



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

AMENDMENT/ADDENDUM No. 1

Posting Date: Monday, February 21, 2022

Solicitation Number: 2122-52VS

Description: Modular Classrooms

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.

SUBMIT OFFER BY (OPENING DATE) AND TIME REMAINS THE SAME

Question Number	Question	Answer
1.	There are three approved manufactures named in the scope of work. Would other factory dealers be considered?	HCS will include under the Scope of Work B., 1. Approved Manufactures the following company: Sunbelt Modular, Inc., 1299 Thompson Drive Douglas, GA 31535
2.	Under the Detailed Description of Work to Be Performed, it states the contractor shall obtain a licensed engineer to design concrete walks. Would this design work not fall under the District's architect and civil engineer's scope?	Yes, Concrete walks along with all other Site / Civil design will fall under the District hired Site/ Civil PE. Modular company ramps/ steps will need to be coordinated with the District Site /Civil PE.

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3.	Will the District require bidders to submit the complete classroom specifications from the approved manufacturers on factory letterhead with their bid submittal to insure all specifications will be met?	Not for Bid purposes
4.	What date does the District anticipate gaining board approval for the new contract?	By the end of March, mid-March if possible.
5.	What dates does the District anticipate preliminary and final award to the approved contractor?	After Board approval.
6.	What date does the District anticipate issuing a purchase order to the approved contractor?	The week of April 4 th is the anticipated date.
7.	Can you explain the purpose of Exhibit B? What information is the District looking for? Is this something bidders must submit and if so what information is requested?	This will become part of a contract, and will list any relevant plans or specifications applicable. No entry required pertaining to this bid.
8.	Does the base bid pricing include skirting the units?	Yes, Base bid should include skirting.
9.	For the base bid leasing, the base bid ask for what appears to be a 12-month term. In the unit pricing, it asks for 60 months. Is the District committing to a fully funded 60-month or for a 12-month term? What is the actual term we should submit for the monthly lease rates?	The lease would be renew annually, the District anticipates renewing the lease up to 36 -60 month term.
10.	Specifications list a one hour rated exterior perimeter wall. Is each 28x28 or 28x65 or restroom intended to be capable of stand-alone installation at some point, requiring a one-hour hard wall surrounding each of these sizes, or is the one hour rated requirement for the perimeter of the initial configuration only?	Initial configuration only.
11.	Is the County willing to consider existing available inventory for lease or sale, provided the available inventory is SC OSF Seismic D and substantially compatible with the specifications contained within this bid as it could result in significant saving for the District?	Existing inventory would be acceptable, only if such inventory is new. Used inventory it is not acceptable.
12.	Please confirm the value of the bid bond is for all base bid scenarios combined. What should the bid bond be based on – both sale and lease? Should the entire duration of the monthly lease be included in the bid bond?	Bid Bond should only reflect the bid scenarios combined of lot 1 and 2 with the lease based on the 12 month lease scenario.

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13.	For surface bonding in the unit pricing, what size building is to be submitted to provide a cost to surface bond? There are multiple building sizes in the unit pricing. Should pricing be on a per CMU pier basis, or a per building basis and if so, which size building?	Per pier
14.	For installation of building in the unit pricing, what size building is to be submitted to provide a cost to surface bond? There are multiple building sizes in the unit pricing.	28 x 65 (two classrooms) & 112 x 65 (8 classrooms)
15.	In the unit pricing, what is the revised foundation drawings mean? Is it site specific?	Site specific, as in higher designed reinforced foundations, or enlarged spread footing requirements
16.	In the unit pricing, what does it mean for additional upcharge for engineered foundations?	Taller, structurally designed piers or spread footings vs basic piers on ABS pads.
17.	<p>Your Bid instructions state the following below concerning the site, but when we tried to schedule a site visit to examine pre-existing conditions, we were informed that there would be no site visit until after bid award to the successful bidder?</p> <p>5. Pre-Existing Site Conditions: Before submitting a bid, the Bidder shall carefully review all documents and examine the worksite in conjunction therewith to ascertain site conditions affecting the performance of the work. If the Bidder receives a contract award but failed to make such examinations, the Bidder shall in no way be relieved of the obligation to comply in every detail with all provisions and requirements of the Contract Documents without additional compensation or time.</p>	<p>This verbiage has been stricken.</p> <p>5. Pre-Existing Site Conditions: Before submitting a bid, the Bidder shall carefully review all documents and examine the worksite in conjunction therewith to ascertain site conditions affecting the performance of the work. If the Bidder receives a contract award but failed to make such examinations, the Bidder shall in no way be relieved of the obligation to comply in every detail with all provisions and requirements of the Contract Documents without additional compensation or time.</p>
18.	Will HCS provide an area to pre-stage modular units close to the site?	HCS will provide and coordinate a place on THE site to deliver units to, prior to installation. If there is one available, otherwise precise delivery to a ready pad site should be considered and coordinated.
19.	Will ABS pads on grade with dry stack block be acceptable if the site and code allows? Or do you require below grade footings. If footing to what depth?	ABS pads and block with coating acceptable if site and code allows. If footings are required, these are to be designed by modular engineer.
20.	The Scope of work calls for a site allowance of \$25,000 per classroom and \$25,000 per bathroom unit. Just to clarify that this is not per site, but per classroom within each modular bldg.?	Correct. Per classroom.

Question Number	Question	Answer
21.	<p>Will HCS provide a soils report for each site?</p> <ul style="list-style-type: none"> • If is the bidder required to perform a geotechnical study? • If not shall we base our bid on 2,500 psf soil bearing capacity? 	<p>If a site specific geotech report is available, HCS will provide it. Otherwise, modular engineer to design according to code required/ permitted " worst case" conditions.</p>
22.	<p>Are the walls mentioned below from the Modular Unit Specifications to have exterior siding already installed on them from the factory?</p> <p>Based on the modular construction double walls will be utilized between ALL classrooms and restroom modules. Exterior wall construction will be typical for the classroom demising walls.</p> <p>Our fleet lease units do not have exterior wall pre-build for rearrangement of modules. Is this a requirement?</p>	<p>No siding where modules are to be connected for a multiple pod.</p>
23.	<p>Will LED lighting be acceptable as fluorescent lighting is being phased out?</p> <ul style="list-style-type: none"> • Our standard lease spec has LED lighting 	<p>LED in all applications, no fluorescents.</p>
24.	<p>Our NEW modules are 14x66 with a 10' hallway. Is this acceptable?</p>	<p>Acceptable.</p>
25.	<p>Will the available power at each site be single phase or 3 phase and what should we supply for the modular subpanels</p>	<p>Under this solicitation, bidders are to anticipate A 3 phase service for the scenarios listed.</p>
26.	<p>Should the modular contractor assume a ¾" conduit stubbed up above the suspended ceiling with a wall box will be acceptable for the fire alarm and data systems being installed by the Owner?</p>	<p>(2) 1", one for each, data and alarm</p>
27.	<p>Based on current modular factory delivery dates being into the final quarter of 2022 will HCS be willing to adjust the occupancy date?</p>	<p>No.</p>
28.	<p>We insure the wheels and axels are properly stored under the modular for easy removal upon lease termination. Please confirm this is acceptable.</p> <ul style="list-style-type: none"> e. All Tires, Wheels and Axles are to be removed from the school at the end of the unit set-up and recycled/disposed of at the Contractor's expense. i. <u>HCS will not store any Tires, Wheels and Axles.</u> 	<p>Past inspections by OSF do not permit tires or axles to remain.</p>

Question Number	Question	Answer
29.	<p>Is the requirement in 16 below above and beyond the state of SC modular building compliance program? We follow this program and state labeling.</p> <p>3rd Party Inspections: a. The <u>Contractor is responsible for obtaining an OSF approved 3rd party inspection firm</u> that will inspect and approve the modular classrooms during construction at the factory. HCS will retain a 3rd party inspector for the setup, and at completion of the setup. b. The Contractor will supply HCS with a copy of each report prior to the final inspections by OSF being scheduled. c. This OSF approved 3rd party inspection firm is <u>in addition</u> to the manufacturer's SC LLR approved 3rd party inspection report.</p>	Comply with A. Scope of Work section 16.
30.	<p>We can confirm the installation will be complete to meet the schedule but not within 5 days.</p> <p>Scope of Work: 22. Installation/Set-up: The Contractor shall <u>complete installation/set-up of Unit(s) within five (5) calendar days</u> from the date the Unit is delivered to the established site.</p>	Yes, if on site safe storage is available and provided by the district, and site conditions / schedule requires a greater period of time from delivery. All units are to be made safe and weather secure for this period of time and the responsibility of the contractor.
31.	<p>The factory production is very tight right now and we have product coming off line. Is the occupancy date able to be adjusted by a week+/-?</p> <p>C. MILESTONES Anticipated Milestones: (Scenario) Design of First Project Submitted to HCS for Review April 3, 2022 Design approved by HCS April 18, 2022 Design Submitted to OSF for Review April 18, 2022 Site Mobilization June 5, 2022 OSF Inspection July 27, 2022 Substantial Completion and Certificate of Occupancy from OSF August 4, 2022 Teachers Return to School August 7, 2022 Students Return to School August 15, 2022</p>	Contractor must endeavor to meet HCS schedule.