

City of Spartanburg

Procurement and Property Division

Post Office Drawer 1749, SC 29304-1749 P (864)-596-2049 F (864) 596-2365

ADDENDUM # 1 PIEDMONT COMMUNITY ACTION OFFICE 601 JOHN B WHITE BOULEVARD

January 12, 2017

Question and clarifications:

1. Please confirm location of bathrooms on plans are incorrect and that the existing location is to remain.
Answer: Drawings for bathrooms are incorrect. Bathrooms are the same as drawing but on opposite walls.
2. Please confirm that the size of the bathrooms will NOT be required to be modified to meet ADA requirements.
Answer: Bathrooms are adequate for handicap and no wall modification will be required.
3. Please confirm that Sprinkler system will not be required and will be removed by others.
Answer: Sprinkler be others. Will not be in this space.
4. Please confirm that fire extinguishers will be provided and installed by others.
Answer: Owner to provide fire extinguishers.
5. Please confirm that all emergency/additional lighting will be provided and installed by others.
Answer: Emergency lighting has not been test and is not the responsibility of the contractor. If faulty, change order may be issued for repairs.
6. Please confirm that all lights/equipment that is damaged or not in working order will be repaired or replaced by others.
Answer: Lighting /equipment has not been test and is not the responsibility of the contractor. If faulty, change order may be issued for repairs.
7. Please confirm that no exterior work will be included in this scope of work..
Answer: Drawing or notes refer to exterior striping. No pavement work will be in this scope.
8. How big are doors A-106 and B-106 and who is the manufacturer?
Answer: Manufacturer unknown. Solid panel exterior door.
9. Can we quote metal studs in lieu of wooden studs?
Answer: Yes
10. What is the room beside the bathrooms?
Answer: Dry Storage
11. Is there any plumbing in the scope?
Answer: Only what is required for Handicap Accessibility.
12. Can we have a site visit prior to the pre-bid meeting?
Answer: No
13. Do we need to field verify all of the dimensions from the drawing?
Answer: Yes. It is the contractor's responsibility to field verify all dimensions.

14. Do you know an approximate time from award that the notice to proceed will be given?

Answer: Approximately 4-6 weeks

15. Will the GC be responsible for the full set of drawings that will be used for construction?

Answer: Owner will "Issue for Construction" drawings

16. Is there any flooring that will need to be demolished prior to construction?

Answer: No

17. How much of the parking lot is supposed to be sealed and striped?

Answer: None. No parking areas are in the scope of work.

18. What documents, as the GC, will we need for this specific project (bid bond, performance bond, insurance, etc.)?

Answer: Bid bond only

19. Is there anything that I need to do in order to be put on the bid list?

Answer: There is no Bid List.

20. Please detail ceiling grid around lateral bracing or provide further instructions

Answer: no detail will be shown. Contractor will require bracing every five of run. Ceiling will need to be adjusted to bracing locations.

21. Please define paint type/grade.

Answer: Eggshell Latex for walls and semi-gloss latex trim. Major brands acceptable.

22. Will Romex be acceptable or will this require MC?

Answer: Romex will not be allowed. MC is OK.

23. Is the electrical contractor to install the data wires and terminations or just install the box and pull string?

Answer: Boxes and conduit to above ceiling location with pull string.

24. Are the lights shown to be new or existing? If new, please provide description, basis of design or allowance.

Answer: Existing lighting will be used. If new lighting is require. Owner will provide.

25. Will there be ANY HVAC work, ie. relocating grilles, moving Thermostats etc...?

Answer: No

26. Please verify that all doors are to be new and provided by contractor.

Answer: Doors are new. Door shall be interior paint grade solid birch.

27. Note 9 on drawing 1 references Counter A and Counter C, please clarify .

Answer: Tow counters A- Front reception and B- Computer lab

28. Please provide an elevation for Counter B.

Answer: 34 – 36 Inches from floor.

29. The bid documents state that the contract will be between the Piedmont Action and the Contractor chosen.

Please clarify the following:

1. Who will be funding the project? Will the funding require Davis Bacon Wages?

2. Who owns this building?

3. What type of contract will be used for this project? If Owner provided, please provide a sample.

Answer: 1. Piedmont Community Action/city will be funding project. There are no Davis Bacon requirements

2. Piedmont Community Action

3. City's standard Contract modified. Sample will be provided at time of review.

30. Is the carpet modular ore Broadloom.

Answer; Broadloom

31. Dwg 1/6 Note 7 “Owner shall provide existing doors.” Are they existing, or is this in reference to the 15 doors that aren’t currently on site, but you will provide? Is the door schedule 15 Office/Closet Doors (what kind are you spec’ing), 2 Bathroom solid birch doors with frames and 2 steel door slabs for the exterior?

Answer: Note is incorrect. At one time during discussions with the owner, owner has a building that has existing door slab. Because of the task of removing the existing doors from that location and preparing the frames for the doors, it was decided to scrap the idea of using existing door and contractor is to provide new solid birch and frames for all interior doors shown on the drawings. Doors and frame shall be paint grade and be painted same with trim color semi-gloss.

32. Dwg 3/6 Note 8 I’m aware we need hand rails, toilet paper dispensers, and insulation under the sink. Do we think the sink is at the proper height and faucet is ADA complaint?

Answer: If there is an issue with the height of the lavatory, it will be dealt in form of change order. Contractor shall leave lavatory as is in bid.

33. Dwg 3/6 Note 9 “Solid, birch, stain grade door” Where is this door to be located? Also how many?

Answer: Door question answered in note 31.