



Columbia Area Office

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Addendum No. 1

Date Issued: November 6, 2023

Project: Whale Branch Early College High School
Building Envelope Repairs
69 Detour Road, Seabrook, SC 29940

WMBE Project Number: 2023-173

Attachments: 1. Pre-Bid Meeting Minutes (3)
2. Pre-Bid Sign-In Sheet (1)
3. Questions and Answers (2)

This addendum modifies the Contract Documents as stated herein and shown on any accompanying drawings or attachments and is part of the Contract Documents.

Bidder shall acknowledge receipt of all addenda issued in the space provided on the Bid Form. Failure to acknowledge addenda may result in the bidders bid being rejected as non-responsive.

This addendum consists of 7 pages including attachments.

1. Changes to Bidding Requirements:
 - a. N/A
2. Changes to Specifications:
 - a. N/A
3. Changes to Drawings:
 - a. N/A

End of Addendum No. 1



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Attachment No. 1

Pre-Bid Meeting Minutes

Date of Meeting: October 26, 2023
Time of Meeting: 10:00 AM
Project: Whale Branch Early College High School
Building Envelope Repairs
69 Detour Road, Seabrook, SC 29940
WMBE Project Number: 2023-173

GENERAL

1. This is the Pre-Bid Conference for Building Envelope Repairs at Whale Branch Early College High School. All attendees were requested to sign into the sign in sheet.
2. Attendance to this Pre-Bid Conference was recommended but not Mandatory.
3. Only the written word as contained in the Bid Documents, including any addenda, is binding.
4. It is the bidders' responsibility to read and review all of the Bid Documents, including addenda.
5. Statements made by the Owner and/or the Consultant are for the sole purpose of calling the bidders' attention to items of importance in the Bid Documents. Any changes to the documents must be in writing prior to bid.
6. All questions or requests for clarification must be submitted in writing by Date listed in Front End Documents. All responses will be made in the form of addenda to the bid documents. No questions will be answered after 5:00 PM on October 30, 2023.

INVITATION FOR CONSTRUCTION SERVICES

1. A Bid Bond is required to be provided.
2. The successful bidder shall provide a Performance Bond and a Labor and Material Payment Bond, each in the full amount of the contract price.

3. Bidders and all subcontractors shall be licensed in accordance with the requirements of the Contractors' Licensing Board.
4. Bids will be received electronically and opened at 5:00 PM on November 9, 2023 at via email to Kaylee Yinger (Kaylee.yinger@eaufort.k12.sc.us), Alexander Marshall (Ashton.marshall@beaufort.k12.sc.us) and cc Joe Baker (Joe@wmbeconsultants.com).
5. Bidders shall be responsible for having their bid at the designated place for receiving bids no later than the time set for the bid opening. Once the bidding has been declared closed, all late bids, including bids improperly delivered, shall be rejected as being nonresponsive.

INSTRUCTIONS TO BIDDERS

1. Requests for substitutions must be submitted to the Consultant by 5:00 PM on October 30, 2023. Proof of equality of substitutions is the responsibility of the proposer. The Consultant's decision to approve or disapprove of the requested substitutions shall be final.
2. The Consultant shall include in an addendum the approved substitutions.
3. It is the bidder's responsibility to determine, prior to submitting a bid, that all addenda issued have been received.
4. Bidders shall not qualify their bid.
5. WM recommends requesting a read receipt or request in email to confirm receipt.

BID FORM

1. Bidders shall acknowledge all addenda.
2. By submitting a bid, Bidders agree that the Base Bid price and any associated prices requested shall not be revoked or withdrawn for a period of sixty (60) calendar days.
3. Base Bid shall be shown in readable numbers only.
4. The Contract time for substantial completion is 90 Calendar Days from Date of Commencement.

SCOPE OF WORK

- A. Base Bid:
 1. Scope of work includes building envelope repairs at Whale Branch Early College High School. This includes repairs of roof system and installation of underlayment system / wall panels on various exterior wall systems above the roof. Associated sheet metal components and accessories are included.

ALLOWANCES/UNIT PRICES:

1. A General Lump Sum Allowance of \$5,000.00 shall be included in the Base Bid price. Allowance is an amount specified and included in the Construction Documents for a certain item/items of work whose details are not yet determined.
2. Unit Price No. 01 – Roof Membrane Repair (9 SF)

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION

1. Contractors are required to obtain the necessary licenses and permits.
2. WMBE will be making periodic inspections throughout the course of this project.

3. Contractors are required to notify the Consultant at least 72 hours in advance of the manufacturer's inspections.
4. Contractor is required to maintain all emergency egress during the project. Any blockage to these areas will be temporary and will be by having men on the ground.
5. Insurance and Bonds:
 - a. Bidders should verify their ability to comply with all insurance and bonding requirements of the project prior to submittal of their bid.
 - b. No work shall be permitted until all insurance requirements and certificates have been provided to the Owner.

CONCLUSION

1. It is the intent of the Owner to award a Contract to the lowest responsive bidder.
2. WM reminded all attendees to sign the sign-in sheet and provide all requested information before leaving the pre-bid.
3. Emphasize the following:
 - a. Late bids shall be rejected as non-responsive.
 - b. Qualified bids shall be rejected as nonresponsive.
4. Questions raised after the pre-bid conference and during the bidding stage should be directed to the Consultant. The Consultant will provide answers to questions and other clarifying information to bidders by addendum.
5. All lines of communication during the bidding stage should be through the Consultant.
6. Open the pre-bid meeting for questions by bidders.
7. The meeting continued at the facility until all contractors left the site.



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Questions and Answers

1. **Question:** What are the working hours for this project?
A. **Answer:** Monday – Friday (8:00am – 5:00pm).
2. **Question:** What are the requirements where the copper lines penetrate the wall panels?
A. **Answer:** The wall panels shall have a hole drilled larger than the pipe with a space of approximately 1/4" between copper line and wall panel.
3. **Question:** What are the requirements where the ladder legs will penetrate the wall panels?
A. **Answer:** The wall panels shall be trimmed closely fitting around the wall panel legs with a filet joint of sealant provided around the perimeter. The ladders are not required to be removed from the existing wall system.
4. **Question:** It appears that all scuppers have excess scupper extending beyond the brick/face of wall. Can these be left in place and turned onto the new face plates provided on the exterior of the wall panels?
A. **Answer:** Yes, the existing scupper metal can be utilized if it is long enough to flash as indicated in details.
5. **Question:** Are the existing antennas required to be removed and reinstalled, if needed, for wall panel installation?
A. **Answer:** Yes
6. **Question:** What height should be base trim of the wall panels be provided?
A. **Answer:** The base trim for the wall panels shall be provided at 12" above the finish roof system. The intent of this is to allow for the future of base flashing installation including proper base flashing heights.

7. **Question:** Are the existing cover plates required to be re-sealed on Roof Area S where roof edge metal work is required?
- A. **Answer:** Yes, the cover plates are required to be face sealed. The entire perimeter of Roof Area S edge metal shall be resealed at the termination of the modified bitumen cap sheet to edge metal.
8. **Question:** How many linear feet of repair Detail 10 is required to be provided on Roof Area S?
- A. **Answer:** Contractors shall assume 20 linear feet of reflashing the roof edge on Roof Area S in addition to resealing the entire roof edge.
9. **Question:** WM indicated during the prebid that some repointing will be added via Addendum. Can you please clarify where and how much is needed?
- A. **Answer:** Yes, the repointing of cracked mortar joints is adjacent to the roof edge on Roof Area W. These locations shall be routed out and repointed in lifts for approximately 20 linear feet. This location is occurring approximately 25 above grade.