOT Concrete paving section has 6" stone base, Handicap parking and sidewalk where vehicular crossings exist have 4" stone base, concrete dumpster pad has 6" stone base, gravel parking area has 8" stone base. Refer to details for gravel parking section and paving sections. Thicknesses noted in plan view have been corrected to reference the details. See revised Sheet C2.01 attached to the Addendum.
21. **Question:** The GABC Material to be furnished by the County. Will it be stockpiled onsite for use, or will it be delivered as needed or should we include in our labor, trucking from a central stockpile? If we truck, can you please furnish address? *Response:* See prior response to question 1 in this addendum.
22. **Question:** The plans show alt concrete sidewalk. The spec regarding Alt #1 says concrete in lieu of stone walking path in base bid. There is no detail as to depth of stone. Are we correct to include 4" deep stone walking path in Base Bid? *Response:* Refer to the revised description of Alternate 1 in the changes to specifications in this Addendum, and to Sheet C2.01. There is limited sidewalk, equipment pads, and door stoops in the base bid. The alternate is all the additional walkways and patio sidewalk/concrete. See overlay / highlighted excerpt below for Base Bid walkway limits.



23. Question: Will Sod be required over drain field or will permanent grassing suffice? Response: See Septic Sheet SP500, Drain Field Section BB for this area. It indicates "Cap with 12" class I/II soils and 2" of topsoil and sod immediately upon completion". Installation must be done by AWQA certified installer and approved by the engineer Onsite Septic Engineering.
 24. Question: Can you please provide a copy of SCOT Encroachment Permit? Response: ICE has obtained approval of an SCOT encroachment permit on behalf of the County. The bid documents reflect the approved design. The encroachment permit will be provided as needed to the successful General Contractor.

Attachments- 1) Potential Bidder / Planholders list (1 page)
2) Sheet C2.01 Site Layout (Reissued 050422) 1 Sheet

END OF ADDENDUM NO. 1