

# addendum


June 21, 2023

**subject: Addendum No. 01**  
Steward Street Park  
Hanahan, SC  
COH Project No. 060523 | ADC Project No. 20381

This addendum consists of **3 pages** with additional attachments.

## A. NOTICE TO BIDDERS

1. This Addendum is issued pursuant to the Terms & Conditions of the Contract and is hereby made part of the Bid Documents, dated **June 6, 2023**. The addendum serves to clarify, revise, and supersede information in the Invitation to Bid, Specifications, and Drawings. The Bidder shall acknowledge receipt of this Addendum in the appropriate space on the Price Proposal. Failure to do so may subject the Bidder to disqualification.
2. **PRE-BID CONFERENCE:** A mandatory Pre-Bid Conference was held at the Offices of ADC Engineering at 1226-B Yeamans Hall Road, Hanahan, SC on June 15, 2023 at 10:00 AM.
  - a. Any clarifications issued as a result of the meeting are addressed by Addendum; verbal information provided does not alter the content of the Bid Documents. Those Bidders listed on the Pre-Bid Meeting Attendance Sheet shall be considered eligible as bidders for the project. *A copy of the Pre-Bid Meeting Minutes and attendance sheet are included as attachments to this Addendum.*
  - b. Addenda may be digitally downloaded via Vendor Registry available from the City of Hanahan Web Site. Also, Addenda will be distributed by email to Bidders who attended the Mandatory Pre-Bid Conference.
3. **SUBSTITUTIONS:** All requests for substitutions must be received no later than **2:00 PM on Monday, July 10, 2023**. Proof of equality of substitutions is the responsibility of the proposer. The A/E's decision to approve or disapprove the requested substitution shall be final.
  - a. All requests for substitution shall be made in writing by qualified bidder and emailed to ADC Engineering - Warren Pruitt (WarrenP@adcengineering.com) and Maureen Coughlin (MaureenC@adcengineering.com). Submissions received direct from vendors will not be reviewed.

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4. **QUESTIONS:** All questions must be received no later than **2:00 PM on Monday, July 10, 2023** or may not be answered. No verbal interpretation made to any Bidder as to the meaning or consequence of any portion of the Bid Documents shall be considered binding.
    - a. All requests for clarification of the Bid Documents shall be made in writing by a qualified bidder and emailed to ADC Engineering - Warren Pruitt (WarrenP@adcengineering.com) and Maureen Coughlin (MaureenC@adcengineering.com). *A summary of questions and corresponding responses, received to date, are included as an attachment to this Addendum.*
  5. All Bids will be received until **2:00 PM on Thursday, July 20, 2023**. All Bids will be publicly opened and read aloud in the Main Conference Room at ADC Engineering, Inc. Any bid received after the scheduled time for receipt will be returned to the Bidder unopened.
    - a. Location for receipt of bids remains unchanged by this Addendum.
    - b. Bids may ***not*** be electronically submitted via the Vendor Registry website. Bids should be sent by courier, UPS, FEDEX or hand-delivered to ADC Engineering, Inc. at the address shown in the IFB.

**B. MODIFICATIONS TO PREVIOUS ADDENDA**

1. There have been no prior addenda.

**C. SUBSTITUTION REQUESTS**

1. There have been no requests for substitutions.

**D. MODIFICATION TO PROJECT OVERVIEW**

1. No modifications.

**E. MODIFICATION TO SECTION 1 – GENERAL INFORMATION**

1. No modifications.

**F. MODIFICATION TO SECTION 2 – TERMS AND CONDITIONS**

1. Revise 2<sup>nd</sup> Article, add paragraph to read: *“Work Hours: Monday through Saturday 7:00 AM – 6:00 PM. No work allowed on Sunday.”*

**G. MODIFICATION TO SECTION 3 – REQUIREMENTS-SOW**

1. No modifications.

**H. MODIFICATION TO SECTION 4 – BID TRANSMITTAL AND AGREEMENT**

1. No modifications.

**I. MODIFICATION TO EXHIBIT A – SPECIFICATIONS**

1. No modifications.



**J. MODIFICATIONS TO EXHIBIT B – DRAWINGS**

1. No modifications.

**K. ATTACHMENTS**

1. Pre-Bid Meeting Minutes, dated 6/15/2023 (new, 4 pages)
2. Pre-Bid Meeting Attendance Sheet, dated 6/15/2023 (new, 2 pages)
3. Response to Questions, dated 6/15/2023 (new, 1 page)

**END OF ADDENDUM NO. 1**



# minutes

June 15, 2023

**subject:** MANDATORY Pre-Bid Meeting  
STEWARD STREET PARK  
Hanahan, SC – Berkeley County  
COH Project No. 060523 | ADC Project No. 20381

**date/time of meeting:** June 15, 2023 / 10:00 AM

**location of meeting:** Offices of ADC Engineering – 1226 Yeamans Hall Road, Hanahan, SC 29410

## A. INTRODUCTIONS

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1. Warren Pruitt of ADC Engineering conducted introductions of the Owner and design team.
2. Communications:
  - a. All questions, clarifications, requests for substitutions or other correspondence from the Bidders shall be directed through ADC by email. Correspondence shall be addressed to Warren Pruitt (warrenp@adcengineering.com) and Maureen Coughlin (maureenc@adcengineering.com).
  - b. Bids shall be delivered to ADC Engineering at 1226-B Yeamans Hall Road, Hanahan SC 29410 no later than 2:00 PM on Thursday, July 20, 2023

## B. ATTENDANCE

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1. Prime Bidders: Attendance at Prebid meeting is mandatory.
2. Notice: Signed-in company at Pre-Bid must match company on Bid Form. Bids will only be accepted from prime bidders represented on Prebid Meeting sign-in sheet.
3. Distribute and collect Attendance Sheet. *Refer to Attachment A of these minutes.*
  - a. All were reminded to sign in during the mandatory Pre-Bid Conference, and that any Contractor who signed in before this meeting was adjourned had fulfilled the requirement to attend the mandatory Pre-Bid Conference

## C. IFB SUMMARY

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1. The Invitation For Bids (IFB) is comprised of the project overview, general information, terms and conditions, requirements-SOW, bid transmittal and agreement plus specifications and drawings.
2. Scope of Work
  - a. The City of Hanahan is constructing Steward Street Park located on Steward Street on a 5 acres parcel in Hanahan, South Carolina. The Park will include construction of Fishing Pier, Kayak Launch and Boardwalk. An existing steel structure will be renovated to a Pavilion with fireplace and a restroom. Other site elements are paths, playground parking for 35 vehicles and a Food Truck.

- b. Berkeley County Water & Sanitation (BCWS) is adjacent to project site and successful Bidder shall coordinate to ensure any interruption to power is coordinated.
  - c. Wetlands and Navigable Waters are on site and associated permits have been obtained. Permits will be made available to the successful Bidder that will allow the construction of the fixed pier head, fishing pier, floating dock and gangway.
3. Chris Cook of ADC Engineering provided an overview of civil sheets.
- a. Sheet C001
    - 1) Relocation of Benchmarks.
    - 2) Utility locates (private).
    - 3) Notification of Removal of unsuitable materials prior to removal. Base Bid includes a total of 2,000 CY of removal and replacement of unsuitable soils.
    - 4) All landscape will require 4 inches of topsoil.
    - 5) City of Hanahan (Owner) will provide a 3<sup>rd</sup> Party for geotechnical testing.
  - b. Sheet C100
    - 1) A SWPPP Pre-Construction Meeting must be held prior to any land disturbance.
    - 2) Double row of silt fence is the primary BMP.
    - 3) The City of Hanahan (Owner) will provide weekly SWPPP inspection in accordance with the NPDES Coverage Permit.
  - c. Sheet C110
    - 1) A treatment plant existed on site and has been demolished. However, below 18 inches remaining concrete foundations could be found.
    - 2) BCWS must have access at all times. The site shall be secured with a double lock. Drivable surface shall be maintained at all times.
    - 3) Storm Drainage line will need to be cleaned.
  - d. Sheet C200
    - 1) Timing for Plantation Mix. Do not install too early so mix is not contaminated.
  - e. Sheet C400
    - 1) Coordinate with Dominion Energy for power and lighting.
4. Alternates:
- a. Alternate No. 1: Trex Decking.
  - b. Alternate No. 2: Pavilion Fireplace.
  - c. Alternate No. 3: Kayak Launch and Ramp.
  - d. Alternate No. 4: Additional Site Furnishings.
  - e. Alternate No. 5: Flagpole
  - f. Alternate No. 6: Wood Fence

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5. Unit Prices
    - a. Unit Price 1: Earth Moving - Removal of unsuitable materials and replacement with controlled fill (Base Bid - 1,500 CY).
    - b. Unit Price 2: Storm Drainage Utilities - Removal of unsuitable materials and replacement with granular bedding (Base Bid – 50 CY)
  6. Contract Time: Project is to be complete within 270 consecutive calendar days from the commencement date specified in the written Notice to Proceed.
    - a. Liquidated Damages: \$1,000 per day
    - b. Weather Delays: Rain days and their consideration is discussed in IFB Section 2.
  7. Addenda
    - a. This is a mandatory Pre-Bid Conference; therefore, at least one Addendum shall be issued to identify attendees and address any questions posed at the meeting.
    - b. Addendum will be issued and made available via Vendor Registry accessible from the City of Hanahan Web Site
  8. Questions and Substitution Requests
    - a. Questions must be received by 2:00 PM on Monday July 10, 2023 or may not be answered. No verbal interpretation made to any Bidder as to the meaning or consequence of any portion of the Bid Documents shall be considered binding.
    - b. Every request for clarification of the IFB shall be made in writing and shall be directed through ADC by email. Correspondence shall be addressed to Warren Pruitt (warrenp@adcengineering.com) and Maureen Coughlin (maureenc@adcengineering.com).
    - c. Questions or inquiries by vendors or those who did not attend the Mandatory Pre-Bid Meeting will not be considered.
  9. Bids Due
    - a. Bids will be received until 2:00 PM on Thursday, July 20, 2023 at the offices of ADC Engineering on behalf of the City of Hanahan.
    - b. Bids received after the scheduled time for receipt will be returned to the Bidder unopened.
    - c. All Bids will be opened and read aloud at the offices of ADC Engineering on behalf of the City of Hanahan.

#### **D. SITE SAFETY AND TRAFFIC**

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1. The site is located in a tight residential area. Streets are narrow.
2. The successful Bidder shall be courteous to the Park's neighbors.
3. Work Hours: Monday through Saturday 7:00 AM – 6:00 PM. No work allowed on Sunday. (NEW)
4. The successful Bidder will be required to obtain a City of Hanahan business license.

#### **E. TERMS AND CONDITIONS (SECTION 2)**

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1. Bidder were encouraged to review Terms and Conditions of the IFB.

#### **F. BID FORM (SECTION 4)**

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1. Bidder were encouraged to review IFB Section 4.

## **G. REVIEW OF SPECIFICATION AND DRAWINGS**

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1. Bidder were encouraged to review Exhibit A – Specifications and Exhibit B – Drawings.

## **H. CLOSING**

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1. Remind attendees to sign the sign-in sheet and provide all other requested information on the sign-in sheet before leaving the Pre-bid.
2. Everyone must acknowledge receipt of the addenda on their bid form.
3. Questions were posed by Bidders during the meeting. Refer to Attachment 3 of these minutes for questions and their responses.
4. Emphasized the following;
  - a. Late bids shall be rejected as non-responsive.
  - b. Bids without proper bid security or qualified bids shall be rejected as non-responsive.
  - c. Bid ALL alternates included on the Bid Form.
5. Remind attendees that the site will be unlocked and available from 11:00 AM until 5:00 PM on Thursday June 15, 2023. This will be the only available time to view the site.

END OF MEETING

### **enclosures:**

- Attachment 1: Pre-Bid Meeting Agenda, dated 6/15/2023 (1 page)
- Attachment 2: Pre-Bid Meeting Attendance Sheet, dated 6/15/2023 (2 pages)
- Attachment 3: Response to Questions, dated 6/15/2023 (1 page)



# agenda

June 15, 2023

**subject: MANDATORY Pre-Bid Meeting**  
STEWARD STREET PARK  
Hanahan, SC – Berkeley County  
COH Project No. 060523 | ADC Project No. 20381

**date/time of meeting:** June 15, 2023 / 10:00 AM

**location of meeting:** Offices of ADC Engineering, Inc.  
1226-B Yeamans Hall Road, Hanahan SC 29410

**attendees:** *Please sign attendance list*

## A. INTRODUCTIONS

1. Communications: All questions, clarifications, requests for substitutions or other correspondence from the Bidders shall be directed through ADC by email. Correspondence shall be addressed to Warren Pruitt ([warrenp@adcengineering.com](mailto:warrenp@adcengineering.com)) and Maureen Coughlin ([maureenc@adcengineering.com](mailto:maureenc@adcengineering.com)).

## B. ATTENDANCE

1. Distribute and collect Attendance Sheet. This is a Mandatory Pre-Bid Meeting. Bids will only be accepted from Bidders represented on Pre-Bid Meeting attendance sheet.

## C. IFB SUMMARY

1. Scope of Work – Steward Street Park (IFB Section 3)
  - a. New park with pavilion, boardwalk, fishing pier and kayak launch.
  - b. Wetlands are on site. Dock permits have been obtained. Demolition.
  - c. Sewer pump station
  - d. Alternates (6) and Unit Prices (2)
2. Contract Time: 270 calendar days until Substantial Completion.
3. Addenda:
4. Bid Schedule
  - a. Last Day for Questions: by 2:00 PM on July 10, 2023.
  - b. Issue Final Addendum: by 2:00 PM on July 13, 2023.
  - c. Bids Due: by 2:00 PM on July 20, 2023.

## D. SITE SAFETY AND TRAFFIC

## E. TERMS AND CONDITIONS (IFB Section 2)

## F. BID FORMS (IFB Section 4)

## G. REVIEW OF SPECIFICATIONS & DRAWINGS

## H. CLOSING

END OF MEETING







# attendance sheet

meeting: PRE-BID CONFERENCE  
 project: STEWARD STREET PARK  
 date/time: June 15, 2023 at 10:00 AM at ADC Engineering Offices

CONTACT NAME	Company Name & Address	Phone No.	Email Address	Signature
Warren Pruitt Design Team Lead Landscape Architect	ADC Engineering, Inc. 1226-B Yeamans Hall Road Hanahan, SC 29410	Office Phone: (843) 735-5144 Cell Phone: (843) 991-0523	WarrenP@adcengineering.com	✓
Chris Cook Civil Engineer	ADC Engineering, Inc. 1226-B Yeamans Hall Road Hanahan, SC 29410	Office Phone: (843) 735-5141 Cell Phone: (843) 991-7040	ChrisC@adcengineering.com	✓
Maureen Coughlin Administrator	ADC Engineering, Inc. 1226-B Yeamans Hall Road Hanahan, SC 29410	Office Phone: (843) 735-5149 Cell Phone: (843) 813-8733	MaureenC@adcengineering.com	✓
David Pieper Project Manager	City of Hanahan 1255 Yeamans Hall Road Hanahan, SC 29410	Office Phone: (843) 872-7413 Cell Phone: (843) 754-6716	DPieper@CityOfHanahan.com	✓
BRYAN REMBERT VICE PRESIDENT	IPW CONSTRUCTION GROUP LLC	Office Phone: 843-308-0524 Cell Phone: 803-460-0447	brembert@IPWCO.com	Bryan Rembert
Marion Davis	Bohicket Construction 147 Wappoo Creek Dr., 403	Office Phone: 843-225-2003 Cell Phone: 843-696-5655	marionebhicket.org	Marion Davis
Sarah Gallahorn	Blutide Marine Const. 3771 Belvedere	Office Phone: 843-557-1585 Cell Phone: 843-509-8832	blutide.sarah@gmail.com blutide.marine@antlak.com	Sarah Gallahorn
David Pieper	City of Hanahan	Office Phone: 843 872 7413 Cell Phone: 843 754 6716	dpieper@city ofhanahan.com	David Pieper
DANNY CROGHAN	SOIL CONSULTANTS P.O. 698 CHAS. SC. 29402	Office Phone: 843-793-4539 Cell Phone:	dcroghan@ soilconsultantsinc.com	Danny Croghan
BOW STILL	J DAVIS Const 4055 Faber Place	Office Phone: Cell Phone: 843-834-0020	bstill@jdaivinc.com	Bow Still

# attendance sheet

CONTACT NAME	Company Name & Address	Phone No.	Email Address	Signature
CHRISTINA McALHANEY (Ron Brantley Attending)	Brantley Const. Co 8300 Dorchester Rd	Office Phone: 8435520150 Cell Phone: 8433270511	christina@brantley construction.com	 Ronald E. Brantley
CODY JONES	SIMMONS CONTRACTING GROUP	Office Phone: 843-851-4372 Cell Phone: 843-701-6278	CODY@TSCGEMAIL.COM	
Tony Bunch	SIMMONS CONTRACTING GROUP	Office Phone: 843-851-4372 Cell Phone: 803-378-2724	tony@tscgemail.com	
Richard Murphy	Polivka International Charlotte	Office Phone: 704-321-0802 Cell Phone: 704-805-0836	estimating@polivkaintl com estimating@polivkaintl com	
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# questions / responses

June 15, 2023

**subject: Addendum No. 01 – Response to Bidder's Questions**

**STEWARD STREET PARK**

Hanahan, SC – Berkeley County

COH Project No. 060523 | ADC Project No. 20381

The following are questions and responses received prior to Mandatory Pre-Bid or at the Mandatory Pre-Bid.

Question #	Question	Response
1.	Is it assumed that the Contractor shall provide temporary power, water and sewer?	Yes.
2.	Status of Wetlands on site?	Wetlands have been delineated and shall be protected in accordance with permits.
3.	Are trees to be removed to be located?	Most of site has been demolished by others and site is mostly cleared of above ground structures.
4.	Status of Unsuitable soils?	Proctors will be by Owner's 3 <sup>rd</sup> Party representative. Unsuitable material will be measured by in place volume.
5.	Demolished Hanahan Treatment Plant	The Treatment Plant was previously demolished to a depth of 18" below grade. The one story CMU building most recently demolished across from the pump station was removed from grade up, without regard to foundations.
6.	Depth of plantation mix?	Refer to Grading Plans.
7.	Laydown area on site?	No off-site laydown area. All on-site laydown.
8.	Are documents available showing the demolition of foundations?	Unknown. City of Hanahan will inquire. <i>6/16/23: There are no available plans for the previous treatment plant components or of the site.</i>
9.	Status of Inspections?	BCWS will require a pre-construction meeting prior to sewer work. Inspections shall be scheduled with BCWS by the Contractor. No CWS inspections are anticipated for water. Only BFP Testing.
10.	Status of Permits?	All Site Permits have been obtained. Contractor shall be responsible for obtaining any building permits.
11.	When will contract be awarded?	Refer to Bid Schedule. Contracts to be executed by 8/22/2023.
12.	Security Fencing?	No security fencing called out.
13.	Are Reduced pressure valves required?	Yes.

**END OF QUESTIONS / RESPONSES**

