

	Fort Mill School District Addendum #1	Solicitation Number: #23-007
		Date Issued: December 7, 2023 Procurement Specialist: Kelly Keniston Phone: (803) 548-8202 E-Mail Address: kenistonk@fortmillschools.org

DESCRIPTION Springfield Middle School Cooler & Freezer Enclosure Replacement

SUBMIT YOUR SEALED OFFER ON-LINE or 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

QUESTION MUST BE RECEIVED BY: Friday, December 13, 2023 at 12:00 pm

SUBMIT OFFER BY (Opening Date/Time): Thursday, December 21, 2023 at 2:00 pm
 (see "Deadline for submission of offer" provision)

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

CONFERENCE TYPE: Pre-Bid Meeting DATE & TIME: Wednesday, December 6, 2023 @ 2pm (As appropriate, see "Conferences-Pre-Bid/Proposal" & "Site Visit provisions")	LOCATION: Fort Mill School District 2232 Deerfield Dr Fort Mill, SC 29715
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AWARD & AMENDMENTS	Award will be posted on or around December 22, 2023 . 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) <small>(See "Signing Your Offer" provision.)</small>		
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership	<input type="checkbox"/> Other _____
<input type="checkbox"/> Corporate entity (not tax-exempt)	<input type="checkbox"/> Corporation (tax-exempt)	<input type="checkbox"/> Government entity (federal, state, or local)

Minority Participation: Are you a SC Certified Minority Vendor <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, SC Certification # _____ Are you a Non SC Certified Minority Vendor <input type="checkbox"/> Yes <input type="checkbox"/> 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>____ Payment Address same as Home Office Address ____ Payment Address same as Notice Address (check only one)</p>	<p>NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent.) (See "Notice" clause)</p> <p>____ Area Code - Number - Extension Facsimile _____ 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 ____ 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 ____ 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>	10 Calendar Days (%)	20 Calendar Days (%)	30 Calendar Days (%)	____ Calendar Days (%)
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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.

Bid Schedule Revisions:

Event	Date	Time
FMSD issues public advertisement for RFB	November 27, 2023	
Pre-Bid Meeting	December 6, 2023	2:00pm
Deadline for submission of requests for Information	December 13, 2023	12:00pm
Responses to Questions to all potential Bidders	December 15, 2023	
Deadline for submission of Bid Documents	December 21, 2023	2:00pm
Intent to Award Distribution	December 22, 2023	
Substantial Completion	July 26, 2024	

ATTACHMENTS:

1.1 Pre-Bid Meeting Minutes

LIST OF QUESTIONS:

Question #1

Has the Fort Mill School District ordered the Freezer/Cooler? If so, can they provide the information on the unit? Does the Contractor need to install the unit by providing a lift/crane? When will it be ready to be installed?

A: During the pre-bid meeting, all bidders were informed the Cooler / Freezer shall be Contractor furnished and installed, in lieu of Owner furnished as indicated in specifications Table of Contents. This revision will be documented by Addendum. All associated costs to furnish and install the Cooler / Freezer system shall be included within the bid.

The Owner preferred Cooler / Freezer is manufactured by Thermal-Rite. Tom Johnson, with Southern Food Equipment, is the rep involved with the project. His contact information is:
Email: tom.johnson@southernreps.com
Phone: (803) 924-0581.

Question #2

Will the existing Cooler / Freezer need to be dismantled for future use OR disposed of entirely?

A: Scope of work shall include the demo and proper disposal of the existing Cooler / Freezer. The Owner does not intend to relocate or reuse the existing equipment.

Question #3

Sheet A302 / Detail 3 notes “Existing Footing, Field Verify”. Please confirm if the foundations are existing or new?

A: The existing cooler / freezer is currently located on a recessed slab on grade with no existing foundations. Foundations shown in Details 1 & 7 / Sheet S101 are new foundations required per the contract documents. Please dismiss note on Detail 3 / Sheet A302, “Existing Footing, Field Verify”. Drawing A302 will be revised accordingly and reissued with Addendum #2.

Question #4

Are code compliant roof top penetration housing and penetrations acceptable in lieu of detail 4 M101?

A: Substitution Request of Vault – Roof Penetration Housings, LLC – AW Vault Model and corresponding Vault Exit Seals were reviewed and approved by the design team as an acceptable product in accordance with Detail 4 / M101.

Question #5

Is overhead feed of new electric into roof top penetration housing acceptable?

A: Per original construction drawings, the all electrical raceways for the cooler / freezer components are run underground. However, a junction box is located at a height of 9’6” AFF along the current exterior wall above the existing unit. The existing underground raceway back to the electrical panel can be utilized and any extension from the above ceiling junction boxes to the cooler / freezer can be installed above ceiling. Should any new electrical raceway be required, above ceiling installation is an acceptable installation to panel SBL-1.

Question #6

Will new cooler/freezer require strip lighting?

A: Refer to the Walk-in Cooler / Freezer specifications included within the Project manual (pg. 252) Item G: *“Freezer shall have minimum of (4) 4 ft LED light fixtures. Cooler to have minimum of (2) 4 ft LED light fixtures.”* And Item 8.0 Lighting: *“Each entrance door shall be provided with mini LED light on the interior of the door section. The light shall have a coated glass shatterproof globe. A neon pilot light and toggle switch shall be flush mounted on the exterior of the door section and shall have a stainless steel cover. The door panel and door leaf shall be U.L. approved in its entirety, including all mounted accessories.”* These items shall be incorporated within the cooler / freezer design and electrical connections performed by the Electrical subcontractor.

Question#7

Please provide instructions on connection of HSS 8x6x1/4 tube to HSS 6x2x1/4 at corner of structure.

A: The HSS 6x2x1/4 tube steel will be supported by the exterior wall structural metal framing as indicated in Detail 8 / S101. The ends of the HSS 8x6x1/4 will be supported from the existing exterior wall as shown on Detail 11 / S101 and by the structural metal framing similar to the HSS 6x2x1/4 member. The HSS splice connection Detail 10 indicates the connection between HSS 6x2x1/4 members. Please see the updated sheet S101 including the revised Detail 10 including the connection between the two HSS members.

PROJECT MANUAL:

2.1 N/A

DRAWINGS:

3.1 N/A

GENERAL:

4.1 See Attached Pre-Bid Minutes

END OF ADDENDUM NO. 1



PRE-BID MEETING MINUTES
SFMS: COOLER & FREEZER ENCLOSURE REPLACEMENT
 December 6, 2023

ATTACHMENTS:

- | | | | |
|----|---------------|----|-----|
| A) | Sign-In Sheet | C) | N/A |
| B) | N/A | 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

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|------|---|---------|
| 1.03 | The bid date is scheduled for December 21, 2023 at 2:00pm. The Fort Mill School District must receive bids, prior to the 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

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|------|--|-------------|
| 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 | 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 |
| 1.07 | Contractors are required to acknowledge receipt of all addenda on the Bid Form. | 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 \$50,000 will be added to the contract and included in Addendum #1 within a new specification. | 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 | AIA Payment and Performance Bonds will be required from the awarded contractor following the awarded contract. All Bidders were notified that costs associated with acquiring the bonds shall be included within the bid amount. | All Bidders |

SPECIAL CONDITIONS

- | | | |
|------|--|---------|
| 1.13 | The Intent to Award will be issued on December 22, 2023. | Comment |
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- 1.14 Notice to Proceed will be issued January 8, 2024 following the required protest period and Owner's return from Holiday break. Comment
- 1.15 Mobilization and commencement of field activities can begin no sooner than May 31, 2024 corresponding with the last day of the school year. All Bidders
- 1.16 Substantial Completion for the project is July 26, 2024. The construction schedule will be 56 Calendar days following Commencement date. Contractors voiced no concerns regarding the schedule requirements. All Bidders
- 1.17 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

- 1.18 There is (1) anticipated Addendum to be issued early next week. #1 shall include the Pre-Bid Meeting minutes, answers to received RFI's & Substitutions, and any other miscellaneous project clarifications. All Bidders
- 1.19 A site visit is scheduled with all interested parties for Monday, December 11th at 10am. The site visit is not mandatory to submit a bid for the project. Invites will be issued to all Pre-Bid Meeting attendees. Should firms not attending the Pre-Bid meeting wish to attend the site visit, please contact Jay Gaither via email at jay@leitnergrp.com. All Bidders
- 1.20 All Bidders requested to send all requests for information (RFI) to Jay Gaither, with LMG. All Bidders
- 1.21 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 December 13, 2023 with responses issued by Addendum no later than December 15, 2023. All questions must be submitted to LMG to ensure the items are answered and included in the Addenda. All Bidders
- 1.22 It was noted that there are currently (2) Alternates and (0) Unit Prices included on the Bid Form. Alternate spec section and detailed description will be provided by Addendum. All contractors shall note that should no Alternates nor Unit Prices be included; the contractor shall include "N/A" on the specified fields located on the Bid Form. All Bidders

PROJECT DESCRIPTION AND SCOPE

- 1.23 The Contractor's scope of work shall include the demo and replacement of an existing exterior cooler / freezer at Springfield Middle School. New construction of a 1,040sf masonry enclosure and roofing system to encapsulate the new cooler / freezer assembly. All associated Mechanical / Electrical / Plumbing / Fire Protection costs are to be included within the submitted bid. All Bidders
- 1.24 All bidders were informed the Cooler / Freezer shall be Contractor furnished and installed, in lieu of Owner furnished as indicated on the Table of Contents. This change will be documented by Addendum. All associated costs to furnish and install the Cooler / Freezer system shall be included with the bid. All Bidders
 The Owner preferred Cooler / Freezer is manufactured by Thermal-Rite. Tom Johnson, with Southern Food Equipment, is the rep involved with the project. His contact information is:
 Email: tom.johnson@southernreps.com
 Phone: (803) 924-0581

- 1.25 All Bidders were notified that the project documents are currently available for download on the Fort Mill School District website via the following link: All Bidders
<https://vrapp.vendorregistry.com/Bids/View/BidsList?BuyerId=11355f9a-0f05-4070-812b-4788bd2db9d9>
- 1.26 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

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:** With Site Visit scheduled for Monday will an extension for RFI's be provided?
- A:** RFI submission deadline will be extended until December 13, 2023. The final addendum will be issued no later than December 15, 2023.
- Q:** Please confirm the Aluminum product shown in Detail 4 on Sheet A301. There is no specification for aluminum panel within the specifications.
- A:** Additional clarification regarding the ceiling finish material will be issued by Addendum.
- Q:** Is there any available information regarding the original brick that can be provided in order to match the existing?
- A:** Information regarding the original brick manufacturer and color will be provided by addendum if available. All Bidders were notified that brick selection should closely match the existing material and color selection will be determined through Architect and Owner review of samples.
- Q:** Please confirm the Brick Allowance noted within the specifications.
- A:** Spec Section 04200 – Unit Masonry, Item 1.03 – Price and Payment Procedures is noted as “Not Applicable to this Project” within the specifications. No Brick Allowance is required, and all material / installation costs associated with brick installation shall be included within the bid amount. Item 1.03 will be removed from Specifications by Addendum.
- Q:** Sheet A302 / Detail 3 notes “Existing Footing, Field Verify”. Please confirm if the foundations are existing or are new?
- A:** Detail 3 on Sheet A302 is incorrect and will be revised by Addendum to match S101.
- Q:** Please explain Alternate #2 – Existing Slab?
- A:** Additional clarification regarding the Alternate #2 scope of work will be provided by Addendum.
- Q:** There is no concrete sealer indicated within the specifications. If a new slab is required with Alternate #2, please specify a sealer within the specifications?

A: Additional clarification regarding the required sealer will be provided by Addendum.

Q: There is no air barrier shown on the drawings for the exterior walls. Is this required?

A: Additional clarification regarding the air barrier will be provided by Addendum.

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.

