



JUMPER CARTER SEASE/ARCHITECTS, P.A.
JCSarchitects.com / 412 Meeting Street, West Columbia, SC 29169
P (803) 791-1020 / F (803) 791-1022

1600 HAMPTON ANNEX – DEFERRED MAINTENANCE

PROJECT NO: H27-6107
USC PROJECT NO: CP00394873
JCS PROJECT NO: 12113

ADDENDUM 01
February 27, 2014

GENERAL:

1. The meeting minutes from the non-mandatory Pre-Bid Conference on February 25, 2014, are included in this addendum.
2. See attached for list of attendees present at the non-mandatory Pre-Bid Conference on February 25, 2014.
3. See attached for Pre-Bid Conference Site Map & Site Tour Meeting Times.
4. See Mechanical Design Inc. Addendum No. 1 included in this addendum for plumbing specifications revisions.

SPECIFICATIONS:

1. **SE-330, Lump Sum Bid – Bid Form:** **REPLACE** entire form with the attached revised form, which includes listing of proposed subcontractors.
2. **Section 018000, List of Drawings:** **REVISE** plumbing sheet number for “PLUMBING BASEMENT FLOOR PLANS” to read “P002”.

DRAWINGS:

1. **Sheet T101, Index of Drawings:** **REVISE** plumbing sheet number for “PLUMBING BASEMENT FLOOR PLANS” to read “P002”.

END OF ADDENDUM



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PROJECT NO: H27-6107
USC PROJECT NO: CP00394873
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PRE-BID CONFERENCE MINUTES
February 25, 2014, 10:00 am

1. The pre-bid conference is non-mandatory. Additional bidders besides those in attendance and listed on the attached sign-in sheet may elect to bid the project.
2. A brief description of the project scope, schedule, and bid requirements was given by Michelle Adams, Procurement Manager, USC, and Christian Mergner, Project Manager, USC. Further description was given by Darryn Bouknight, Jumper Carter Sease Architects, and Jon Outz, Mechanical Design Inc. The project will include demolition and installation of new systems including architectural, plumbing, mechanical, electrical, and fire alarm. Refer to contract documents and addenda for complete scope.
3. The only official construction documents may be obtained from the USC Purchasing website.
4. Bids will be due **Tuesday, March 11, 2014, at 2:00 pm**, and received at USC Facilities (743 Greene St, Columbia). Bids received after that time will not be accepted.
5. Bidders are advised that office hours at USC Facilities are 8:00 am – 5:00 pm, Monday – Friday. If bids are mailed, FedEx'ed, or otherwise delivered, they must arrive during office hours. USC will not pick up bids from carrier's holding facilities. Bids may not be faxed.
6. All bids must include the bidder's name and project name on the front of the envelope.
7. Bids will be accepted from prime contractors only.
8. All bids must be submitted on the SE-310 form included in the project manual, or as amended by addendum. Bids must be signed, and bid amounts given in numerical format.
9. A bid bond will be required.
10. A Performance Bond and Labor and Material Payment Bond will be required of the successful bidder.
11. Proof of insurance will be required of the successful bidder, as stipulated in the project manual.
12. There is currently a single base bid and one alternate.
13. There is no requirement for subcontractor listing on the original bid form. *(Note that Addendum 01 modifies the bid form to include listing of proposed subcontractors.)*

14. The project must be completed within the 84-day time period stated in the project manual. (Substantial completion by July 1, 2014.) There are no working hours restrictions.
15. The intent of project sequencing is to have the Basement floor level available for occupancy first. Further sequencing will be discussed at the pre-construction conference.
16. Hazardous materials reports for lead based paint and asbestos are included in the project manual for reference. All asbestos abatement, which is believed to be limited to floor mastic, will be performed by USC. USC will perform all flooring demolition and mastic abatement as indicated in the drawings. The bottom track of existing walls scheduled for demolition by the contractor should be left in place if flooring and mastic is beneath (bottom track will be removed by USC). Any suspect materials encountered during construction must be reported to the owner.
17. Project lay-down area will be available on the south side of the building.
18. Mechanical work will require roof patching and flashing. The building was recently reroofed this year. All work must maintain the existing roof warranty, which will be made available for the contractor's information. As indicated in the drawings, all roof work must be performed by the original installer.
19. Work in this bid package will precede and/or run concurrently with work in a separate tenant upfit bid package by others (advertised Monday, March 10, 2014). Some of the work in this bid package will depend on new walls, ceilings, etc. in the upfit package being complete or in progress before work can be completed in this bid package. Contractor of this bid package shall coordinate with tenant upfit contractor when that work commences to minimize scheduling conflicts. Both projects are anticipated to be completed at the same time.
20. A site visit was conducted immediately after the meeting to clarify the work area. The following items were discussed on site:
 - a. All existing systems furniture (cubicle walls), other furniture, boxes, trash, etc. will be removed by USC prior to start of construction.
 - b. Sprinkler rework in the basement will be part of the tenant upfit package, not part of this contract.
 - c. The existing elevator walls and ceiling must be protected if used by the contractor.
 - d. All mechanical work must maintain ceiling heights as directed by the architect, to be clarified at the pre-construction conference. (Existing ceilings will be removed throughout, with some exceptions.)
21. A second, and final, opportunity to visit the site is scheduled for Monday, March 3, 2014, at 9:00 am. Representatives from USC and the architect will be present.
22. Contractors must send any questions to the Architect in writing by Tuesday, March 4, 2014 (Attn: Darryn Bouknight, Jumper Carter Sease Architects, dbouknight@jcsarchitects.com).
23. At least one addendum will be issued to include these meeting minutes, the pre-bid conference sign-in sheet, and any additional changes or clarifications to the contract documents.
24. The last addendum will be issued by Thursday, March 6, 2014.

END OF MINUTES

University of South Carolina
Columbia, South Carolina

Project Name: 1600 Hampton Annex Deferred Maintenance
 Project Number: H27-6107
 Pre Bid Date & Time: February 25, 2014 @ 10am

Name	Company Name	Address	Phone #	Email
M. Kellendon	Weber Construction Co, Inc	P.O. Box 508 Ballent. post	781 0473	mkendonweberco@bellsouth.net
Tim Floyd	Summerfield Assoc Inc	PO Box 5815 West Columbia, SC 29171	7915035	Tim Floyd@sc.rr.com
Jason Prouse	Hammer Construction	785 Hampton Creek Dr Columbia 29208	783-7033	JASON@HAMMERLLC.COM
ERIC MERRAS	USC HARVEST	700 PENNINGTON ST. COLUMBIA 29208	504-3376	MERRAS@MAILBOX.SC.EDU
JEFF BRANNON	USC Hazmat	" "	917-4387	brannon@fmc.sc.edu
DAKRYN BOURKNIGHT	ARCH. JUNPER CARTER SENSE	412 MEETING ST W COLA SC 29169	803-791-1020	dbourknight@jesarchitects.com
Jon DUTZ	Mechanical Design Inc	4903 Broadlivedale Columbia, SC 29210	803-731-9834	Jon@mdi9834.com
Skip Long	USC	" "	504-3022	mlong@fmc.sc.edu
Lee Bedensbaugh	Core Construction	PO Box 2157 West Columbia, SC 29171	803-791-8788	lee@coreconstructionsc.com

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University of South Carolina
Columbia, South Carolina

Project Name: 1600 Hampton Annex Deferred Maintenance
 Project Number: H27-6107
 Pre Bid Date & Time: February 25, 2014 @ 10am

Name	Company Name	Address	Phone #	Email
James Hill	Correa Electric	160 Dahlin St Lexington, SC 29040	803-290-0348	james@correelectric.com
José Correa	Correa Electric	160 Dahlin St Lexington, SC 29040	803-227-9539	jcorrea@correelectric.com
James Hewitt	M. Dillon Construction, Inc	P.O. Box 90472 Columbia, SC 29246	803-673-1411	james@mdillonconstruction.com
Roger Farriss	Precision Fire Solutions	2229 Leaphart Rd Columbia, SC 29204	803-796-2727	rafarriss@precisionfiresolutions.com
De Hart	Dan's Heating & Air	521 Old Orangeburg Rd Lexington, SC 29073	803-580-7575	Dansheating-air@msn.com
Jim McFarland	Solid Structures	2548 Morningside Dr P.O. Box 204 Ballentine, SC 29002	803-926-0298	jim@solidstructures.info
CHRIS SEINAR	PENN CONTRACTING LLC	1224 two notch rd Lexington SC 29023	803-407-9724 Fax 803-781-4142	CHRIS@PENNcontracting.com
BRIAN STURDIE	AOS specialty contractors		803-798-6531 F) 803-798-6696	mihe@aossc.orc
GARY FRIEDMAN	CULLUM CONST.	3325 Pacific St N. Charleston SC 29418	843-576-2670	Bids@Culluminc.com

University of South Carolina
Columbia, South Carolina

Project Name: 1600 Hampton Annex Deferred Maintenance
 Project Number: H27-6107
 Pre Bid Date & Time: February 25, 2014 @ 10am

Name	Company Name	Address	Phone #	Email
Ryan Laguiese	Triad Mechanical	3674 Old Chestnut Dr Myrtle Beach, SC 29577	843-556-5636	ron@triadmc.com
Michelle Adams	USC	713 Greene St. Columbia, SC	803-777-0981	madams@fmc.sc.edu
Chris Meyer	USC	743 Greene St Columbia SC	777-4569	cmeyer@fmc.sc.edu



1600 Hampton Annex -
Deferred Maintenance

MEET HERE
(First Floor Lobby)

Facilities - 743 Greene Street

Lincoln Street

Pendleton Street

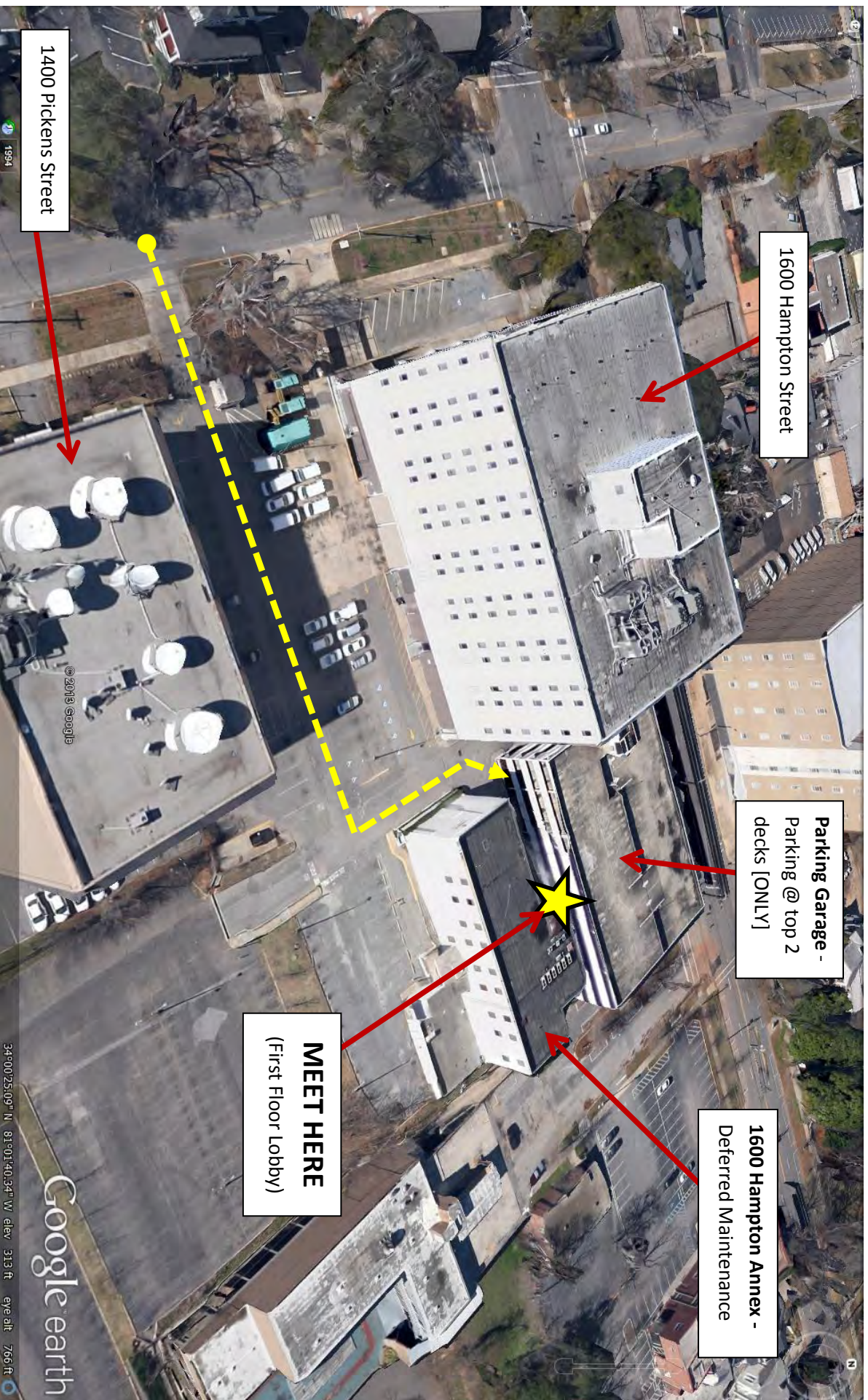
Pickens Street

Re: 1600 Hampton Annex – Deferred Maintenance

PRE-BID MTG _25-FEB-2014_10:00 am to 10:30 am_ **FREE Parking @ Facilities [743 Greene Street]**

1st SITE TOUR _25-FEB-2014_10:45 am to 11:30 am_ **FREE Parking @ TOP 2 levels of Parking Garage [ONLY]**

2st SITE TOUR _3-MAR-2014_9:00 am to 10:00 am_ **FREE Parking @ TOP 2 levels of Parking Garage [ONLY]**



Re: 1600 Hampton Annex – Deferred Maintenance

PRE-BID MTG _25-FEB-2014_ 10:00 am to 10:30 am **_FREE Parking @ Facilities [743 Greene Street]**

1st SITE TOUR _25-FEB-2014_ 10:45 am to 11:30 am **_FREE Parking @ TOP 2 levels of Parking Garage [ONLY]**

2st SITE TOUR _3-MAR-2014_ 9:00 am to 10:00 am **_FREE Parking @ TOP 2 levels of Parking Garage [ONLY]**



4403 Broad River Road
Columbia, S.C. 29210
Phone: 731-9834
Fax: 731-9837

ADDENDUM NO. 1

To: **Jumper, Carter, Sease, Architects**

Attn: Darryn Bouknight, AIA

Date: Feb. 26, 2014

Project: **1600 Hampton Steet - Deferred Maintenance**
University of South Carolina

MDI Comm. No. 122998

To All Bidders:

Please include the following items in your bid for this project:

ITEMS PERTAINING TO PLUMBING SPECIFICATIONS

1. Section 22 05 00: Add the following manufacturer to the list of manufacturers with Prior Approval to bid this project provided all aspects and requirements of the specifications including electrical requirements are met:

Duplex Lift Station

Stancor

End of Plumbing Addendum

**SE-330 – LUMP SUM BID
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: PROJECT NAME 1600 Hampton Annex - Deferred Maintenance
PROJECT NUMBER H27-6107

OFFER

§ 1. In response to the Invitation for Construction Bids 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 Section 11-32-3030(1) of the SC Code of Laws, as amended, 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:

ADDENDUM No: _____

§ 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):* Demolition and installation of new systems including architectural, plumbing, mechanical, electrical, and fire alarm. Asbestos abatement by Owner. Small and minority business participation is encouraged.,

_____, which sum is hereafter called the Base Bid.
(Bidder - insert Base Bid Amount on line above)

**SE-330 – LUMP SUM BID
BID FORM**

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

ALTERNATE # 1 (*Brief Description*): Include the amount to be added to the Base Bid to remove existing plumbing lift station and replace with new as indicated in the plumbing drawings.

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*): N/A

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*): N/A

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

(Bidder to Mark appropriate box to clearly indicate the price adjustment offered for each alternate)

**SE-330 – LUMP SUM BID
 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 work listed:

SUBCONTRACTOR SPECIALTY By License Classification and/or Subclassification (Completed by Owner)	SUBCONTRACTOR'S PRIME CONTRACTOR'S NAME (Must be completed by Bidder) BASE BID	SUBCONTRACTOR'S PRIME CONTRACTOR'S SC LICENSE NUMBER
Electrical		
Fire Alarm		
ALTERNATE 1		
Plumbing		
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.

INSTRUCTIONS FOR SUBCONTRACTOR LISTING

1. Section 7 of the Bid Form sets forth a list of subcontractor specialties for which bidder is required to identify by name the subcontractor(s) Bidder will use to perform the work of each listed specialty. Bidder must identify only the subcontractor(s) who will perform the work and no others.
2. 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. 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) are not subcontractors and Bidder should not insert their names in the spaces provided on the bid form. Likewise, Bidder should not insert the names of sub-subcontractors in the spaces provided on the bid form but only the names of those entities with which bidder will contract directly.
3. Bidder must only insert the names of subcontractors who are qualified to perform the work of the listed specialties as specified in the Bidding Documents and South Carolina Licensing Laws.
4. If under the terms of the Bidding Documents, Bidder is qualified to perform the work of a specialty listed 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. 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"**.
6. Bidder may not list subcontractors in the alternative nor in a form that may be reasonably construed at the time of bid opening as a listing in the alternative. A listing that requires subsequent explanation to determine whether or not it is a listing in the alternative 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 name of each entity listed for that specialty. Owner 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 Owner may reasonably interpret as a listing in the alternative.
7. If Bidder is awarded the contract, bidder must, except with the approval of the owner for good cause shown, use the listed entities to perform the work for which they are listed.
8. 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.
9. Bidder's failure to insert a name for each listed specialty subcontractor will render the Bid non-responsive.

**SE-330 – LUMP SUM BID
BID FORM**

§ 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 Bids, 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 Ann § 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 **84** 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 sum of \$250.00 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 sum 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 law 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: _____

**SE-330 – LUMP SUM BID
BID FORM**

BIDDER'S TAXPAYER IDENTIFICATION

FEDERAL EMPLOYER'S IDENTIFICATION NUMBER: _____

OR

SOCIAL SECURITY NUMBER: _____

CONTRACTOR'S CLASSIFICATIONS AND SUBCLASSIFICATIONS WITH LIMITATIONS

Classification(s) & Limits: _____

Subclassification(s) & Limits: _____

SC Contractor's License Number(s): _____

BY SIGNING THIS BID, THE PERSON SIGNING REAFFIRMS ALL REPRESENTATIONS AND CERTIFICATIONS MADE BY BOTH THE PERSON SIGNING AND THE BIDDER, INCLUDING WITHOUT LIMITATION, THOSE APPEARING IN ARTICLE 2 OF THE INSTRUCTIONS TO BIDDER. THE INVITATION FOR BIDS, AS DEFINED IN THE INSTRUCTIONS TO BIDDERS, IS EXPRESSLY INCORPORATE BY REFERENCE.

SIGNATURE

BIDDER'S LEGAL NAME: _____

ADDRESS: _____

BY: _____
(Signature)

DATE: _____

TITLE: _____

TELEPHONE: _____

EMAIL: _____