

BID ADDENDUM

State Project No: H27-Z308	PROJECT NAME: Wedge Plantation Main House Exterior Renovation	ADDENDUM NO.: One ADDENDUM ISSUE DATE: June 01, 2018
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TO ALL BIDDERS: This addendum is issued for the purposes of modifying or interpreting the project manual, including any specifications or drawings, through addition, deletion, clarification or correction as outlined herein. The information provided in this addendum supersedes any information previously provided in the referenced documents and sections of the project manual or in any separate specifications or drawings incorporated into the project manual. This addendum and the information contained herein shall be used in the preparation of any bid submitted by the Bidder and shall become an integral part of the contract documents for any contract awarded for the project specified.

CHANGES TO PRIOR ADDENDA: NA

CHANGES TO BIDDING REQUIREMENTS: NA

CHANGES TO CONDITIONS OF THE CONTRACT: NA

CHANGES TO SPECIFICATIONS: NA

CHANGES TO DRAWINGS: NA

ATTACHMENTS: Pre-bid meeting minutes and meeting attendee list

CLARIFICATIONS:

Q1: How long until the project can be awarded after the bid?

A1: There is a minimum protest period of 10 days. If no protest occurs, the project can be presumably awarded to the lowest bidder within 24 hours.

Q2: Is the 5yr. Warranty required to be bonded for the duration of the warranty term?

A2: No.

Q3: Is it possible to start the project in September?

A3: As the building is currently un-occupied, USC will entertain discussing with the low bidder the option to delay the start of the project.

Q4: Will Electrical and Water be made available on site?

A4: See Section 01 50 00 and minutes of the Pre-construction meeting.

Q5: In reviewing the hazardous material reports are we required to perform an abatement in our work areas?

A5: Follow all applicable governmental abatement and disposal requirements for hazardous materials and review the USC Supplemental General Conditions in the Project Documents, noting the following Section: "17. The contractor will comply with all regulations set forth by OSHA, EPA and SCDHEC. Contractor must also adhere to USC's internal policies and procedures (available by request). Upon request, the contractor will submit all Safety Programs and Certificates of Insurance to the University for review." Contact Ty Russell at USC HazMat with questions regarding USC HazMat policies and procedures, his phone number is: 803-240-2992.

Q6: What are the disposal procedures for any materials that contain hazardous material?

A6: See A5.

Q7: Are we to replace the cracked brick on the chimney? If so, would it be possible to get a quantity allowance?

A7: Cracked brick on the chimneys is to be pointed with mortar.

- Q8:** Are the unit prices in addition to the repairs called out in the plans or are we to take-off the drawings and add the unit costs to that?
- A8:** Unit prices are to be used to calculate additional costs for work over and above that as indicated in the documents. Include the \$30,000 contingency allowance and the six listed quantity allowance items in the base bid.
- Q9:** Will you confirm what will be covered with the five-year warranty and the estimated amount?
- A9:** See Project documents and Section 00 65 36, Contractor's five-year Warranty.
- Q10:** It look like Virginia Limeworks has closed, would US Heritage be an acceptable lab?
- A10:** US Heritage is acceptable.

ALL OTHER REQUIREMENTS AND PROVISIONS OF THE BIDDING DOCUMENTS REMAIN UNCHANGED. ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE BID FORM. FAILURE TO DO SO MAY BE CAUSE FOR REJECTION OF THE BID.

END OF ADDENDUM

Pre-Bid Meeting Minutes from May 22, 2018
Wedge Plantation Main House Exterior Renovation
University of South Carolina
State Project No. H27-Z308

The Pre-Bid meeting for the Wedge Plantation Main House Exterior Renovation began at 11 am.

Introductions for all attendees to the meeting occurred. See the sign-in sheet attached to these minutes.

Hatice Hikmet with USC Procurement discussed the following:

It was stated that this was a non-mandatory Pre-Bid Meeting.

Bid Documents and any addendum may be obtained from <http://purchasing.sc.edu> (See Facilities Construction Solicitations & Awards).

Bids are to be delivered to the attention of: Hatice Hikmet, 1300 Pickens Street, Clumbia, SC, 29208. The exterior of the envelope is to be clearly marked "Bid Enclosed H27-Z308".

Information found on Form SE-310 were discussed.

It is the bidder's responsibility to check the University website for any updates or addenda.

Questions – All questions must be submitted in writing to bowens@reiengineers.com, attention Bruce Owens. No oral interpretation or clarification will be made. Questions are to be submitted by May 30, 2018 by 5pm. The last day for issuance of any addendum is June 1, 2018 at 2:00pm.

Bid closing date is June 7, 2018 at 2:00pm. Base Bid offering shall be indicated in figures only.

Substitution requests must be received no later than ten days prior to the bid opening.

Alfred A. Lindsay with USC Facilities discussed the following:

As the Plantation Building has no tenants/residents in house to disturb, Contractor Work hours can be relatively open to whenever the Contractor wishes to perform the work. Generally, work should be conducted during normal business hours, 8am to 5pm.

Ty Russell with USC Environmental Health and Safety and Mr. John D. Sylvest of the South Carolina Department of Archives and History may be asked by USC to attend the Pre-Construction meeting.

USC electrical will take a look at the power service to the building to see if reliable on site exterior power supply can be provided to the contractor.

Bruce Owens with REI Engineers discussed the following.

Refer to the Project Documents to ensure contractor compliance with submittal requirements, and adherence to all required policies, procedures and work performance requirements.

REI and/or USC will be conducting site visits. Site visits may occur without prior contractor notice due to the project location and REI and USC schedules.

Review each of the following Specification Sections. Note any comments where indicated:

Section 00 62 73: Schedule of Values Form: Must be submitted & updated with pay requests. Labor and materials are to be broken out and revised with each pay application.

Section 00 63 25: Substitution Request Form: Must be submitted by and signed by Bidder and received 10 days prior to bid opening to be considered.

Section 01 11 00: Summary of Work: See project Documents. Work includes, in general:

Sectors A & B - (Approximately 994 square feet): Upgrades to the roof system and related components of a historic building involving replacement or restoration of related components as indicated. Work includes slate roofing, sheetmetal flashing, brick masonry, carpentry, historic restoration, and painting. to provide a complete, watertight, slate roof assembly.

Sector C: Investigate slates and flashings for leaking areas and replace failed components per unit prices, plans, and specifications. Chimney repair includes repointing brick masonry, loose brick replacement, repair mortar cap and bands, install copper caps.

Section 01 14 00: Work Restrictions: Note sequencing and restrictions contained in this Section. See above comment by Mr. Alfred Lindsay on work hours. USC/REI will consider requests for after hours and weekend work. REI is to be notified 48 hours in advance if contractor desires working after normal business hours.

Section 01 21 00: Allowances: Include Contingency and Quantity Allowances in Base Bid. A \$30,000 contingency allowance to be included in the base bid. Note the quantity allowances to also be included in the

Pre-Bid Meeting Minutes from May 22, 2018
Wedge Plantation Main House Exterior Renovation
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State Project No. H27-Z308

base bid, noting the specific requirements for each allowance. Refer to this Section for additional information.

- Section 01 22 00: Unit Prices: Provide unit prices on Bid Form. Unit prices are required to help control costs after demo exposes framing. Refer to this Section for additional information.
- Section 01 25 00: Product Substitutions: Substitution requests will be considered as long as they are received by Bruce Owens at REI at least 10 days prior to bid opening.
- Section 01 31 00: Project Management and Coordination: Contractor is responsible for coordination of the work. Weekly contractor construction reporting is required.
- Section 01 33 00: Submittal Procedures: Use of AIA G702 and G703 required for Applications for Payment.
- Section 01 40 00: Quality Requirements: Review the project documents for Contractor and Manufacturer requirements.
- Section 01 42 00: References
- Section 01 50 00: Temporary Facilities and Controls: Note also 3.02 of this Section. Contractor shall provide own sanitary toilets and electrical power. The Plantation Building is old and may not have reliable power supply. That said, USC will send personnel to evaluate provision of reliable exterior power.
- Section 01 73 29: Cutting and Patching: Note this is a historical building constructed in the mid 1800's and early 1900's and is listed on the National Register. Restoration procedures should be followed. The project intent is to salvage as much of the original construction materials as possible.
- Section 01 74 00: Cleaning and Waste Management: Keep a clean jobsite to prevent wind displacement of materials.
- Section 01 77 00: Closeout Procedures: Substantial, final and record docs, warranties.
- Section 04 01 20: Masonry Restoration: Historical building note: See 2.01 of this Section: Reuse existing brick as much as possible. Provide salvage brick matching existing as close as possible for needed replacements.
- Section 04 05 00: Mortar & Grout: The chimney mortars are to be tested per 3.01 of this section. The testing is due to 1800's and 1900's constructions. It is believed that the wings were constructed in the 1900's and regular mortar exists in the wing chimneys. The main house chimneys are older and may have high lime mortar similar to the house foundation.
- Section 04 05 24: Masonry Tuck Pointing: Cracks in the brick masonry of the wing chimneys are to be pointed with mortar, to preserve original construction as much as possible. The wing chimneys have liners grouted in place. This process is presumed to have cracked the brick.
- Section 06 10 00: Rough Carpentry: Note: Lumber is not standard and is rough sawn, full size. Unit prices for T&G decking & lumber replacement is for deteriorated areas beyond those specifically indicated in the detail drawings. Some framing deterioration is expected and there is no attic access for inspection.
- Section 06 20 00: Finish Carpentry: Note: Lumber is not standard and is rough sawn, full size. Note specific requirements for products, species, and custom profiles. Unit prices for fascia/trim are for deteriorated areas beyond those specifically indicated in the detail drawings
- Section 07 01 50: Preparation for Reroofing: Review Section for specific requirements.
- Section 07 31 26: Slate Shingles: Existing slate to be carefully salvaged as much as possible. Assume 50% replacement of existing slates.
- Section 07 62 00: Sheet Metal Flashing and Trim: Gutter, downspouts & flashing to be bare copper.
- Drawings: Review for installation requirements.

After the meeting attendees walked the exterior grounds to view the building.

REI Engineers

2090 Executive Hall Rd., Suite 115

Charleston, SC 29407

(843) 225-6272

(843) 225-6273 Fax

**University of South Carolina
Pre Bid Sign In Sheet
Columbia, South Carolina**

Project Name: Wedge Plantation Main House
Exterior Renovation
Project Number: H27-Z08
May 22, 2018 @11:00 am 2143
Seven Mile Rd. McClellanville,
SC 29458
Pre Bid Date & Time:

SWMBE Contractor?	Name	Company Name	Address	Phone #	Email
S W M B E	Andrew DeBrosse, Midwest Maintenance, Inc. 4013 Enterprise Court, Augusta, GA 30907				
S W M B E	706-855-8888 - andy@midwestmaintenance.com				
(S)WMBE	Justin Maitland	A.R.C. Incorporated	1135 Burgess Rd Murrells Inlet SC	843- 357-1713	info@arcincorporated.org
S W M B E	DAN HAMMER	DACT ENTERPRISES	29 N BASILICA AVE - HAWAIIAN SC	2040 - 843-364-4279	DAN.HAMMER@ YAHOO.COM.
S W M B E	Alan Sheeley	HUSS INC	1005 St. Andrews Blvd Charleston, SC	843 937- 0623	adsheeley@hussinc.com
S W M B E	ANSEL BROOME	SRM, Inc	P.O. Box 220833 Charlotte, NC 28222	704-334-7663	SRM.Incorp@gmail.com
S W M B E	BRUCE OWENS	REI ENGINEERS	2090 EXECUTIVE HALL RD. SUITE 115, CUAS, SC 29407	843.901. 9999	BOWENS@ REIENGINEERS.COM
S W M B E	AL LINDSAY	USC FACILITIES.	1200 PICKENS ST COLUMBIA, SC 29208	803.554. 1223	LINDSAAA@ MAILBOX.SC.EDU

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