

Beaufort Design Build, LLC

ADDENDUM # 1

November 26, 2018

**Beaufort County
Government Complex
A. Horne Building Selective Demolition**

Beaufort, South Carolina

IFB Number 112918

NOTICE TO ALL BIDDERS

The following shall take precedence over the plans and specifications for the above referenced project and shall become part of the contract documents. Information provided in the plans and specifications and not modified or amended herein shall remain in effect.

Number of items and pages included: 5 items, 2 pages

Attachments: Pre-Bid Meeting Notes and attachments referenced therein

Notice: The Bid date and time are hereby changed to 2:00 PM on Thursday, January 17, 2019. Bids will be received through the Beaufort County Purchasing Office website; www.bcgov.net. In order to submit a bid, contractors must be registered as a vendor through the same website. Bids will be opened publicly at the day and time indicated and read promptly at the Beaufort County Purchasing Office; 106 Industrial Village Road, Building 2, Beaufort, South Carolina 29906.

PRE-BID MEETING

Item 1: By inclusion in this addendum, the attached Pre-Bid Meeting Notes are hereby made part of the Bid and Construction Documents.

Item 2: Pre-Bid Meeting attendees are documented in the "Mandatory Pre-Proposal Conference" sign-in sheet attached to the Pre-bid Meeting Notes.

Item 3: **A second Mandatory Pre-Bid Meeting will be held on Tuesday, December 04, 2018 at 2:00 PM** at the Project Site; the A. Horne Building, 104 Ribaut Road, Beaufort, South Carolina 29902. Attendees are to meet in the first floor conference room of the adjacent Administration Building at 100 Ribaut Road, Beaufort, South Carolina 29902. Visitor parking is available in the parking lot north of the Administration Building (entered from Marsh Road, off of Boundary Street).

Bidders who attended the first Pre-Bid Meeting are not required to attend the second.

CLARIFICATIONS

No Items.

PROJECT MANUAL

No Items.

DRAWINGS

Item 4: EC-101, Site Demolition and SEC Plan; the existing wood fence, around the service yard on the west side of the existing building, is to remain.

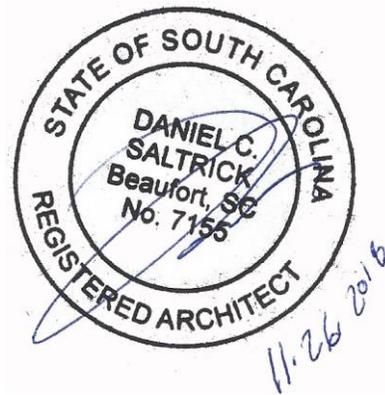
Item 5: A-310, Sections and Details, D2 – Temporary Accessible Parking Spaces; since the existing parking area is concrete paved (not asphalt), the existing striping is to be removed with pressure water blasting (not covered with an asphalt seal coat).

END OF ADDENDUM # 1

Beaufort Design Build, LLC



Daniel C. Saltrick, AIA





Pre-Bid Meeting Notes

Project Name:	Beaufort County Government Complex A. Horne Building Selective Demolition	
Location:	104 Ribaut Road, Beaufort, South Carolina 29902	
BDB Project #:	17013.00	
IFB #:	112918	
Meeting Date:	Thursday, November 15, 2018 at 2:00 PM	
Purpose:	Pre-Bid Meeting to Review Scope and General Requirements	
Attendees:	Mark Roseneau, Beaufort County Marlene Myers, Beaufort County Dan Saltrick, Beaufort Design Build	David Evans, Target Contractors Michael Rudd, MCME Mechanical Lee Patterson, Patterson Construction
Attachments:	Mandatory Pre-Proposal Conference Sign-In Sheet	

I. INTRODUCTION

- A. Beaufort County Owner's Representative: Mark Roseneau.
- B. Architect: Dan Saltrick, Beaufort Design Build.
 - 1. All communication during the Bid Period is to go through Beaufort Design Build – Dan Saltrick.
- C. MEP and FP Engineer: Mark Hyatt, Optima Engineering.
 - 1. Bid questions regarding MEP and FP are to be directed through Beaufort Design Build – Dan Saltrick.
- D. Civil Engineer: Andy Klosterman, Andrews Engineering.
 - 1. Bid questions regarding site work are to be directed through Beaufort Design Build – Dan Saltrick.
- E. The Project consists of demolition of the north portion of the existing single-story A. Horne Building located at the Beaufort County Government Complex. The south portion will remain occupied and fully functional.
- F. After completion of this project, a new three-story County office building will be constructed under a separate contract. That Project will be bid separately.
- G. Both projects are being funded through the same project budget. The demolition project needs to be as cost effective as possible as it will draw funds away from the new construction project. Cost saving suggestions are welcome.
 - 1. Such suggestions must be made to the Architect during the bid period and must be addressed by addendum. If not, they will not be permitted during construction.

II. BIDDING

- A. Public and open to all qualified and properly licensed general contractors.
- B. Three (3) bids are required.
- C. Attendance at Pre-Bid Meeting is Mandatory.
- D. Since there were only two general contractors in attendance, a second Mandatory Pre-Bid Meeting will be scheduled.
- E. Questions during the bid period will be answered by addendum only. Questions should be e-mailed to the Project Architect at dan@beaufortdesignbuild.com.
 - 1. Questions can also be posted through the County's Purchasing Department Website but, it is preferred that they go through the Architect.
 - 2. Do not call or email the Owner with bid questions.
 - 3. Addendum will be posted to the County's Purchasing Department website (see attached screen shot).
 - 4. The last addendum will be issued on Tuesday, November 27, 2018. In order to be addressed in the last addendum, questions must be received before 2:00 PM on Monday, November 26, 2018.
- F. Bids received after the bid date and time will not be accepted.
- G. Incomplete or qualified bids will be considered nonresponsive and will not be accepted.
- H. Bids will be opened publicly.
- I. A bid bond, certified check or cashier's check in the amount of five percent (5%) of the bid must be submitted with the bid.
- J. Payment and Performance Bonds are required.
- K. Bids are to be submitted on the Single Prime Contract, General Construction, Proposal Form included in the Project Manual.
- L. Include with your bid;
 - 1. Bid bond, certified check or cashier's check in the amount of five percent (5%) of the bid.
 - 2. Small and Minority Business Self-Performance Affidavit.
 - or
 - 3. Small and Minority Business Good Faith Effort Checklist.
 - 4. Exhibit 1; Non-Discrimination Statement (included in Small and Minority Business Participation portion of the Project Manual).
 - 5. Certificate of Compliance with Americans with Disabilities Act.
- L. Confirm receipt of addendum.
- M. Include a 5% Contingency Allowance. The Total Bid = the Base Bid + the Contingency Allowance.

III. CONSTRUCTION CONTRACT

- A. Beaufort County's Standard Construction Contract will serve as the form of agreement. Standard Conditions and Provisions are included in the Project Manual.
- B. Contract Time is thirty (30) calendar days from Notice to Proceed.
 - 1. Notice to Proceed will be issued on a date agreed upon by the Owner, Architect and Contractor.
 - 2. Liquidated Damages = \$500.00 per day.
 - 3. Construction work hours are Monday through Friday between 8:30 AM and 5:00 PM. After hours work must be approved in writing by Beaufort County's Project Representative. Mark Roseneau noted that the County will have no problem with allowing after-hours and weekend work.
 - 4. The south portion of the existing A. Horne Building will remain occupied and fully operational through the duration of the Project.
 - 5. Additional time and general conditions will only be granted for weather delays when the contractor can show that weather events during the Contract Period exceed the averages for the time and place. National Oceanic and Atmospheric Administration (NOOA) historical data should be utilized.
 - 6. Bidders were asked to carefully consider the schedule and to advise as to whether or not thirty (30) days is adequate.
- C. Contractor will be responsible for obtaining and posting all permits.
 - 1. The Project has been submitted for permit review. It is anticipated that permit approval will be received prior to the Bid Opening.
 - 2. The City of Beaufort now requires that all building permit fees be paid before they begin the plan review. The permit fee has already been paid and additional permit fees are not anticipated. Bids do not need to include permit fees.

IV. DISTRIBUTION AND AVAILABILITY OF DOCUMENTS

- A. Bid and Construction Documents consist of the Project Manual dated November 01, 2018 and the Drawing Set dated November 01, 2018.
 - 1. Blank sheets in the Project Manual are intentional. The document is setup to print double sided.
- B. Drawings and Project Manual can be downloaded from the County's Purchasing Office website;
 - 1. www.bcgov.net/departments/finance/purchasing/currentbids. See attached screen shots.
- C. Drawings and Project Manual are also available on a thumb drive which can be obtained during the Pre-Bid Meeting.
- D. Bidders are free to distribute the Bid and Construction Documents to their subcontractors and vendors as necessary.
- E. It is the bidders' responsibility to make sure that their subcontractors and vendors receive all addendum.

V. BEAUFORT COUNTY, SMALL AND MINORITY BUSINESS PARTICIPATION

- A. It is up to each bidder to review the County's Program Provisions and Good Faith Outreach Effort Requirements for Small and Minority Business Participation as provided in the Project Manual.
- B. Submit Self-Performance Affidavit or Good Faith Efforts Checklist with your bid.
- C. Submit Non-Discrimination Statement with your bid.

VI. PROJECT OVERVIEW

A. Base Bid Scope of Work.

- 1. Work is limited to demolition of the north portion of the existing A. Horne Building and associated mechanical, electrical, plumbing and site work. Demolition occurs at an existing building expansion joint (later addition to the original building).
- 2. The end of the remaining portion of the existing building is to be closed and finished with three-part stucco finish. Work includes infill wall, new door, new sidewalk and chain link fence. Electrical work includes relocation of existing light fixtures and one (1) new exterior fixture.
- 3. Mechanical, electrical and plumbing work consists primarily of reconfiguring and rerouting existing building systems so that the occupied portion of the existing building remains operational.
- 4. The contractor will be responsible for maintaining two (2) means of egress from the occupied portion of the A. Horne Building, at all times when it is occupied.
- 5. Site demolition and erosion control requirements are described on drawing EC-101, prepared by Andrews Engineering.
 - a. Silt fence, inlet protections and other erosion control measures are to be left in place at the end of the project.
 - b. Construction entrance is to be left in place at the end of the project.
 - c. See AS-101 for chain link fencing to be left in place at the end of the project. Temporary construction fencing is to be removed at the end of the Project.
 - d. The wood fence, around the existing equipment yard on the west side of the existing building, is to remain. This is contrary to direction provided on drawing sheet EC-101, Site Demolition and SEC Plan.
 - e. The site will be graded only to the extent necessary to insure positive drainage to the existing storm water structures.
- 6. Work includes re-surfacing and re-striping a small area of existing parking for four (4) new accessible parking spaces. Contrary to information provided in the drawings, this area is actually concrete paved (not asphalt), so the existing striping will not be covered with an asphalt seal coat. Additional direction will be provided in the first addendum.
- 7. Emergency egress from the occupied portion of the existing building must be maintained at all times.

8. It is up to each bidder to determine how the Project Site will be accessed and how demolished materials will be removed from the site. Construction traffic is not permitted through the existing plaza in front of the existing Courthouse Building. Access to the Project Site directly from Ribaut Road is not permitted.
9. Bidders are cautioned to carefully consider how work will be conducted in the vicinity of the existing 115 Kv power lines running along Ribaut Road. It is the contractor's responsibility to confirm OSHA and SCE&G setback requirements.
10. An asbestos survey of the existing building was completed and no asbestos containing materials were identified. Test results are provided on drawing G-104. If the contractor encounters concealed materials suspected of containing asbestos, work shall be stopped and the Architect is to be notified.
11. Beaufort Design Build opened up a portion of the existing parapet coping at the building expansion joint. The drawings include details which could be observed at this opening however, much of the existing condition at the expansion joint could not be observed.

C. Alternate Bid Items.

1. There are no alternate bid items.

D. Allowances.

1. There are no allowances.

E. Unit Prices.

1. There are no Unit Prices.

F. Construction Schedule.

2. It is the contractor's responsibility to schedule tasks and resources so that the contract is completed within the Contract Period (30 days).
3. Required Work Sequence is provided on drawing sheet G-101.
 - a. Disconnect and re-route all building systems and utilities so that the portion of the existing building which will be demolished and the portion which will remain occupied are independent of each other.
 - b. The portion of the existing building which will remain occupied is to be made self-sufficient and fully operational before and demolition work begins.
 - c. Owner, Architect and Engineers will visit the building to observe function of remaining building systems and utilities.
 - d. Demolition to begin after Owner and Architect acceptance of existing building systems and utility operation.

VII. SUBMITTALS AND SHOP DRAWINGS

A. As indicated on drawings and in the Project Manual.

1. To the greatest extent possible, submittals should be provided in electronic format, via email.
2. Required submittals are outlined in the Part 1-General section of each specification section.

3. Pay Applications are to be submitted in PDF format via email and shall utilize AIA form G702 with Continuation Sheet G703.

VIII. OVERVIEW OF GENERAL REQUIREMENTS

- A. Bidders are encouraged to carefully review the County's Instructions to Bidders and Standard Conditions and Provisions, included in the Project Manual.
- B. General Requirements outlined on drawing sheet G-101 are supplementary to the General Conditions and requirements provided on other drawing sheets and in the Project Manual.
- C. Dumpsters and dump trailers are to be emptied as needed to prevent overflow. Dumpster(s) and dump trailers are to be located in the Storage and Staging Areas shown on drawing AS-101 and as approved by the County's Project Representative.
- D. The contractor will have access power and water. See the Project Manual, Section 01 50 00 for restrictions.
- E. A temporary restroom unit is required.
- F. A construction field office is not required.
- G. The contractor's project superintendent must have access to email and must maintain a set of record documents on site.
- H. Parking for construction personnel will be provided in the existing Government Center parking lot. Spaces will be identified prior to the start of work.
- I. Tools and equipment may be left in the Project Area overnight. It will be the contractor's responsibility to make sure that they are secured.
- J. The contractor shall provide a fulltime project superintendent who shall be on site at any and all times when work is being performed; whether by the contractor, subcontractor's vendors, etc.
- K. All construction personnel are to wear clothing identifying their company.
- L. The use of tobacco products, vapor products, e-cigarettes and alcohol are strictly prohibited on County property.
- M. The existing building is to be made secure and weathertight at the close of each work day.
- N. Existing egress routes, exits, fire lanes and other life safety building and site components must be maintained free and clear at all times.

End of Pre-Bid Meeting Notes