



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

AMENDMENT/ADDENDUM No. 1

Posting Date: Monday, March 6, 2023

Solicitation Number: 2223-35VS

Description: Waccamaw Elementary School (WES) Interior Renovations & Upgrades
Architect's Project No. 21.293.00

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.

GENERAL

1. Bidders are hereby advised that information from bid documents which are not received from the sources listed in the Invitation for Bids is not legitimate and the bidder accepts full responsibility for any differences. Quackenbush Architects + Planners has not authorized the scanning of their documents. Bidders should be aware that the plans are copyrighted and any unlawful use is subject to legal action. Bidders are further advised that the purchase and/or use of partial bid documents is not recommended and bidder will be responsible for any discrepancies which might have been avoided had a full set of documents been reviewed.
2. Listing of multiple products or manufacturers within specifications or approval of products or manufacturers via substitution request does not waive or preclude any and all performance, warranty, or specific requirements listed within the specification unless specifically noted in the Addendum. Only manufacturers and products meeting the specification requirements and listed in the specifications or

included in the Addendum shall be approved for the project.

3. The **Bid Opening Date** has been changed to **Tuesday, March 21, 2023**. The opening time will be at 3:00pm. **All questions** must be submitted in writing to the District Bid Contact Person by **12:00pm (noon) on Friday, March 10, 2023**.

QUESTIONS

1. Are there any asbestos reports for the school?

- *Yes. Please see attached AHERA Update (Three-Year Reinspection Report) dated 7/12/2021.*

2. Who is responsible for moving the furniture in and out of the classrooms?

- *The Contractor will be responsible for moving the furniture out of the classroom prior to demolition and moving it back into classroom upon completion of the work in those spaces. The existing allowance is being increased to \$40,000.00 to cover this work. (Please see attached Revised Bid Form.)*

The allowance can be used to provide all labor, equipment, and transportation to provide moving services and logistical support to the District to facilitate the execution of the Work. (The overhead and Profit to the contractor for the allowance will be included in the cost of the Work.) The services included in the allowance shall include:

- a. Labor, equipment, and transportation to remove all student desks and chairs from all teaching spaces in the school. Rooms to be vacated have either student desks and chairs and/or student chairs and work tables. Each classroom contains desks and chairs for approximately 25 students.*
- b. All books, teaching materials, etc. in each classroom will be boxed up by HCS and staged in the gym at the school by the Contractor before the commencement of the Work. Boxes are an average size of 12" x 12" x 18". There are approximately 1,000 boxes at the school.*
- c. All other items of furniture (teacher desks, wardrobes, file cabinets, etc.) will be moved out of the classrooms by the Contractor to complete the new painting, casework, and floor finishes then returned at the completion of the Work in that space as part of the **Base Bid**.*

3. In Sheet M-100, note 1 states the "testing should be done by a T & B Contractor". Is that something the GC should take care of? If yes, may I know some contact information of this company. I tried to look up in google, but I did not find it.

- *Test and Balance (T&B) contractor is typically hired by the Mechanical subcontractor.*

4. Is a Test & Balance report on existing system necessary prior to demolition.

- *It is not required that the TAB be done prior to demolition.*

5. Is removal of wax at VCT required for new flooring installation?

- *Yes. Reference specifications for required preparation.*

DRAWINGS

<u>Item No.</u>	<u>Description</u>
1-1	<p><u>Sheet AD-101 – DEMOLITION FLOOR PLAN:</u> REPLACE Sheet AD-101 with attached AD-101 revised 3.2.2023 with clouded revisions.</p> <ol style="list-style-type: none">Added removal of vinyl sheet flooring in portion of classrooms in 200 wing.Alternate No. 3 was added to include removal of sheet vinyl and wall base in classroom toilets as indicated.Remove note DP2 – Not Used.Sheet re-issued for visual clarity.
1-2	<p><u>Sheet A-101 – FLOOR PLAN:</u> REPLACE Sheet A-101 with attached A-101 revised 3.2.2023 with clouded revisions.</p> <ol style="list-style-type: none">Alternate No. 2 was added to include painting classroom toilet rooms.Alternate No. 3 was added to include replacement of flooring and base in existing classroom toilets as indicated.Added S2 transition detail note to Child Development 100 and Child Development 101.Revised Floor Plan Notes.Sheet re-issued for visual clarity.
1-3	<p><u>Sheet A-400 – ENLARGED TOILET PLANS, ROOM FINISH SCHEDULE, FINISH MATERIALS, LOADING DOCK DETAIL:</u></p> <ol style="list-style-type: none">Revise General Finish Note O to read “Where the owner removes marker boards, tack boards, smart boards, wall mounted items, etc. patch and prepare existing wall as required to receive new finishes as scheduled.”Add General Finish Note P “Owner to remove items taped or adhered to walls. Remove any tape or adhesive left on walls as part of wall prep before painting.”Revise Interior Finish Materials to included the below color selections:<ol style="list-style-type: none">CPT-1 color shall be 2844 MoleculeP-1 color shall be SW 7631 City LoftP-2 color shall be SW 7607 Santorini BlueP-3 color shall be SW 7603 PoolhouseRB-1 color shall be 48 GrayPL-1 color shall be Formica 961-58 FogPL-2 color shall be Formica 9529-43 Sea SaltAdd LVT-1: Mannington Commercial, Spacia Stone, Ceramic Dark SS5S3566, 12” x 18”, 2.5MM thick

SPECIFICATIONS

<u>Item No.</u>	<u>Description</u>
1-1	<p>Section 01 21 00 – Allowances</p> <ol style="list-style-type: none">Increase contingency to \$ 40,000.00

- 1-2 Section 01 23 00 – Alternates
b. Add alternate No. 2 to section 3.1 Schedule of Alternates.
- Alternate No. 2: **Paint classroom toilet rooms P-1**
Base Bid: No paint scope in restrooms
Alternate: Include painting restrooms located inside classrooms. Toilet rooms as shown on re-issued sheet A-101 FLOOR PLAN.
- c. Add alternate No. 3 to section 3.1 Schedule of Alternates.
- Alternate No. 3: **Classroom Toilet Flooring in Wing 200**
Base Bid: Existing sheet vinyl flooring to remain. Install transition strip at the toilet door.
Alternate: Remove vinyl sheet flooring and wall base in toilet rooms and replace with LVT-1 and RB-1.
- 1-3 Add Section 096519 – Resilient Flooring
- 1-4 Section 19 68 13 – Carpet Tile:
d. In section 3.2.C add, “Surfaces must be smooth and level with all holes and cracks filled with Portland cement -based patch reinforced with polymers such as Ardex Feather Finish or Mapei PlaniPatch. Other floor patches must be primed prior to adhesive application.

Attachments:

- Waccamaw Elementary School 2021 AHERA Update
- Revised Bid Form (dated 3/3/2023)
- Specification Section 096519 – Resilient Tile Flooring
- Sheet A-101 – FLOOR PLAN (Revised 3/3/2023)
- Sheet AD-101 – FIRST FLOOR DEMOLITION PLAN (Revised 3/3/2023)