

ADDENDUM NUMBER ONE

for

USC Horry Guignard House and Taylor House Exterior Repairs

Project No.: U-787-14-8

State Project Number: H27-Z219

COLUMBIA, SOUTH CAROLINA

PREPARED BY:

The Boudreaux Group 1200 Park Street Columbia, South Carolina 29201

DATE OF ISSUE: April 29, 2016

TO: ALL BIDDERS OF RECORD, CONSULTANTS, OWNER:

The following items shall take precedence over the drawings and specifications for the above named project and shall become a part of the contract documents. Where any item called for in the specifications, or indicated on the drawings, is not supplemented hereby, the original requirements shall remain in effect. Where any original item is amended, voided or superseded hereby, the provisions of such item not specifically amended, voided or superseded shall remain in effect.

CONTRACTOR SHALL ACKNOWLEDGE RECEIPT OF ADDENDUM.

This addendum consists of 3 pages and the following attachments: Prebid Meeting Minutes and Sign-In Sheet

I. GENERAL CLARIFICATIONS:

1. The Taylor House jobsite will be open by the owner on May 4th at 2:00 pm. Please enter from the same pedestrian gate located at the front door of the house. This is the last scheduled time that the house and jobsite will be open for contractors to review the work. Please ensure that you have PPE (hard hats, safety vests, etc.) with you when you walk around the site.
2. This project is not tax exempt. Taxes will be the responsibility of the contractor for materials purchased. The only thing not taxed is labor.
3. Contractors will be responsible for their own power sources while working on this project and should plan on using portable power sources. There is limited water available at the Horry Guignard House. The Taylor house is running on temporary power and has no active water supply, so neither power nor water is available at this house. Contractors should plan on providing their own toilet facilities on site.

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4. Windows on all three buildings are NOT required to be made operable. The windows are to be fixed shut with concealed weatherstripping to be applied between the meeting stiles. All window sashes are to be primed and painted on interior and exterior sides.
5. **Lead Abatement Clarification:** Contractor is to be aware that window shutters found on the exterior of the Horry-Guignard house are included in this project and will require lead-based paint abatement and repairs. These shutters found on the Horry-Guignard House will receive lead-Paint removal Level II. Contractor is to refer to the abatement specifications Section 020800, PART 3 – EXECUTION, 3.5 LEAD-BASED PAINT REMOVAL, paragraph C, item 1 for Level II lead-based paint removal requirements. Costs for this task shall be included in the Contractors base bid.

II. Architectural Drawings:

1. Refer to Wall Section 5/AS1.1A and Enlarged Patio 2/AS1.1A. As seen on Wall Section 5/AS1.1A at the bottom of the guardrail delete the 1/2" x 3" wide plate and fasteners at each vertical post, move the guardrails in from the edge of the stairs on both sides an additional 3-inches and extend the vertical post down into the concrete 6-inches and anchor with epoxy grout or non-shrink anchoring cement. Cover the core drill with a 1/4-inch thick square steel skirt plate 3 1/2" x 3 1/2" at the bottom of the post above the pavers. As seen on Enlarged Patio plan 2/AS1.1A increase the width of the stair from 4'-0" to 5'-0".
2. Refer to Wall Section 3/AS1.1A, compact the fill under the cast-in place concrete stair and provide vertical posts at the guardrails down the stair at 4'-0" o.c. max and centered on the treads.
3. Refer to Drawing D1.1A. and A4.1B. Revise the following General Note as follows:

Note 8. Repair or Replace Damaged Wood Trim and Back Up From Previous Termite Infestations or Weather Damage. Assume 5% Damaged Wood for Pricing at areas other than the porch of the Horry Guignard House and Dependency. At porches for Horry Guignard House and Dependency, provide new wood framing as indicated by the drawings. Provide New Termite Control As Outlined In Specifications.
4. Refer to Drawing D1.1A. Revise the following General Note as follows:

Note 11. Remove reference to unit prices for brick and mortar repairs. **[Note: As a result of this Addendum Item, do NOT provide a unit price on the bid form]**
5. Refer to Drawing D1.1A. Revise the following key notes as follows:

- D17 Remove Existing Metal Grille At Window. Repair and Patch Brick Left Damaged by Removed Anchors with Colored Mortar to Match Brick Color.
- D19 Where Portions of Granite Band Have Been Previously Removed and Replaced with Concrete, Remove the Existing Concrete with Cleanly Saw Cut Edges and Prepare Opening for New Granite Infill.
- D21 Where Portions of Granite Band and Brick Have Been Previously Removed and Replaced with Concrete, Remove the Existing Concrete and Brick with Cleanly Saw Cut Edges and Prepare Opening for New Granite and Brick Infill.
- R4 Existing Cooper Eave and Cornice To Remain. Repair As Required To Provide a Weathertight Building Enclosure. Where New Pieces are Required, Replicate Size, Shape and Finish of Existing Copper Cornice. Assume 30% of the Cornice Area Is To Be Repaired for Bidding Pricing Purposes.
[Note: As a result of this Addendum Item, do NOT provide a unit price on the bid form]

6. Refer to Drawing A4.1A. Revise the following keynote as follows:

- A1 Existing Brick Wall – Cover Existing Brick Wall with 1/2-inch Thick Stucco Coat. Clean the Brick, Apply a Bonding Agent, Scratch Coat and Final Coat. Cover stucco with DEFS finish system, Smooth Texture to Match the Color of the Adjacent Stone Base Around Building. Architect to Select Texture and Color and To Approve Mock Up.

7. Refer to Drawing A4.1B. For Keynote R2, the 30% Assumption for damaged wood is inclusive of the siding, trim, and soffits. Revise this portion of the note to read the following: Assume 30% of wood siding, soffits, and trim is damaged and needs replacement for bidding purposes.

END OF ADDENDUM

The Boudreaux Group

1330 Lady St., Suite 500 (29201) P.O. Box 5695 Columbia, SC 29250
803 799 0247 p 803 771-6844 f

Meeting Minutes

Date: April 27, 2016
Location: Taylor House, 1505 Senate Street
Project Name: USC Horry Guignard House and Taylor House Exterior Repairs
State Project No: H27-Z219
Project No: U-787-14-8

Attendees:

<u>NAME</u>	<u>COMPANY</u>
See attached sign-in sheet	

****This memorandum conveys our understanding of the topics discussed and agreements reached. Each person receiving a copy of this memorandum is requested to review same and advise The Boudreaux Group, Inc. of any errors or omissions.***

A meeting was held at **2:00 pm on April 27, 2016** to discuss **preconstruction bidding requirements for the USC Horry Guignard House and Taylor House Exterior Repairs** project. The following items were noted:

1. Bids will be due 5/17/16 by 2:00 pm to USC Facility Services, 743 Greene Street. Parking is limited and bidders should plan to arrive early. Bidders shall be responsible for having their bid at the designated place for receiving bids no later than the time set for bid opening. Bidders are responsible for thoroughly reviewing all documents and submitting bid with all required forms and information. Once the bidding has been declared closed, all late bids, including bids improperly delivered, shall be rejected as being nonresponsive.
 - a. **Deadline for questions for clarification: 5:00 pm on Monday, May 9th, 2016**
 - b. Last addendum on the job will be dated **May 12, 2016**.
 - c. It is the contractor's responsibility to ensure that, prior to submitting a bid, all addenda issued have been received. Check on the USC website <http://purchasing.sc.edu> for addenda and drawings and specifications issued for the project.

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2. Bidders are to provide the Bid Bond and Payment and Performance Bonds as indicated in the project documents, and check the appropriate box on the Bid Form SE-330. Bids without proper bid security shall be rejected as nonresponsive. Bid bonds are to be submitted on AIA Document A310 Bid Bond.
3. All questions should be issued to the architect in writing. Contact information for the architectural representative is below.

Karen Quinn, kquinn@boudreauxgroup.com

fax number: 803-771-6844

phone number: 803-799-0247

4. Schedule/Phasing:
 - a. Substantial Completion Date: 180 days after date of commencement - to be set in the notice to proceed
 - b. refer to bid form for liquidated damages (sum of \$250 per day past substantial completion)
5. Items for Bid Form Se-330:
 - a. Item 2 - bidders to indicate the form of bid security
 - b. item 3 - bidders shall acknowledge **all** addenda
6. Temporary Facilities:
 - a. maintain services and utilities to adjacent buildings at all times
 - b. contractor's laydown area – will be within the confines of the construction fence; very tight site constraints and coordination will be needed with contractor on the Law School site.
 - c. storage of materials - contractor to secure and insure materials stored on site
 - d. see specifications and drawings for temporary construction fencing requirements. Contractor to protect existing landscaping and pavers from damage.
 - e. Site Access/parking – owner will provide limited spaces in front of each building for delivery and unloading of materials. Contractor is responsible for all other parking. There is limited space surrounding the building for contractor laydown and staging of materials.
7. Special Conditions on the project
 - a. Buildings are listed as individual landmarks on the National Register. As such, care should be taken to follow the historic preservation guidelines included with the drawings and

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- specifications.
- b. Some items are noted as existing and may not be present yet because they are part of the scope of work related to the law school (such as the handrail that is to be installed around the back raised patio).
 - c. The DEFS panels have not been installed yet by the Law School contractor in that scope of work. Contractor is to price removal of the felt and blocking that is installed in its place. Careful observation of the conditions around the exterior of the building is warranted by contractors making bids on this project, see General Note 13/D1.1A.
 - d. Asbestos and lead paint removal and other hazardous materials are part of the project. Windows are to be restored by individuals qualified to work on historic properties. See Appendix A provided in the specifications and drawings for details.
8. Tours of the site – the Horry Guignard site is open and accessible for inspection. The Taylor House site will be available for touring on May 4th at 2:00 pm. PPE is required for this tour as it is within the construction area of the Law School project.
9. Questions and comments are as follows:
- a. Is this project tax exempt?
This will be clarified by addendum.
 - b. In restoration of the interior windows, are they to be made operable?
This will be clarified by addendum.
 - c. What will the finish be on the interior sashes of the windows?
The window sashes should be primed and painted to match the window trim color.
 - d. The drawings note that 30% of the wood is to be anticipated to be replaced on the Horry Guignard House and Dependency. Is that inclusive of soffits and wood siding and trim?
This will be clarified by addendum.
 - e. Will temporary water and power be available for contractor use during the project?
Contractors will be responsible for their own power sources while working on this project and should plan on using portable power sources. There is limited water available at the Horry Guignard

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House. The Taylor house is running on temporary power and has no active water supply, so neither power nor water is available at this house. Contractors should plan on providing their own toilet facilities on site.

kq:et

Cc: Attendees; File.510



Horry Guignard House and Taylor House Exterior Repairs
State Project H27-Z219
Non-Mandatory pre-bid meeting
April 27, 2016 @ 2:00pm 1505 Senate St., Cola, SC 29201

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PLEASE PRINT CLEARLY



Horry Guignard House and Taylor House Exterior Repairs
State Project H27-Z219
Non-Mandatory pre-bid meeting
April 27, 2016 @ 2:00pm 1505 Senate St., Cola, SC 29201

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