

BID ADDENDUM #2

TO: Contractors (Refer to Pre-Bid Conference Contractor Attendance List)

FROM: Jennifer Palmer (SW+)

DATE: April 1, 2021

RE: Hanahan Recreation Complex

CC: Mike Cochran (City of Hanahan)
Randy Moneymaker (City of Hanahan)
Kitty Farias (City of Hanahan)
Taylor Hart (SW+)
Chris Campeau (SW+)
Chris Karpus (Karpus Design)
Caleb Rodgers (Onsight Septic)
Miles Jordan (Critical Systems)

The following additions, deletions, clarifications and/ or modifications are to become part of the Construction Bid Documents (“CBD’s”) and are intended to be incorporated as part of the Construction Contract Documents (“CCD’s”)

Hanahan Recreation Complex - Addendum #2 Contents

1_ Revised/Updated Drawings:

- a. Civil sheets: C1.0, C1.1, C3.9, C3.11, C4.0, C4.4, C5.1, C5.2, C7.4, C8.0
- b. Landscape sheets: L1.0, L1.2
- c. Irrigation sheets: IR1.0
- d. Structural sheets: S100, S101
- e. Building Electrical sheets: E101, E104, E501

2_ Revised Bid Proposal Worksheet to include allowance #4

3_ Revised Specification section 011000-Summary

4_ Revised Request for BID pages (17,22,26,27)

5_ Architectural Specifications

Description of revisions, clarifications, etc:

1. All attachments are available via Share link provided.

Questions;

1. Can you please provide specifications for the following;
 - a. Interior Architectural Woodwork & Metal Countertops
 - b. Applied Waterproofing (If Required)
 - c. Air Barriers (If Required)
 - d. Joint Sealants
 - e. Thermal Insulation
 - f. Metal Roof System
 - g. Fiber Cement Siding
 - h. Sheet Metal Flashing and Trim
 - i. HM Doors & Frames
 - j. Aluminum Storefronts
 - k. Door Hardware
 - l. Glazing
 - m. Louvers
 - n. Rolling Shutter
 - o. Gypsum Board
 - p. Acoustical Ceilings
 - q. Painting
 - r. VCT Flooring
 - s. Concrete Sealer
 - t. Signage
 - u. Toilet Partitions
 - v. Toilet Accessories
 - w. Fire Extinguisher Cabinets

Response: Additional Architecture specs have been provided as part of this Addendum. See revised Specifications Table of Contents on sheets 26 and 27 of the Request for Bids document. The window louver information is on sheet C8.1 the drawings. For sealed concrete: (SC) Sealed Concrete: WR Meadows Vocomp -20 Water-based acrylic concrete curing and sealing compound. Apply per manufacturer recommendations where Finish Schedule calls for "SC" on sheet C8.1.

2. Please confirm the clearing will need to be phased per SWPPP Plans 1A & 1B. Phased clearing will also require handling of the material from the ponds twice – please clarify if this is how we are to bid.

Response: Phased clearing will be required per the SWPPP plans.

3. Will slope matting be required at all pond limits or only from TOB to WSE?

Response: Slope matting will only be required from TOB to WSE.

4. What thickness is required for rip rap at outfalls?

Response: Riprap should be 18" thick, a note has been added to detail 5 on sheet C3.11.

5. How will payment for removal and replacement of unsuitable soils be handled?

Response: Unsuitable soil will be handled based on unit prices to be provided by the Contractor on the Bid Proposal Worksheet. The suitability of the soil and replacement will be determined by the Owner's selected Geotechnical consultant.

6. The pond spillways are drawn as rip rap, but the detail shows EC Blanket – please clarify which is correct.

Response: The pond spillways will be rip rap. The detail on sheet C8.0 has been updated.

7. Structure E20 is called out as a Yard Inlet, but no yard inlet detail is provided – please provide detail if necessary.

Response: Structure E20 has been updated to a catch basin on sheet C7.4.

8. Can details be provided for the temporary construction fence and gates?

Response: No details will be provided for temp. construction fencing and gates. Contractor shall submit shop drawings and specifications for construction fencing and gates to be used.

9. Will the restroom, maintenance, and pole barn buildings be graded to FFE or should we take into account the slab sections? If so please provide slab thickness and/or rock sections if required, unless we should price per sections noted in the Geotech.

Response: Grading is shown on sheets C6.0-C6.4. FFE shown on the drawings is to top of slab. Finished grade spot shots directly outside of the building are shown on the Grading Plans, sheets C6.0-C6.4. Slab thicknesses are provided on the Structural plans. The maintenance and pole barn buildings should be graded to the dirt spot grades as shown outside of the future FFEs.

10. The Swale detail on C8.0 calls for underdrain, but not all swales on the drainage plans show underdrain – please clarify if we are to price underdrain at swales per plans or detail 9 on C8.0.

Response: Underdrain will be installed only where shown on the plan view. The swale detail on sheet C8.0 has been updated for clarification.

11. Will OSHA Caps be required at silt fence posts?

Response: What is required of the silt fence posts is specified on the details and specifications.

12. Please confirm we are to include engineering of the retaining wall, unless a detail can be provided. Also should a handrail be included?

Response: Yes, engineering of the retaining wall should be included per note 3 on Sheet C4.0. A handrail is not required for the retaining wall since it is not along a walkable path.

13. Will the Grassed Overflow parking area require any special measures? (Base course, GrassPave, etc.)

Response: The grass overflow area will not require any special measures.

14. Should we leave any clearing fines on-site for the mulch trail or should all material from the clearing operation be hauled off-site?

Response: Onsite mulch can be reused for the trail.

15. The Musco Sports Lighting spec call for a design of 150 mph while the base bid Sports Lighting is designed for 140 mph. Is this the intent?

Response: Per ASCE 7-16, the design wind speed for Hanahan is 140 mph.

16. Please provide a manufacturer for the Volleyball rubber court edging.

Response: Detail has been changed, please see revised detail 5/sheet L1.2.

17. Can you give us the actual length of the Fishing Pier since it is shown between sheets C4.1 and C4.2?

Response: The pier is 63' long.

18. On Sheet L1.3, regarding the Boardwalk and Fishing Pier, are we to paint or stain?

Response: Neither. Should remain natural treated lumber.

19. Plan Sheet L1.3, both Fishing Dock and Boardwalk says to have a Structural Engineer to design the footings. Is it the intent for us to have borings done and hire another structural engineer to design these?

Response: Yes.

20. Plan sheet S100, Section 3.0, "Fill", says the project was designed without a Soils Report. Can the Structural Engineer review the Soils Report and confirm his assumptions and remove that note?

Response: Sheet S100 has been updated and is included as part of this Addendum.

21. Please provide a paint spec for all painted surfaces.

Response: A painting spec has been provided as part of this Addendum.

22. The volleyball net detail calls for two Net Sets. Plans only show 1 Volleyball Court. Does the Owner want an extra set?

Response: One net only. Detail 4/sheet L1.2 has been revised to reflect this.

23. Plan sheet P101, Rec Center Waste, has a 4" waste coming out the building connecting to a 6", per C9.3, waste line. Is this correct?

Response: Yes, this is correct.

24. Plan sheet P102, Rec Center Water, shows a 2" water line coming out of the building but Sheet C9.3 shows a 1.5" water line to connect to. Is this correct?

Response: Yes, this is correct. An increaser is shown on the service line prior to entering the building.

25. The Teak Swing as shown on Sheet L1.0 says to attach it to the framework per the manufacturer's instructions. Please provide a manufacturer.

Response: Manufacturer, style and finish are now provided on revised detail 4/sheet L1.0

26. How many Teak Swings will be needed and is anything painted/stained?

Response: 2 will be needed, one per arbor, as noted on revised detail 4/sheet L1.0

27. Are there any "Grass Seating Berms" per note #29 on sheets C4.1-C4.4?

Response: The grass berms are labeled on the site plan sheets and will be used for spectator seating. Grade the berms as shown on the grading plans.

28. Addition number 2 says no Business License is required. Is a Building Permit required?

Response: A building permit is required, and the application must be submitted by the contractor. Fees will be taken care of by the owner.

29. Specification section 01100-2 says that the Maintenance Building is by Owner and also says the Pole Barn and slab is by the Owner. Please confirm that the Maintenance Building slab will also be by the Owner or please provide a detail for this slab to be by the Contractor.

Response: The Maintenance Building and Slab will be by the owner (OFOI). Sheets C4.0 and C4.4 have been updated to provide clarity. Pages 17 and 22 in the RFP have also been updated.

30. There are some differences in options between the Base and Alternate bids for the sports lightings, one of them being a difference in warranty. While the base bid is requesting a 10 year warranty, the alternate is to be a 25 year warranty. Both manufacturers should have a 10 and 25 year warranty option, so is there anyway to get those evened out to show an apples to apples comparison?

Response: The project shall be BID per the BID documents and company standards.

31. Furthermore, it appears that on the bid form that the base sports lighting is going to be within one submitted number for the overall base bid. If there's going to be (2) options for sports lighting, would the city want to have them separated to be able to better evaluate the differences (alternate 1 and alternate 2/etc)? With differences, as noted above example, the city could end up getting a product with less values in the base bid than an alternate, even if the pricing came in the same.

Response: A separate line item for the Base Bid Sports Lighting has been added to the Bid Proposal Worksheet under the Base Bid items.

32. Can you clarify the following? The system setup is for single 40 Watt fixtures; however, the description is for double fixtures at 180° from one another. I don't want to quote single fixtures if double fixtures are required. If double fixtures are required, then to stay in the same solar and battery setup, I would need to reduce the fixtures to 20 Watt each. Or I would need to double the solar and battery to accommodate the 40 Watt double setup and this is not suggested as aesthetically that solar system is very large (80" x 66").

Response: A single 40 watt fixture should be used.

33. Lighting Schedule on DWG E501 does not call out any information on the exits or EM wall packs.

Response: The lighting schedule has been updated and cut sheets for the exit signs are provided.

34. Are we to provide the fans shown on E101? If so can you please provide information on these fans.

Response: Fans are to be provided by the contractor. Cut sheets have been provided as part of this Addendum. Additionally, the lighting schedule has been updated to include the fan information.

35. DWG E104 shows fans. Are we to provide and install these fan? If so can you please provide information on fans.

Response: Fans are to be provided by the contractor. Cut sheets have been provided as part of this Addendum. Additionally, the lighting schedule has been updated to include the fan information.