



ADDENDUM 01

Project: Upstate – Palmetto Villas Crawl Space Repairs

Owner: USC Upstate

JCS Project #: 18108

State Project #: FP00000229

Date: 4/18/2019

GENERAL:

1. The list of attendees from the non-mandatory Pre-Bid Conference on April 17, 2019, is included in this addendum.
2. The last day for questions to the Architect is Tuesday, April 23, 2019, at 2:00 pm.
3. Coordinate project site visits with Cody Godfrey, Project Coordinator with USC Upstate, (864) 921-0077.

SPECIFICATIONS:

1. **SE-330, Lump Sum Bid Form.** See attached revised form SE-330, which revises the completion time from 60 days to 90 days.

DRAWINGS:

1. **Sheet A301, Crawl Space Plans and Details.** See attached revised sheet A301.

END OF ADDENDUM

**University of South Carolina
Non Mandatory Pre Bid Sign In Sheet
Spartanburg, SC**

Project Name: Upstate Palmetto Villas Crawl Space Repair
 Project Number: FP00000229
 Pre Bid Date & Time: April 17, 2019 11AM 155 American Way FMC Conference Room

SWMBE Contractor Indicate Below	Name	Company Name	Address	Phone #	Email
S W M B E	Rick Gault	Humphreys E&S		878-8822	RGault@GURT.NET
S W M B E	TODD PATTERSON	THOMPSON BROTHERS KE-7		578-8822	TODD@THOMPSONBROTHERS.COM
S W M B E	Cory Galters	WSTATE	800 University Way	503-5800	Cgalters@wsc.edu
S W M B E	DARREN BOURKNIKT	JCS	412 MEETNK ST W COLA SC	803-791-1020	dbourknight@jcsandirects.com
S W M B E	Matthew AND	MHC VES DIVOS B FIRM A&E Bar	2015 Bonfady Site 234 BeauFort SC 29902	864-444-5949	Jordanm@barsteele.com
S W M B E					
S W M B E					
S W M B E					

***By signing this sheet you agree to receive information electronically.

**SE-330
LUMP SUM BID FORM**

Bidders shall submit bids on only Bid Form SE-330.

BID SUBMITTED BY: _____
(Bidder's Name)

BID SUBMITTED TO: University of South Carolina
(Owner's Name)

FOR: PROJECT NAME: UPSTATE – PALMETTO VILLAS CRAWL SPACE REPAIRS
PROJECT NUMBER: FP00000229

OFFER

§ 1. In response to the Invitation for Construction Services and in compliance with the Instructions to Bidders for the above-named Project, the undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into a Contract with the Owner on the terms included in the Bidding Documents, and to perform all Work as specified or indicated in the Bidding Documents, for the prices and within the time frames indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

§ 2. Pursuant to SC Code § 11-35-3030(1), Bidder has submitted Bid Security as follows in the amount and form required by the Bidding Documents:

- Bid Bond with Power of Attorney** **Electronic Bid Bond** **Cashier's Check**
(Bidder check one)

§ 3. Bidder acknowledges the receipt of the following Addenda to the Bidding Documents and has incorporated the effects of said Addenda into this Bid:

(Bidder, check all that apply. Note, there may be more boxes than actual addenda. Do not check boxes that do not apply)

- ADDENDA:** #1 #2 #3 #4 #5

§ 4. Bidder accepts all terms and conditions of the Invitation for Bids, including, without limitation, those dealing with the disposition of Bid Security. Bidder agrees that this Bid, including all Bid Alternates, if any, may not be revoked or withdrawn after the opening of bids, and shall remain open for acceptance for a period of **60** Days following the Bid Date, or for such longer period of time that Bidder may agree to in writing upon request of the Owner.

§ 5. Bidder herewith offers to provide all labor, materials, equipment, tools of trades and labor, accessories, appliances, warranties and guarantees, and to pay all royalties, fees, permits, licenses and applicable taxes necessary to complete the following items of construction work:

§ 6.1 **BASE BID WORK** *(as indicated in the Bidding Documents and generally described as follows):* The project consists of crawl space repairs for Palmetto Villas #1 through #6, including installation of trench drains, moisture barriers, dehumidifier units, and foundation vent seals. Isolated repair of under-floor insulation and sub-structural repair will be required.

\$ _____, which sum is hereafter called the Base Bid.

(Bidder to insert Base Bid Amount on line above)

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LUMP SUM BID FORM

§ 6.2 **BID ALTERNATES** as indicated in the Bidding Documents and generally described as follows:

ALTERNATE # 1 (Brief Description): All work associated with the removal of all existing batt insulation between floor joists in all buildings and replacement with new batt insulation (6" faced, R-19 min.) per the contract documents

ADD TO or **DEDUCT FROM BASE BID: \$** _____

(Bidder to mark appropriate box to clearly indicate the price adjustment offered for each Alternate)

ALTERNATE # 2 (Brief Description): Provide 12 mil moisture barrier in lieu of specified 6 mil moisture barrier, installed per the contract documents.

ADD TO or **DEDUCT FROM BASE BID: \$** _____

(Bidder to mark appropriate box to clearly indicate the price adjustment offered for each Alternate)

ALTERNATE # 3 (Brief Description): _____

ADD TO or **DEDUCT FROM BASE BID: \$** _____

(Bidder to mark appropriate box to clearly indicate the price adjustment offered for each Alternate)

§ 6.3 **UNIT PRICES:**

BIDDER offers for the Agency's consideration and use, the following **UNIT PRICES**. The **UNIT PRICES** offered by **BIDDER** indicate the amount to be added to or deducted from the **CONTRACT SUM** for each item-unit combination. **UNIT PRICES** include all costs to the Agency, including those for materials, labor, equipment, tools of trades and labor, fees, taxes, insurance, bonding, overhead, profit, etc. The Agency reserves the right to include or not to include any of the following **UNIT PRICES** in the Contract and to negotiate the **UNIT PRICES** with **BIDDER**.

<u>No.</u>	<u>ITEM</u>	<u>UNIT OF MEASURE</u>	<u>ADD</u>	<u>DEDUCT</u>
<u>1.</u>	_____	_____	<u>\$</u> _____	<u>\$</u> _____
<u>2.</u>	_____	_____	<u>\$</u> _____	<u>\$</u> _____
<u>3.</u>	_____	_____	<u>\$</u> _____	<u>\$</u> _____
<u>4.</u>	_____	_____	<u>\$</u> _____	<u>\$</u> _____
<u>5.</u>	_____	_____	<u>\$</u> _____	<u>\$</u> _____
<u>6.</u>	_____	_____	<u>\$</u> _____	<u>\$</u> _____

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LUMP SUM BID FORM

§ 7. LISTING OF PROPOSED SUBCONTRACTORS PURSUANT TO SECTION 3020(b)(i), CHAPTER 35, TITLE 11 OF THE SOUTH CAROLINA CODE OF LAWS, AS AMENDED
(See Instructions on the following page BF-2A)

Bidder shall use the below-listed Subcontractors in the performance of the Subcontractor Specialty Classification work listed:

(A) SUBCONTRACTOR SPECIALTY <i>(Completed by Owner)</i>	(B) CLASSIFICATION or SUBCLASSIFICATION ABBREVIATION <i>(Completed by Owner)</i>	(C) SUBCONTRACTOR'S or PRIME CONTRACTOR'S NAME <i>(Required - must be completed by Bidder)</i>	(D) SUBCONTRACTOR'S or PRIME CONTRACTOR'S SC LICENSE NUMBER <i>(Requested, but not Required)</i>
BASE BID			
ALTERNATE #1			
ALTERNATE #2			
ALTERNATE #3			

If a Bid Alternate is accepted, Subcontractors listed for the Bid Alternate shall be used for the work of both the Alternate and the Base Bid work.

SE-330 LUMP SUM BID FORM

INSTRUCTIONS FOR SUBCONTRACTOR LISTING

1. Section 7 of the Bid Form sets forth an Owner-developed list of contractor/subcontractor specialties by contractor license classification or subclassification for which Bidder is required to identify the entity (subcontractor(s) and/or himself) Bidder will use to perform the work of each listed specialty.
 - a. **Columns A & B:** The Owner fills out these columns to identify the contractor/subcontractor specialty and related license abbreviation for which the Bidder must list either a subcontractor or himself as the entity that will perform this work. In Column A, the subcontractor specialty is identified by name and in Column B, the related contractor license abbreviation (per Title 40 of the SC Code of Laws) is listed. Abbreviations of licenses can be found at: <http://www.llr.state.sc.us/POL/Contractors/PDFFiles/CLBClassificationAbbreviations.pdf> . If the owner has not identified a specialty, the Bidder does not list a subcontractor.
 - b. **Columns C and D:** In these columns, the Bidder identifies the subcontractors it will use for the work of each specialty and license listed by the Owner in columns A & B. Bidder must identify only the subcontractor(s) who will perform the work and no others. Bidders should make sure that their identification of each subcontractor is clear and unambiguous. A listing that could be any number of different entities may be cause for rejection of the bid as non-responsive. For example, a listing of M&M without additional information may be problematic if there are multiple different licensed contractors in South Carolina whose names start with M&M.
2. **Subcontractor Defined:** For purposes of subcontractor listing, a subcontractor is an entity who will perform work or render service to the prime contractor to or about the construction site pursuant to a contract with the prime contractor. Bidder should not identify sub-subcontractors in the spaces provided on the bid form but only those entities with which Bidder will contract directly. Likewise, do not identify material suppliers, manufacturers, and fabricators that will not perform physical work at the site of the project but will only supply materials or equipment to the Bidder or proposed subcontractor(s).
3. **Subcontractor Qualifications:** Bidder must only list subcontractors who possess a South Carolina contractor's license that includes the license classification and/or subclassification identified by the Owner in columns A & B. The subcontractor license must also be within the appropriate license group for the work of the specialty. If Bidder lists a subcontractor who is not qualified to perform the work, the Bidder will be rejected as non-responsive.
4. **Use of Own forces:** If, under the terms of the Bidding Documents and SC Contractor Licensing laws, Bidder is qualified to perform the work of a listed specialty and Bidder does not intend to subcontract such work but to use Bidder's own employees to perform such work, the Bidder must insert its own name in the space provided for that specialty.
5. **Use of Multiple Subcontractors:**
 - a. If Bidder intends to use multiple subcontractors to perform the work of a single specialty listing, Bidder must insert the name of each subcontractor Bidder will use, preferably separating the name of each by the word "**and**". If Bidder intends to use both his own employees to perform a part of the work of a single specialty listing and to use one or more subcontractors to perform the remaining work for that specialty listing, Bidder must insert his own name and the name of each subcontractor, preferably separating the name of each with the word "**and**". Bidder must use each entity listed for the work of a single specialty listing in the performance of that work.
 - b. **Optional Listing Prohibited:** Bidder may not list multiple subcontractors for a specialty listing, in a form that provides the Bidder the option, after bid opening or award, to choose one or more but not all the listed subcontractors to perform the work for which they are listed. A listing, which on its face requires subsequent explanation to determine whether it is an optional listing, is non-responsive. If Bidder intends to use multiple entities to perform the work for a single specialty listing, Bidder must clearly set forth on the bid form such intent. Bidder may accomplish this by simply inserting the word "**and**" between the names of each entity listed for that specialty. Agency will reject as non-responsive a listing that contains the names of multiple subcontractors separated by a blank space, the word "or", a virgule (that is a /), or any separator that the Agency may reasonably interpret as an optional listing.
6. If Bidder is awarded the contract, Bidder must, except with the approval of the Agency for good cause shown, use the listed entities to perform the work for which they are listed.
7. If Bidder is awarded the contract, Bidder will not be allowed to substitute another entity as subcontractor in place of a subcontractor listed in Section 7 of the Bid except for one or more of the reasons allowed by the SC Code of Laws.
8. Bidder's failure to identify an entity (subcontractor or himself) to perform the work of a subcontractor specialty listed in columns A & B will render the Bid non-responsive.

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§ 8. LIST OF MANUFACTURERS, MATERIAL SUPPLIERS, AND SUBCONTRACTORS OTHER THAN SUBCONTRACTORS LISTED IN SECTION 7 ABOVE (*FOR INFORMATION ONLY*):

Pursuant to instructions in the Invitation for Construction Services, if any, Bidder will provide to Owner upon the Owner's request and within 24 hours of such request, a listing of manufacturers, material suppliers, and subcontractors, other than those listed in Section 7 above, that Bidder intends to use on the project. Bidder acknowledges and agrees that this list is provided for purposes of determining responsibility and not pursuant to the subcontractor listing requirements of SC Code § 11-35-3020(b)(i).

§ 9. TIME OF CONTRACT PERFORMANCE AND LIQUIDATED DAMAGES

a) CONTRACT TIME

Bidder agrees that the Date of Commencement of the Work shall be established in a Notice to Proceed to be issued by the Owner. Bidder agrees to substantially complete the Work within 90 Calendar Days from the Date of Commencement, subject to adjustments as provided in the Contract Documents.

b) LIQUIDATED DAMAGES

Bidder further agrees that from the compensation to be paid, the Owner shall retain as Liquidated Damages the amount of \$ 200.00 for each Calendar Day the actual construction time required to achieve Substantial Completion exceeds the specified or adjusted time for Substantial Completion as provided in the Contract Documents. This amount is intended by the parties as the predetermined measure of compensation for actual damages, not as a penalty for nonperformance.

§ 10. AGREEMENTS

- a) Bidder agrees that this bid is subject to the requirements of the laws of the State of South Carolina.
- b) Bidder agrees that at any time prior to the issuance of the Notice to Proceed for this Project, this Project may be canceled for the convenience of, and without cost to, the State.
- c) Bidder agrees that neither the State of South Carolina nor any of its agencies, employees or agents shall be responsible for any bid preparation costs, or any costs or charges of any type, should all bids be rejected or the Project canceled for any reason prior to the issuance of the Notice to Proceed.

§ 11. ELECTRONIC BID BOND

By signing below, the Principal is affirming that the identified electronic bid bond has been executed and that the Principal and Surety are firmly bound unto the State of South Carolina under the terms and conditions of the AIA Document A310, Bid Bond, included in the Bidding Documents.

ELECTRONIC BID BOND NUMBER: _____

SIGNATURE AND TITLE: _____

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CONTRACTOR'S CLASSIFICATIONS AND SUBCLASSIFICATIONS WITH LIMITATION

SC Contractor's License Number(s): _____

Classification(s) & Limits: _____

Subclassification(s) & Limits: _____

By signing this Bid, the person signing reaffirms all representation and certification made by both the person signing and the Bidder, including without limitation, those appearing in Article 2 of the SCOSE Version of the AIA A701, Instructions to Bidders, is expressly incorporated by reference.

BIDDER'S LEGAL NAME: _____

ADDRESS: _____

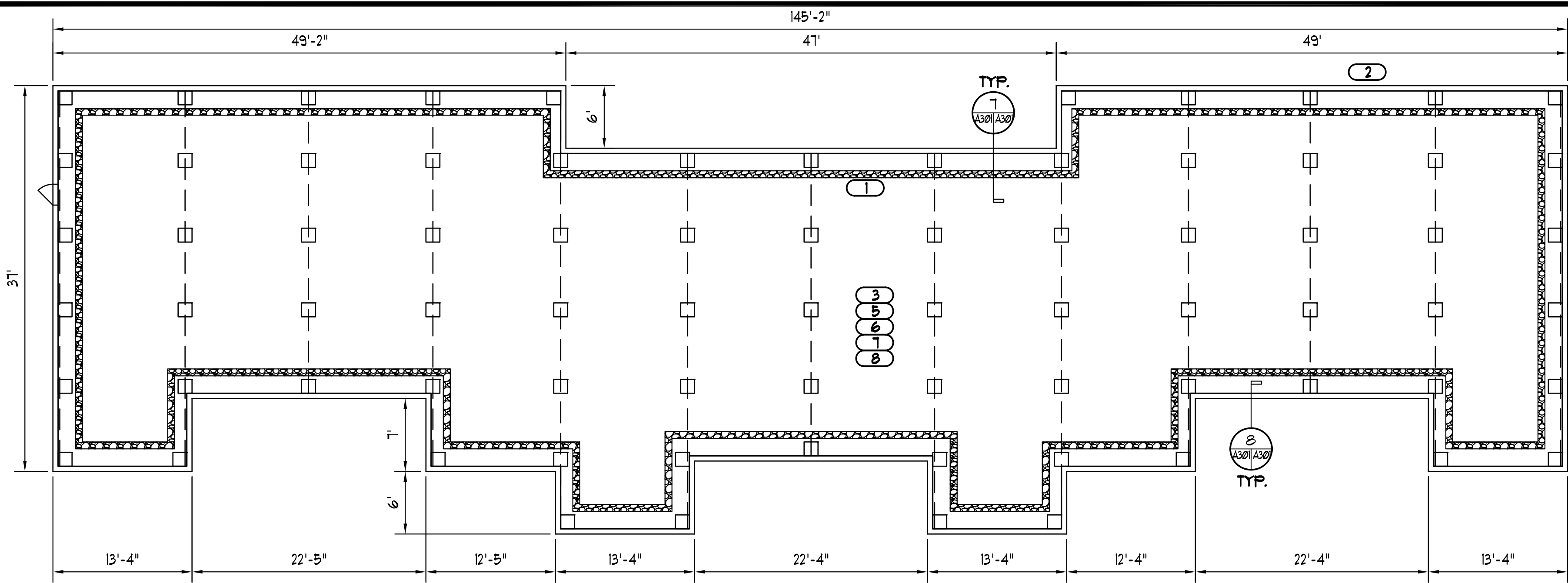
TELEPHONE: _____

EMAIL: _____

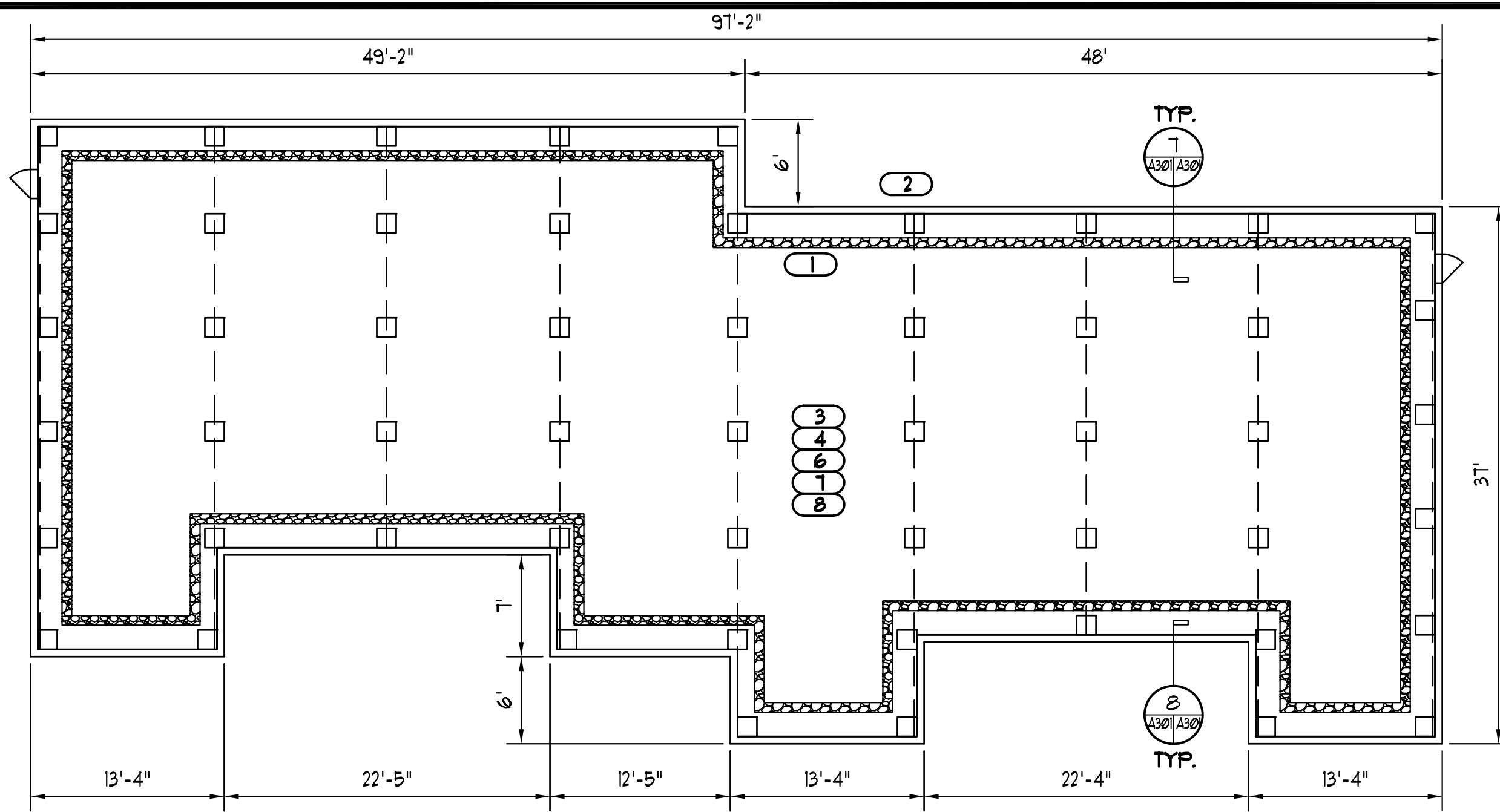
SIGNATURE: _____ **DATE:** _____

PRINT NAME: _____

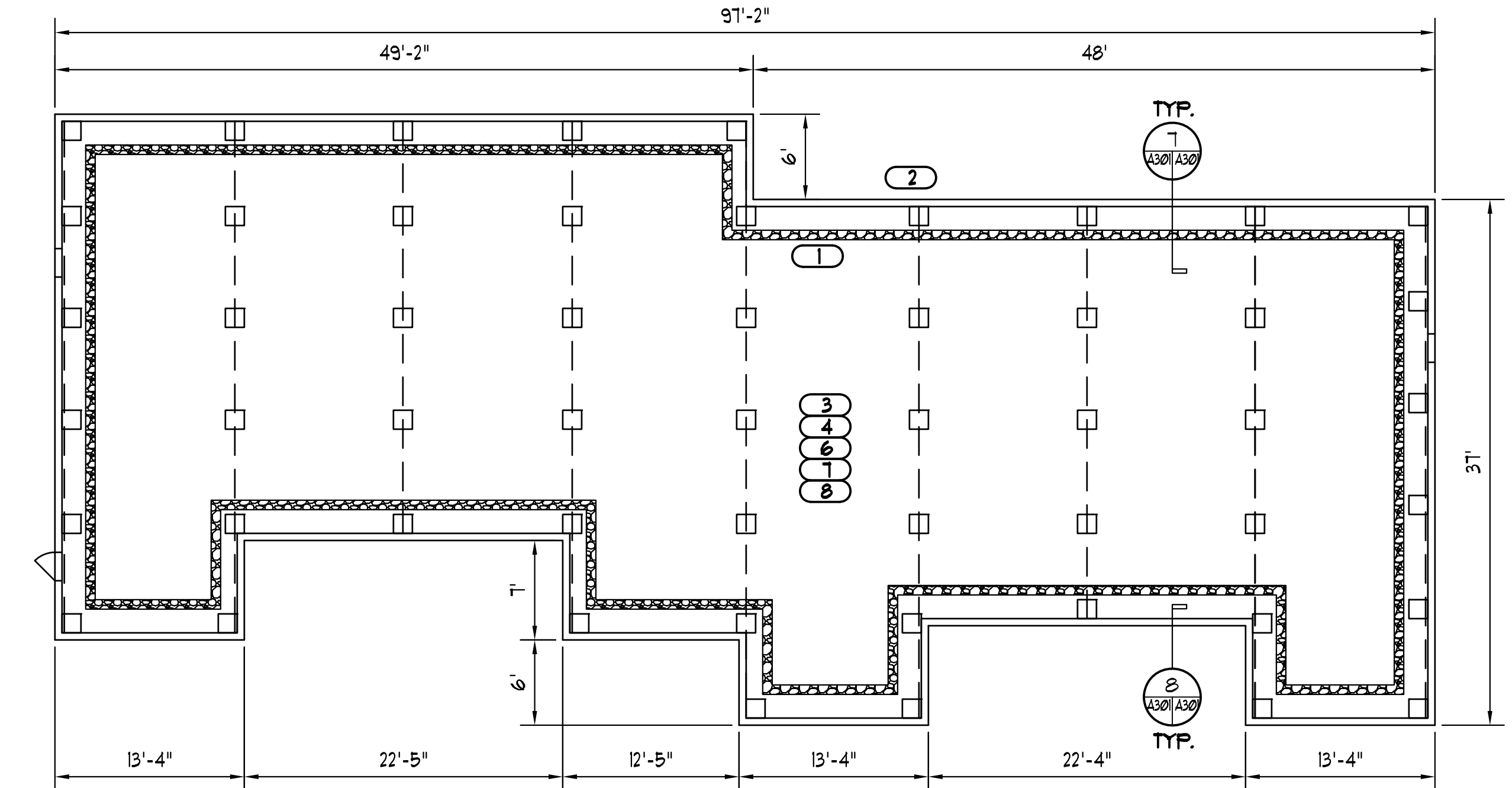
TITLE: _____



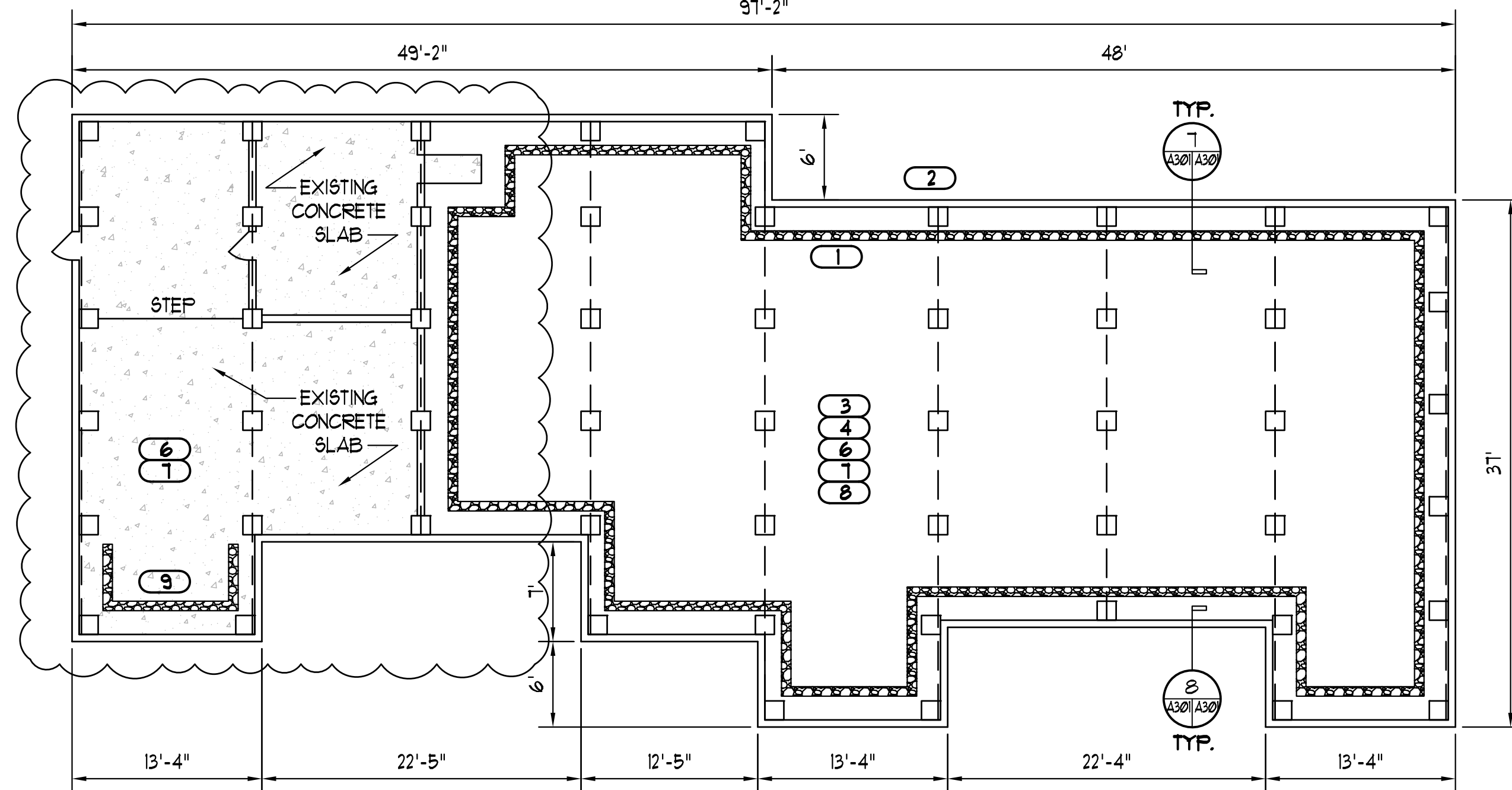
VILLA #1 CRAWLSPACE
SCALE 1/8" = 1'-0"



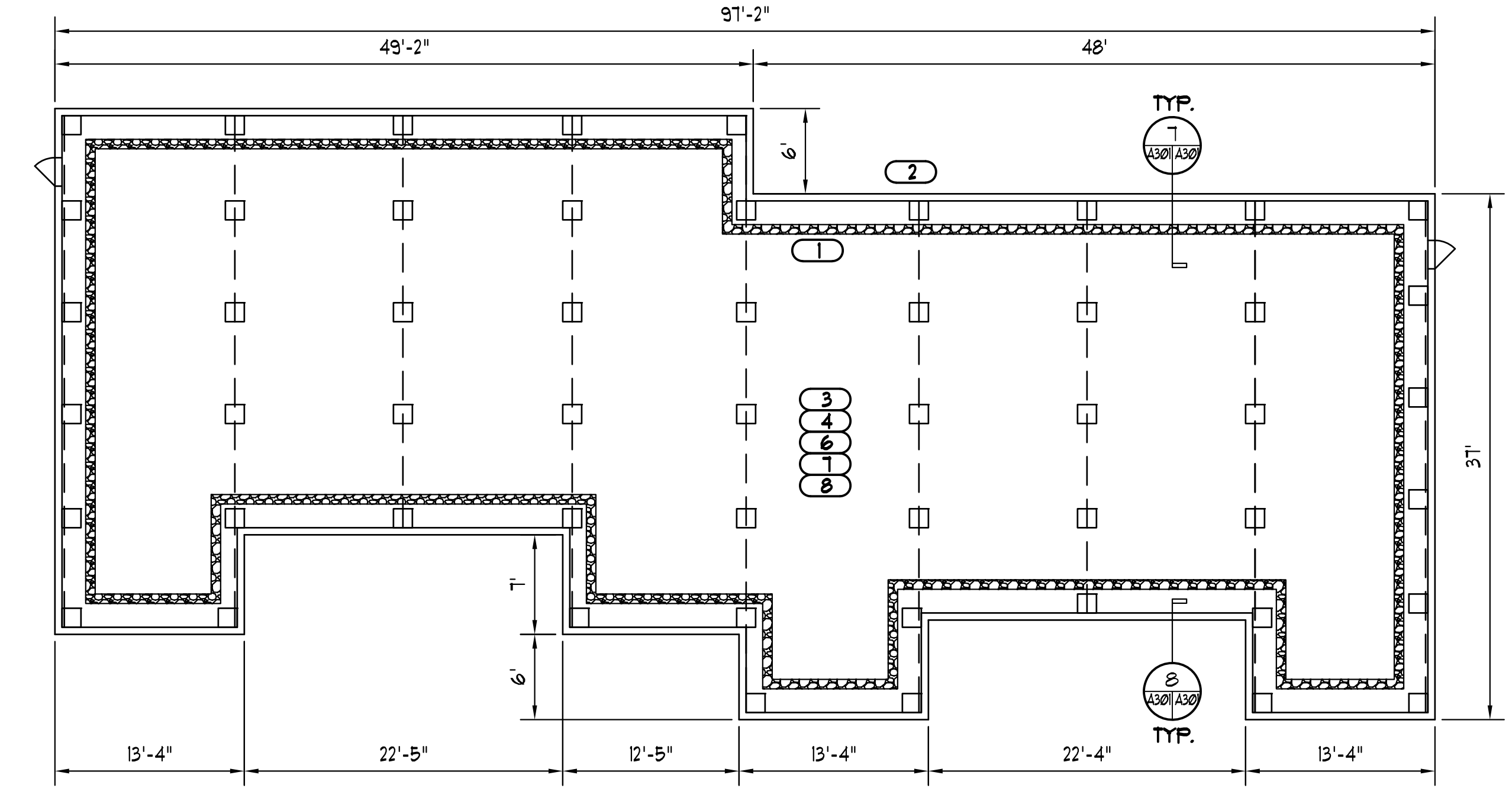
VILLA #4 CRAWLSPACE
SCALE 1/8" = 1'-0"



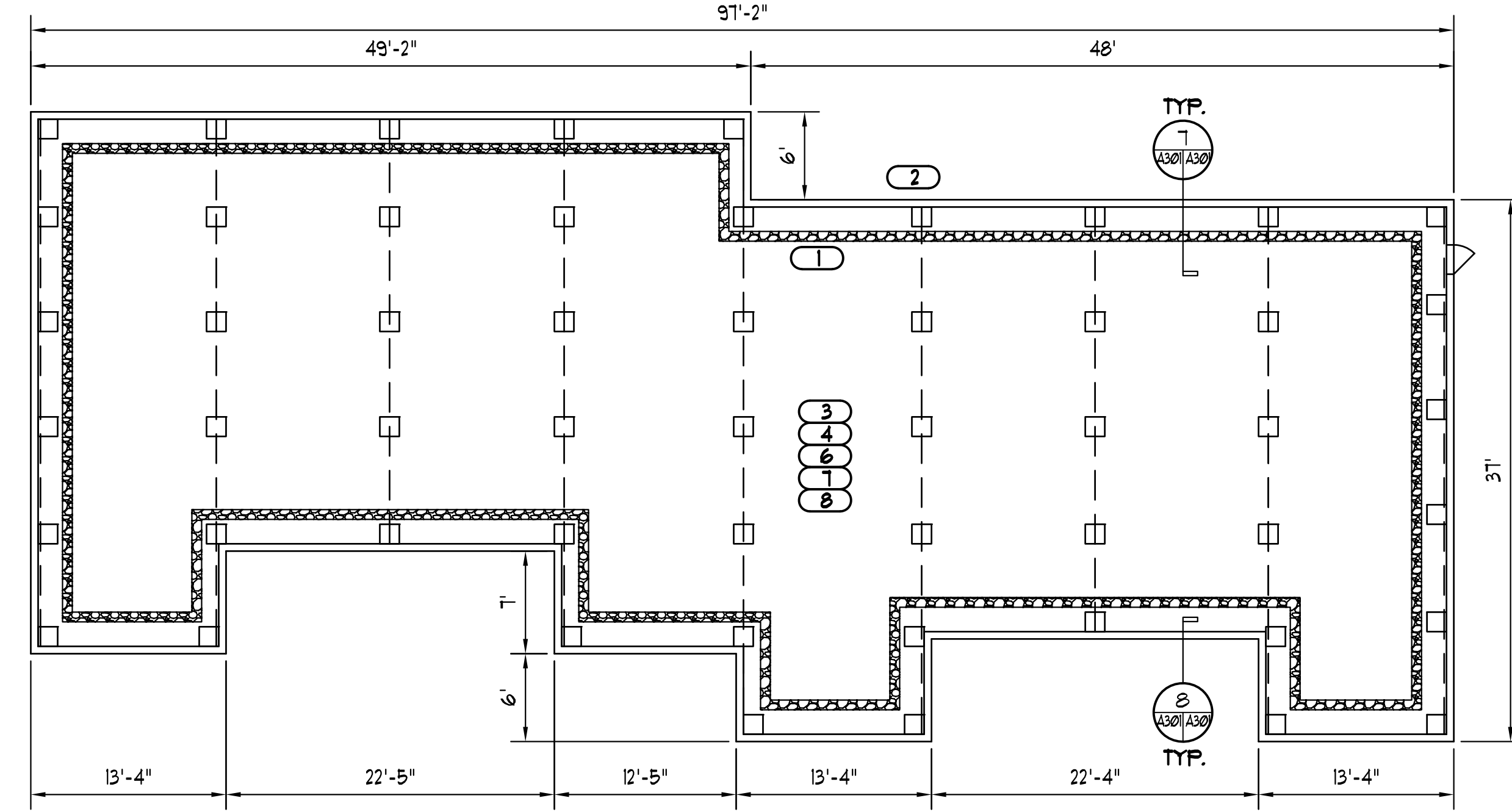
VILLA #2 CRAWLSPACE
SCALE 1/8" = 1'-0"



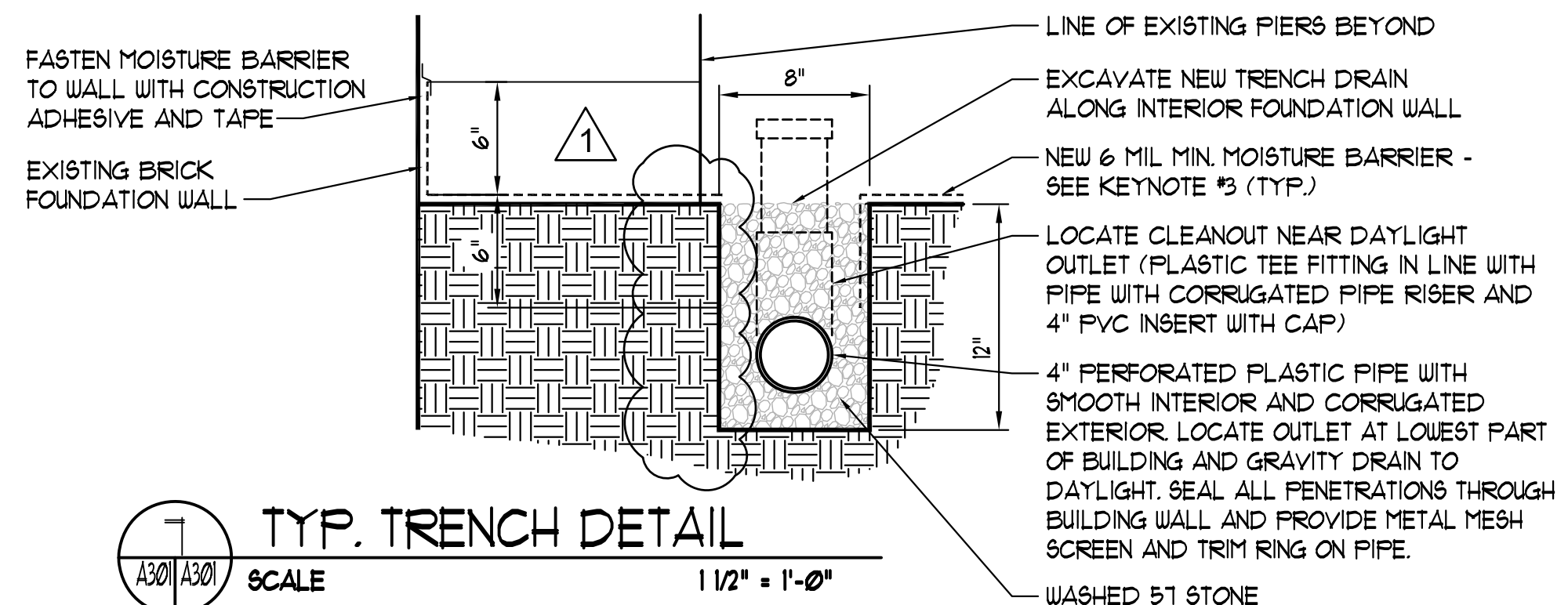
VILLA #5 CRAWLSPACE
SCALE 1/8" = 1'-0"



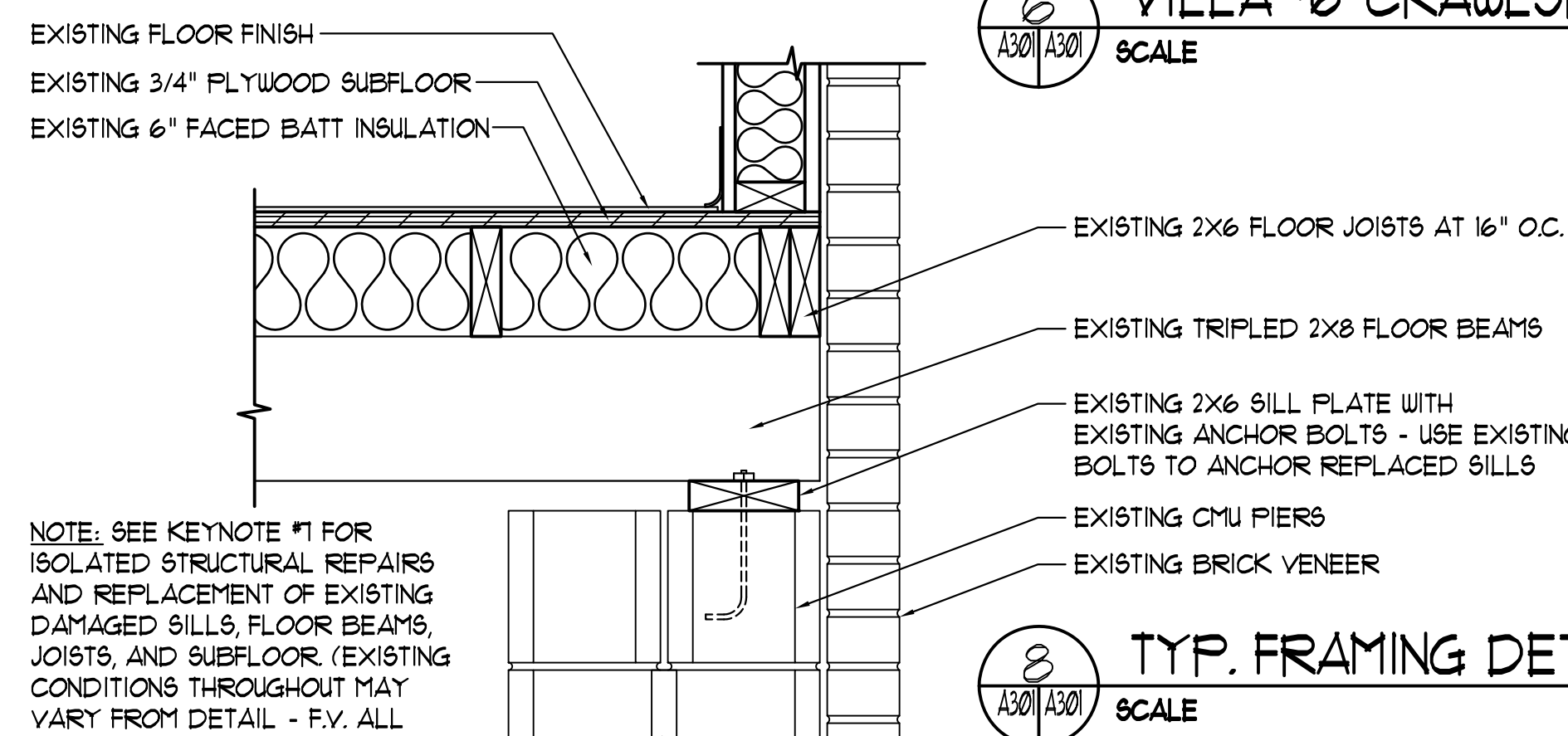
VILLA #3 CRAWLSPACE
SCALE 1/8" = 1'-0"



VILLA #6 CRAWLSPACE
SCALE 1/8" = 1'-0"



TYP. TRENCH DETAIL
SCALE 1 1/2" = 1'-0"



TYP. FRAMING DETAIL
SCALE 1 1/2" = 1'-0"

GENERAL NOTES:

- THIS WORK CONSISTS OF CRAWL SPACE MOISTURE REMEDIATION AND ASSOCIATED REPAIR WORK FOR PALMETTO VILLAS 1-6 ON THE USC UPSTATE CAMPUS.
- FOUNDATION PIERS AND CRAWL SPACE ACCESS PANELS SHOWN ARE ASSUMED LOCATIONS AND NOT REPRESENTATIVE OF ACTUAL CONDITIONS.
- THE CONTRACTOR IS REQUIRED TO VISIT THE PROJECT SITE PRIOR TO SUBMITTING BID AND THOROUGHLY FAMILIARIZE HIM/HERSELF WITH ALL EXISTING CONDITIONS RELATING TO THIS PROJECT. SUBMISSION OF A BID WILL BE CONSIDERED AS EVIDENCE THAT THE CONTRACTOR HAS VISITED THE SITE OF WORK. ANY DISCREPANCIES OR QUESTIONS ARE TO BE DIRECTED TO THE ARCHITECT PRIOR TO BID.
- ALL WORK SCHEDULES MUST BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
- ALL TEMPORARY FACILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- OWNER WILL PROVIDE ANY REQUIRED ELECTRICAL RECEPTACLES FOR DEHUMIDIFIERS UNDER SEPARATE CONTRACT. COORDINATE WITH OWNER.
- OWNER WILL PROVIDE ANY REQUIRED PLUMBING REPAIRS TO EXISTING LINES UNDER SEPARATE CONTRACT. COORDINATE WITH OWNER.

KEY NOTES:

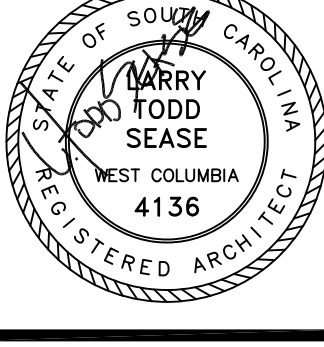
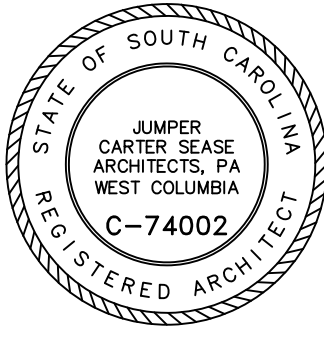
- INSTALL TRENCH DRAIN ALONG INTERIOR FOUNDATION WALL APPROX. 8"x12" WITH 4" PERFORATED PLASTIC PIPE (SMOOTH INTERIOR AND CORRUGATED EXTERIOR) AND FILL WITH WASHED 5/16 STONE. LOCATE OUTLET AT LOWEST PART OF THE BUILDING AND GRAVITY DRAIN TO DAYLIGHT. LOCATE CLEANOUT NEAR DAYLIGHT OUTLET. SEAL ALL PENETRATIONS THROUGH BUILDING WALL AND PROVIDE METAL MESH SCREEN AND TRIM RING ON PIPE. SEE DETAIL 1-A301.
- CLOSE AND SEAL ALL FOUNDATION VENTS FROM INSIDE THE CRAWL SPACE WITH 2" UV-RESISTANT EVA FOAM BOARD (GRAY OR BLACK). FIELD VERIFY QUANTITY AND LOCATIONS.
- BASE BID: REMOVE EXISTING MOISTURE BARRIER AND INSTALL NEW 6 MIL MIN. MOISTURE BARRIER OVER ENTIRE CRAWL SPACE. OVERLAP JOINTS 6" MIN. AND TAPE SEAMS WITH TAPE COMPATIBLE WITH MOISTURE BARRIER. TURN UP 6" ON PERIMETER FOUNDATION WALLS AND FASTEN WITH CONSTRUCTION ADHESIVE AND TAPE. TURN DOWN INTO NEW TRENCH 6" MIN. ON INTERIOR SIDE ONLY. STAKE MOISTURE BARRIER IN PLACE WITH LANDSCAPE PILING STAKES. SEE DETAIL 1-A301.
ALTERNATE #2: PROVIDE 12 MIL MOISTURE BARRIER INSTALLED AS ABOVE.
- INSTALL TWO (2) DEHUMIDIFIERS WITH CONDENSATION PUMPS, SIZED AND LOCATED FOR THE SPACE TO BE SERVICED (SANTA FE ADVANCE2 MODEL NO. 4034160 OR EQUAL, 303 CFM @ 0.0" WG, SIZED FOR 2200 SF) FOR VILLAS 2, 3, 4, 5, AND 6. COORDINATE LOCATIONS WITH OWNER. PROVIDE 3/4" PVC DRAIN PIPE TO LOWEST PART OF BUILDING AND DRAIN TO DAYLIGHT. OWNER WILL PROVIDE ANY REQUIRED ELECTRICAL RECEPTACLES.
- INSTALL TWO (2) DEHUMIDIFIERS WITH CONDENSATION PUMPS, SIZED AND LOCATED FOR THE SPACE TO BE SERVICED (SANTA FE FORCE MODEL NO. 4034160 OR EQUAL, 365 CFM @ 0.0" WG, SIZED FOR 2900 SF) FOR VILLA 1. COORDINATE LOCATIONS WITH OWNER. PROVIDE 3/4" PVC DRAIN PIPE TO LOWEST PART OF BUILDING AND DRAIN TO DAYLIGHT. OWNER WILL PROVIDE ANY REQUIRED ELECTRICAL RECEPTACLES.
- BASE BID: REPLACE EXISTING LOOSE OR FALLEN BATT INSULATION BETWEEN FLOOR JOISTS WITH NEW BATT INSULATION (6" FACED, R-19 MIN) TACKED INTO PLACE (FACED SIDE TOUCHING SUB-FLOOR). ASSUME 25% OF FLOOR AREA FOR ALL BUILDINGS FOR BIDDING.
ALTERNATE #1: REMOVE ALL EXISTING BATT INSULATION BETWEEN FLOOR JOISTS AND REPLACE WITH NEW BATT INSULATION (6" FACED, R-19 MIN) TACKED INTO PLACE (FACED SIDE TOUCHING SUB-FLOOR).
- REMOVE DAMAGED EXTERIOR LOAD BEARING SILLS, FLOOR BEAMS, AND JOISTS IN THE CRAWL SPACE AND REPLACE WITH NEW PRESSURE TREATED YELLOW PINE LUMBER OF EQUAL DIMENSION. ALL FLOOR BEAMS AND JOISTS THAT MUST BE CUT WHEN REPLACING SILLS SHALL BE SCABBED ONTO THE NEW SILLS. ALL NEW FLOOR BEAMS AND JOISTS SHALL BE INSTALLED NEXT TO THE ORIGINAL AND EXTEND FROM EXTERIOR SILLS TO INTERIOR LOAD BEARING SILLS. REPLACE DAMAGED SUB-FLOOR WITH NEW PRESSURE TREATED FL-TWOOD MATCHING EXISTING THICKNESS. COORDINATE SUB-FLOOR REPLACEMENT WITH OWNER DURING UNOCCUPIED PERIODS. ASSUME 10% OF FLOOR AREA FOR ALL BUILDINGS REQUIRING THE ABOVE STRUCTURAL REPAIRS FOR BIDDING. SEE DETAIL 8-A301.
- REMOVE AND DISPOSE OFFSITE ALL EXISTING TRASH, DEBRIS, LOOSE WOOD, ETC. PRESENT IN CRAWL SPACE.
- SAW CUT AND REMOVE PORTION OF EXISTING CONCRETE SLAB AT VILLA 5 TO INSTALL TRENCH DRAIN ALONG INTERIOR FOUNDATION WALL APPROX. 8"x12" WITH 4" PERFORATED PLASTIC PIPE (SMOOTH INTERIOR AND CORRUGATED EXTERIOR) AND FILL WITH WASHED 5/16 STONE. PROVIDE SUMP PUMP AND 3/4" PVC DRAIN PIPE TO LOWEST PART OF BUILDING AND DRAIN TO DAYLIGHT. SEAL ALL PENETRATIONS THROUGH BUILDING WALL. OWNER WILL PROVIDE ANY REQUIRED ELECTRICAL RECEPTACLES.

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**Jumper
Carter
Sease**

ARCHITECTS

412 Meeting Street
West Columbia
South Carolina



UPSTATE - PALMETTO VILLAS CRAWL SPACE REPAIRS
USC UPSTATE
400 HODGE DRIVE, SPARTANBURG, SOUTH CAROLINA 29303
STATE PROJECT NO.: FP00000229

BID DOCUMENTS

No	Description	Date
1	ADDENDUM 01	4/18/19

DRAWN BY: CG

CHECKED BY: DB

COMM NO: 18108

DATE: 2/28/2019

SHEET TITLE: CRAWL SPACE PLANS AND DETAILS

SHEET NO:

A301