



OFFICE OF PROCUREMENT SERVICES
335 FOUR MILE ROAD
CONWAY, SC 29526-6005

AMENDMENT/ADDENDUM No. 1

Posting Date: Wednesday, February 15, 2023

Solicitation Number: 2223-32VS

Description: Conway Education Center (CEC) Partial Roof Replacement and HVAC Replacement

ADDENDA: Addenda shall be issued prior to the bid opening date and time for the purposes of modifying or interpreting the Contract Documents through additions, deletions, clarifications or corrections. No addendum shall be issued later than four (4) days prior to the bid opening date except to a) withdraw the Invitation for Bids, or b) to postpone the bid opening date and time. When an addendum is issued for the purposes of postponing the bid opening date and time, the addendum shall establish the new bid opening date and time no earlier than five (5) days after the addendum issue date. Addenda shall be posted on the on-line bidding source(s) stated in the Invitation for Bids. A Bidder shall acknowledge receipt of all addenda issued by identifying the addendum number and the date of issuance with the Bidder's initials in the spaces provided on the Official Bid Form or the bid shall be found non-responsive in accordance with the District's Procurement Code. If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

INTERPRETATIONS AND CLARIFICATIONS: Requests for additional information or questions regarding error, omission or clarification of any portion of the Bid Documents or the Contract Documents or any addendum, shall be submitted in writing to the District Bid Contact Person stated in the Invitation for Bids by e-mail or facsimile no later than five (5) days prior to the bid opening date and time unless an earlier date is stated on the Invitation for Bids or as may be amended. Any interpretations, corrections, or changes to the Bid Documents or the Contract Documents made in any other manner than by a written addendum shall not be binding, and Bidders shall not rely upon them. Any information given a prospective Bidder concerning a solicitation will be furnished promptly to all other prospective bidders as an addendum to the solicitation, if that information is necessary for submitting offers of if the lack of it would be prejudicial to other prospective bidders. See clause entitled "Bidder Representations." We will not identify you in our answer to your question. The District seeks to permit maximum practicable competition. Bidders are urged to advise the Procurement Specialist – as soon as possible – regarding any aspect of this procurement, including any aspect of the solicitation that unnecessarily or inappropriately limits full and open competition.

BID OPENING DATE AND TIME REMAIN THE SAME

1. Thru wall weeps will be covered by new roofing and insulation as detailed in 9/A502. Is the intent to flash the entire wall and terminate under existing eave flashing to remain with counter flashing or is the thru-wall flashing to be reworked above new flashings?
 - *The areas in question are to be considered 'high-wall' base flashing and, shall be installed in compliance with the written recommendations of the roofing manufacturer (refer to JM BIT-3[WH]) for materials, and installations per actual field conditions.*
2. Will the Owner remove and relocate the existing dehumidifiers as attached to the walls?
 - *Yes*
3. What firm will be performing the 3rd Party Inspections for the Owner?
 - *TBD*

4. Will the Owner relocate the fire alarm and wiring which is located in the area of the new work for the HVAC units?
 - *Moving the horn / strobe fire alarm device (indicating device) shall be the responsibility of the contractor. Shortening the wire mold and wiring, and reconnecting shall be in compliance with the system recommendations.*
5. Will the Owner provide low voltage work or is the awarded contractor responsible for this work?
 - *a. The definition and scope of the "low-voltage" for this project could not be determined, therefore no answer within the context of this project can be rendered.*
 - *b. Should low voltage systems, wiring, devices, etc. be encountered during the demolition portion of the Work, it shall be addressed and processed by the Owner.*
6. Documents call out for stucco repair which appears to be a sag in the concrete roof deck. How is to be addressed for remedy in this contract?
 - *Contractor shall omit stucco repair in this area only. Actual field conditions will be investigated during construction and will not be part of this BID.*
7. Will Owner remove and relocated sound panels at multipurpose interior walls affected by proposed construction?
 - *Yes*
8. Can an alternate be added to provide a vapor barrier/temporary roof directly to the existing concrete decking?
 - *The vapor barrier shall be installed to the existing concrete deck and treated as a temporary roof. Materials, installation and details shall be in compliance with the roofing manufacturer. Concrete decking shall be cleaned and prepared in compliance with the manufacturers written recommendations. This shall not be an alternate but the Work shall be part of the Base Bid.*
9. Are gutters and downspouts to be installed on the east side of the roof perimeter?
 - *No*
10. Can wood blocking be deleted at the wall and curb terminations (ie. Details 6/A501, 6A/A502, 9/A502, 11/A503, 16/A504, 24/A504, 21/A505)?
 - *Yes, with the condition, that wood blocking will be furnished and installed at roof eaves and other areas required by manufacturers written recommendations, including but not limited to details hereby mentioned.*
11. Is it acceptable for the "Alternate" new roof ladders to be fabricated from aluminum? If aluminum is acceptable, is "Precision Ladders" an acceptable manufacturer?
 - *Roof aluminum (fixed vertical) wall ladders will be an acceptable alternative to the steel roof ladders. Specifications as follows to be provided:*
 - i. Complete submittals and shop drawings*
 - ii. Full five-year warranty*

iii. Stringers:

1. 6005-T5 aluminum channel
2. 2-1/2"x1-1/16" x1/8"
3. Molded polyurethane safety caps

iv. Treads:

1. 6005-T5 extruded aluminum
2. 2-1/2"x 3/4"x 1/4"
3. Deeply serrated

v. Mounting bracket

1. 8-1/2"x4-1/2"x3" aluminum

vi. Mill finish

vii. Install in compliance with manufacturers written recommendations for actual field conditions.

viii. Basis of design: Precision Ladders, LLC

12. What is the correct material to be used for roof top walkways?

- *2.5 DynaTred walkways shall be utilized.*

13. Tapered insulation as drawn will not maintain a constant height at the roof perimeter. Please advise?

- *Contractor is to provide shop drawings and submittals for the tapered insulation layout including all slopes. There are areas where there is a "rake" of fascia metal intended to encase the differences in the slope and perimeter insulation thickness. The contractor shall work with the design intent to provide necessary detailing.*

14. Will it be acceptable to use scaffolding overhead protection in lieu of a wood structure (concrete grade beam would not be necessary)?

- *A scaffolding system would be acceptable, provided it is; a) capable of supporting any superimposed loading; the "walls" are of a construction type and installation that will protect pedestrians; c) scaffolding is adequately supported at its base. Contractor shall provide a document to be submitted to and approved by OSF.*

15. Will the Owner provide a space for the regularly scheduled meetings or does the awarded contractor need to provide a job site trailer?

- *No. Contractor shall provide a job site trailer with pertinent facilities and furnishings for use of the Owner, Architect and Contractor to conduct the regularly scheduled OAC Meetings.*

16. Contingency Allowance is listed on the bid form as \$20,000.00 but there is no corresponding specification in the specification book.

- *Contingency allowance of \$20,000.00 shall be for Owner Contingency. "TOTAL BID" is the "BASE BID" plus the "CONTINGENCY ALLOWNACE".*

17. Unit Price No. 1 Removal of existing roofing per square foot listed on the bid form is not applicable to this project. The roofs included in the scope of work are to be remove in their entirety down to the concrete deck.
 - *Removal of existing roofing per square foot, shall be provided on the Bid Form.*
18. Unit Price No. 2 Installation of new roof and insulation as specified per square foot listed on the bid form is not applicable to this project. The roofs included in the scope of work are to be remove in their entirety down to the concrete deck then the new roof system installed. The new roof system will need to be installed over the entire roof deck for the roof system to perform as designed. There will be no need to add or deduct roof area as this would not conform to specifications and scope of work.
 - *Installation of new roofing and insulation per square foot shall be provided on Bid Form.*
19. Unit Price No. 3 Roof decking repairs per square foot is applicable to the scope of work. Please provide specification for concrete roof decking repairs.
 - *Roof decking repairs shall be per Note 1, sheet A151.*
20. Contingency Allowance is listed on the bid form as \$20,000.00 but there is no corresponding specification in the specification book.
 - *Contingency allowance of \$20,000.00 shall be for Owner Contingency. "TOTAL BID" is the "BASE BID" plus the "CONTINGENCY ALLOWNACE".*
21. Unit Prices are listed on the bid form but there is no corresponding specification in the specifications book.
 - *Unit prices shall be provided on the Bid Form per aforementioned Addendum Replies.*
22. Would the Owner consider AirSys Backpack wall hung units as an alternate to Bard?
 - *The Owner will accept the incorporation of the AirSys Backpack units in lieu of the specified Bard units. All shall be in compliance with the performance specifications and project conditions. Systems will be furnished and installed in compliance with applicable sections of the contract documents as well as manufacturers written recommendations for actual field conditions. No additional charges will be accepted by Owner , architect or engineer for modifications to the rough openings, or utility connections due to the use of this equipment and system.*

COMMENTS:

A. Work Days: Monday thru Friday. Written request for weekend work shall be submitted in advance to the Owner.

B. Work Times;

a. Inside work; 8a to 5p

b. Outside (including roof) in compliance with local ordinances (contractor to confirm)

C. Roof access for contractors' construction activities shall be exterior only, with means and devices provided by contractor.

D. The Mechanical Alternate (#2) is to install WMHP-4 is NOT an additional unit. It is an alternate in its' location from the exterior of the Multipurpose Room to the exterior of the Storage A.

SPECIFICATIONS: (Revised)

Section 075216

STYRENE-BUTADIENE-STYRENE (SBS) MODIFIED BITUINOUS MEMBRANE ROOFING

1.6 QUALITY ASSURANCE

Insert the following:

“G. Roofing applicator shall be approved by the material manufacturer. Additionally, roofing applicator shall have the experience of 5 similar roof projects. Verification shall be provided to the Engineer upon request.

H. Manufacturer shall have been producing modified bitumen products in the United States for a minimum of 10 years. The primary roofing products shall have maintained a consistent composition for a minimum of five years without a change in the basic product design or SBS modified bitumen blend (e.g., no substantive changes in product composition, polymer specification, asphalt or filler formulation).

I. The base ply and flashing reinforcing ply shall be fully inspected by the Contractor and Manufacturer’s technical representative, and repaired and prepared to meet the Manufacturer’s requirements prior to installing the surface ply.

J. The base ply (vapor barrier/temporary roofing) shall not be exposed for longer than the manufacturer’s maximum requirement for exposure and shall be acceptable for surface ply applications. Any base ply exposed longer than the maximum requirement will be subject to rejection or additional remedial requirements prior to application of the surface ply.

K. Manufacturer's Field Services:

1. During construction and until substantial completion, manufacturer’s representative shall perform quality assurance site visits every ten working days to ensure materials are being properly installed and as required to obtain the specified warranty. The first site visit shall be performed within the first three (3) days of operations.

2. Inspections to be performed by an employee of the selected manufacturer that is assigned full time to their technical services department. Sales personnel will not be acceptable for this function and may result in rejection of the work installed that does not fulfill this requirement.

3. Manufacturer’s final inspections shall be performed only with contractor personnel in attendance. A minimum of seven days’ written notice is required. Any manufacturer’s final inspection conducted without contractor personnel in attendance will be repeated at no additional cost to the Owner.”