

	Fort Mill School District Addendum #1	Solicitation Number: #23-016
		Date Issued: May 8, 2024 Procurement Specialist: Kelly Keniston Phone: (803) 548-8202 E-Mail Address: kenistonk@fortmillschools.org

DESCRIPTION: FMSD: Oak Grove Academy Renovation

YOUR OFFER MUST BE SUBMITTED IN A SEALED PACKAGE WITH THE SOLICITATION NUMBER AND OPENING DATE CLEARLY MARKED ON THE OUTSIDE. SUBMIT YOUR SEALED OFFER TO THE FOLLOWING ADDRESS:

Mailing Address: FORT MILL SCHOOL DISTRICT 2233 DEERFIELD DR FORT MILL, SC 29715	PHYSICAL ADDRESS: FORT MILL SCHOOL DISTRICT 2233 DEERFIELD DRIVE FORT MILL, SC 29715
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SUBMIT OFFER BY: **Thursday, May 22, 2024 at 12:00 pm**

SUBMIT QUESTIONS BY: **Tuesday, May 14, 2024 at 12:00 pm**

NUMBER OF COPIES TO BE SUBMITTED: **One (1) original**

CONFERENCE TYPE: Pre-Bid Meeting & Site Visit DATE & TIME: May 7, 2024 @ 3:00 pm	LOCATION: Fort Mill School District Office 2233 Deerfield Dr. Fort Mill, SC 29715
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AWARD & AMENDMENTS	Award will be posted on or around June 3, 2024 . The award, this solicitation, any amendments, and any related notices will be posted at the following web address: http://www.fortmillschools.org/departments/procurement/
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You must submit a signed copy of this form with Your Offer. By submitting a bid or proposal, You agree to be bound by the terms of the Solicitation. You agree to hold Your Offer open for a minimum of thirty (30) calendar days after the Opening Date.
 (See "Signing Your Offer" and "Electronic Signature" provisions.)

NAME OF OFFEROR <small>(full legal name of business submitting the offer)</small>	Any award issued will be issued to, and the contract will be formed with, the entity identified as the Offeror. The entity named as the offeror must be a single and distinct legal entity. Do not use the name of a branch office or a division of a larger entity if the branch or division is not a separate legal entity, i.e., a separate corporation, partnership, sole proprietorship, etc.	
AUTHORIZED SIGNATURE <small>(Person must be authorized to submit binding offer to contract on behalf of Offeror.)</small>	TAXPAYER IDENTIFICATION NO. <small>(See "Taxpayer Identification Number" provision)</small>	
TITLE <small>(business title of person signing above)</small>		
PRINTED NAME <small>(printed name of person signing above)</small>	DATE SIGNED	STATE OF INCORPORATION <small>(If you are a corporation, identify the state of incorporation.)</small>

OFFEROR'S TYPE OF ENTITY: (Check one) (See "Signing Your Offer" provision.)

Sole Proprietorship
 Partnership
 Other _____

Corporate entity (not tax-exempt)
 Corporation (tax-exempt)
 Government entity (federal, state, or local)

Minority Participation:

Are you a SC Certified Minority Vendor Yes No If yes, SC Certification # _____

Are you a Non SC Certified Minority Vendor Yes No

PAGE TWO

(Return Page Two with Your Offer)

<p>HOME OFFICE ADDRESS (Address for offeror's home office / principal place of business)</p> 	<p>NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent.) (See "Notice" clause)</p> <p>_____</p> <p>Area Code - Number - Extension Facsimile</p> <p>_____ E-mail Address</p>
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<p>PAYMENT ADDRESS (Address to which payments will be sent.) (See "Payment" clause)</p> <p>_____ Payment Address same as Home Office Address</p> <p>_____ Payment Address same as Notice Address (check only one)</p>	<p>ORDER ADDRESS (Address to which purchase orders will be sent) (See "Purchase Orders and "Contract Documents" clauses)</p> <p>_____ Order Address same as Home Office Address</p> <p>_____ Order Address same as Notice Address (check only one)</p>
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ACKNOWLEDGMENT OF AMENDMENTS
 Offerors acknowledges receipt of amendments by indicating amendment number and its date of issue. (See "Amendments to Solicitation" Provision)

Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date

<p>DISCOUNT FOR PROMPT PAYMENT (See "Discount for Prompt Payment" clause)</p>	<p>10 Calendar Days (%)</p>	<p>20 Calendar Days (%)</p>	<p>30 Calendar Days (%)</p>	<p>_____ Calendar Days (%)</p>
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PREFERENCES - A NOTICE TO VENDORS (SEP. 2009): On June 16, 2009, the South Carolina General Assembly rewrote the law governing preferences available to in-state vendors, vendors using in-state subcontractors, and vendors selling in-state or US end products. This law appears in Section 11-35-1524 of the South Carolina Code of Laws. A summary of the new preferences is available at www.procurement.sc.gov/preferences. **ALL THE PREFERENCES MUST BE CLAIMED AND ARE APPLIED BY LINE ITEM, REGARDLESS OF WHETHER AWARD IS MADE BY ITEM OR LOT. VENDORS ARE CAUTIONED TO CAREFULLY REVIEW THE STATUTE BEFORE CLAIMING ANY PREFERENCES. THE REQUIREMENTS TO QUALIFY HAVE CHANGED. IF YOU REQUEST A PREFERENCE, YOU ARE CERTIFYING THAT YOUR OFFER QUALIFIES FOR THE PREFERENCE YOU'VE CLAIMED. IMPROPERLY REQUESTING A PREFERENCE CAN HAVE SERIOUS CONSEQUENCES.** [11-35-1524(E)(4)&(6)]

PREFERENCES - ADDRESS AND PHONE OF IN-STATE OFFICE: Please provide the address and phone number for your in-state office in the space provided below. An in-state office is necessary to claim either the Resident Vendor Preference (11-35-1524(C)(1)(i)&(ii)) or the Resident Contractor Preference (11-35-1524(C)(1)(iii)). Accordingly, you must provide this information to qualify for the preference. An in-state office is not required, but can be beneficial, if you are claiming the Resident Subcontractor Preference (11-35-1524(D)).

_____ In-State Office Address same as Home Office Address

_____ In-State Office Address same as Notice Address (check only one)

Addendum #1 is being issued to update specific bid schedule information, answer questions received from bidders, and issue minutes from the pre-bid meeting.

You must acknowledge this addendum on page #1 and the bid form.

Please note, unless otherwise stated, all stipulations from the original solicitation apply

ATTACHMENTS:

1.1 Pre-Bid Meeting Minutes

GENERAL:

2.1 Solicitation 23-016 RFB: Coversheet / Section I.A / Section III

a. REVISE: Bid Date to May 22 @ 12:00pm

END OF ADDENDUM NO. 1



PRE-BID MEETING MINUTES
FMSD: OAK GROVE ACADEMY RENVOATION
 May 7, 2024

ATTACHMENTS:

- | | | | |
|-----------|---|-----------|-----|
| A) | Sign-In Sheet | C) | N/A |
| B) | Original Construction – Mechanical Shop Drwg. | D) | N/A |

INTRODUCTIONS

- | | | <u>RESPONSIBLE:</u> |
|------|--|----------------------------|
| 1.01 | Jay Gaither opened the meeting, with LMG, who will be the Construction Manager for this project and shall be considered the point of contact throughout the duration of the project. | Comment |
| 1.02 | Pre-Bid meeting attendance was not mandatory in order to bid on the project. | All Bidders |

BID DATE AND LOCATION

- | | | |
|------|---|---------|
| 1.03 | The Bid deadline has been revised to May 22 nd at 12:00pm (This will be documented within Addendum #1). The Fort Mill School District must receive bids, prior to the scheduled bid opening. Bids can be mailed, or hand delivered at the District Office front reception desk located at 2233 Deerfield Dr. Fort Mill, SC 29715. The formal public bid opening will be within the same building. Room is TBD. | Comment |
|------|---|---------|

BIDDING REQUIREMENTS

- | | | |
|------|--|-------------|
| 1.04 | Bids are to be submitted in a sealed opaque envelope bearing “SEALED BID”, the solicitation number, project title, and name and address of Bidder. | All Bidders |
| 1.05 | Potential bidders were notified the project will be awarded as a Single Prime Contract. | Comment |
| 1.06 | Contractors are required to acknowledge receipt of all addenda on the Bid Form. | All Bidders |
| 1.07 | Submitted bid documents must include the following fully executed items to be considered responsive: <ol style="list-style-type: none"> 1. Bid Form – Pages 4-6 of Solicitation 2. Appendix A – Offeror Representations and Certification 3. Appendix B – Minority Participation 4. Appendix C – Drug Free Workplace Certification | All Bidders |
| 1.08 | Bidders are to list all requested sub-contractors, if any, on the Bid Form and make sure any listed sub-contractor is properly licensed in South Carolina. Bid Form must be signed, and South Carolina contractor’s license number and contract amounts noted. | All Bidders |
| 1.09 | All bids must comply with the laws of South Carolina. | All Bidders |
| 1.10 | Bidders were informed a General Contingency Allowance of \$25,000 shall be included within the base bid amount. | All Bidders |
| 1.11 | Bidders are to include all alternates and/or unit prices as indicated on the bid form. If no alternates nor unit prices are identified, Bidders shall note as “N/A” within the adjacent fields. | All Bidders |
| 1.12 | Contractors to include (5%) Bid Bond – AIA A310 along with bid documentation. Sample Bid Bond documentation provided within project specifications for reference. | All Bidders |
| 1.13 | (100%) AIA Payment and Performance Bonds will be required from the awarded contractor following the Notice to Proceed. All Bidders were notified that costs associated with acquiring the bonds shall be included within the bid amount. | All Bidders |

SPECIAL CONDITIONS

- 1.14 The Intent to Award will be issued on May 23, 2024. Comment
- 1.15 Notice to Proceed will be issued June 3, 2024 following the required protest period. Comment
- 1.16 Mobilization and commencement of field activities shall begin as soon as possible following Notice to Proceed. All Bidders
- 1.17 Substantial Completion for the project is July 26, 2024. The construction schedule will be (53) Calendar days following Notice to Proceed. Contractors voiced no concerns regarding the schedule requirements. All Bidders
- 1.18 All required Special Inspections (Chapter 1 and 17) will be paid for by the Owner. However, in the event of a failed inspection, all re-inspections are the responsibility of the Contractor. Detailed records of inspections and associated costs will be provided to the contractor for reimbursement if deemed necessary. All Bidders

ADDENDA / ALTERNATES / RFI's

- 1.19 Addendum #1, including the Pre-Bid Meeting minutes and updated project information will be provided no later than May 8, 2024. Subsequent Addenda shall include responses to RFI's / Substitution Requests / etc. as needed but no later than May 15th. All Bidders
- 1.20 It was noted that there are currently (0) Alternates and (0) Unit Prices included on the Bid Form. All contractors shall note that should no Alternates nor Unit Prices be identified; the contractor shall include "N/A" on the specified fields located on the Bid Form. All Bidders
- 1.21 A site visit is scheduled with all interested parties following the Pre-Bid Meeting. The site visit is not mandatory to submit a bid for the project. Should firms not attending the Pre-Bid meeting wish visit the site, please contact Jay Gaither via email at jay@leitnergrp.com. All Bidders
- 1.22 All RFI's should be sent to Jay Gaither with LMG. Electronic mail is the preferred means of communication (jay@leitnergrp.com). RFI's must be received prior to Noon on May 14, 2024 with responses issued via Addendum no later than May 15, 2024. All questions must be submitted to LMG to ensure the items are answered and included in the Addenda. All Bidders

PROJECT DESCRIPTION AND SCOPE

- 1.23 All Bidders were notified that the project documents are currently available for download on the Fort Mill School District website via the following link: <https://vrapp.vendorregistry.com/Bids/View/Bid/b2e99508-dea7-41eb-9c0a-5eb6b28bfcf2> All Bidders
- 1.24 The project is located at Oak Grove Academy (1346 AO Jones Blvd., Fort Mill, SC 29715). Contractor scope of work shall include all necessary demo and renovations of (2) existing classrooms into new office spaces as indicated within the contract documents. All Bidders
- 1.25 Bidders were informed this is an Office of School Facilities project. They are the AHJ and the building permit has been previously obtained. Contractors will be responsible for procuring a Town of Fort Mill business license. All Bidders
- 1.26 Bidders were informed the following Owner Furnish / Owner Install (OF/OI) items. These items will be provided by the Owner unless otherwise noted: All Bidders
- All Flooring
 - Fire Alarm System
 - Data Cabling (Raceway by Electrical Subcontractor)
 - Toilet Accessories – TP / PT / Sanitary Napkin Dispensers and Trashcans
 - Fire Extinguishers
 - Residential Equipment – Refrigerators

1.27 Bidders were informed the following Owner Furnish / Contractor Install (OF/CI) items. These items will be furnished by the Owner and Installed by the Contractor. Contractor shall include all associated labor to perform the activities listed below unless otherwise noted:

- Door Hardware:
 - Installation of Door Frames and Paint to match existing.
 - Staining of unfinished doors to match existing.
 - Hanging of Doors.
 - Installation of Door Hardware.

1.28 It was noted that the awarded contractor will be responsible for providing temporary facilities throughout the duration of the project. This includes, but is not limited to, exterior restroom facilities. It was noted that the existing interior restrooms are not to be used by contractors.

All Bidders

1.29 A site visit to review the existing conditions is scheduled to occur following this meeting. Attendance is not mandatory to submit bids. Should any contractor unable to attend wish to make a site visit, please contact Jay Gaither, with LMG at jay@leitnergrp.com.

Comment

CONTRACTOR OPEN SESSION QUESTIONS

Q: What is the required Permitting for this project?

A: It was noted that this project is governed by OSF, and the building permit has been received. No additional permitting will be required. Contractors will only be responsible for obtaining necessary business licenses through the Town of Fort Mill.

Q: Will there be any Fire Penetrations and/or Fire Dampers?

A: The only rated walls within the building are the corridor walls and ceiling. There will be no rated penetrations through these areas. All MEP items shall be routed above the rated corridor and not impact the existing rated corridor.

Q: What is existing ductwork constructed of?

A: Please refer to the attached Original Construction shop drawings for the type of ductwork originally installed by the modular building manufacturer.

Q: In lieu of walls to deck / can insulation be added to ceiling?

A: This application was considered during design but ultimately decided to have walls extend above the ceiling grid with sound batt.

Q: Do the plans require all new light fixtures and mechanical grills?

A: No, the existing light fixtures and mechanical grills shall be reused and reconfigured per the provided plans.

Q: Is seismic required for this project?

A: LS3P confirmed the Seismic Design Category "C". Installations including ceiling grid shall be installed to the seismic design category standards.

Q: Are the additional roof penetrations for exhaust duct and plumbing vents required? Or can these be alternatively routed to maintain the roof's integrity?

A: The plumbing vent may be connected to the existing vent system located within the Women's group toilet located adjacent to the renovated area. The exhaust vent will be required to penetrate the roof as there is currently not enough space to penetrate the exterior wall and maintain the required distance from the existing mechanical units.

Q: Will contractors be allowed to have dumpsters onsite?

A: Yes, dumpsters may be brought onsite. However, the existing fire access roads must remain clear of obstructions throughout the duration of the project. Coordination with LMG will be required for dumpster location.

The content of these meeting minutes are the writer's interpretation of the primary discussions held during the meeting. Should the information contained herein be misleading or inaccurate, please notify the writer within seven (7) days of receipt. It is requested that the Prime Contractor(s) forward a copy of these minutes to all appropriate subcontractors for review.



FMSD: OAK GROVE ACADEMY RENOVATION
PRE-BID CONFERENCE MEETING

Fort Mill School District
May 7, 2024



Sign - In Sheet

Name:	Company:	Email Address:	Phone Number:
Joe Romenick	Fort Mill School District	romenickj@fortmillschools.org	(803) 984-8980
Jay Gaither	LMG	jay@leitnergrp.com	(803) 230-1650
Jimmy Wilhide	LS3P	jimmywilhide@ls3p.com	(704) 650-3284
Marlon Glover	Catfish Construction	marlenglover@catfishconstructionllc.com	803-210-9503
Lee Harley Madco Contracting	Madco Contracting	lharley@madcocontracting.com	803-908-6167
RYAN WALL	USTS Facility Services	rwall@ustands.com	864-665-3554
Jacob Ressler	Hrp innovations		803-446-4684
MIKE MCKAY	HRP INNOVATIONS	MIKE.MCKAY@HRPINNOVATIONS.COM	910-508-5988
Randy Minnich	Action Mechanical	randy@actionmechanical.biz	704-587-4450
Joe Romenick	FMSD		
Kelly Keniston	FMSD		

