



November 12, 2009

**ADDENDA NO. 1
TO THE
CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS
BID # 16-10
SPARTANBURG PARKS COMMISSION VA DU MAR RESTROOM
PROJECT**

The following revisions, additions, and clarifications are hereby made part of the Contract Documents and Technical Specifications for the above referenced project and shall be taken into account in the preparation of all bids and the execution of all work. Bidders shall acknowledge receipt of the addendum through signed copy of addendum delivered in person, fax, or signature e-mail.

REVISIONS/CLARIFICATION TO SPECIFICATIONS

- (1) Will floor mount toilets be an acceptable alternate? With this being a design build project, using a carrier for a wall hung unit is considerably more expensive.

No alternate

- (2) Can we have a copy of the required septic tank layout ?

Septic system to be provided by owner with contractor providing stub out three feet beyond building sidewalk with location specified by owner.

- (3) Have we determined if a structural design is necessary since this is a public facility? And if electrical and plumbing drawing need to have PE stamp?

All architectural, structural, electrical, plumbing, hvac, and civil drawings will need to be drawn and submitted to Spartanburg County and approved. They do not have to be stamped.

- (4) With this being a proposal not a bid project what is the formula for awarding the contract?

30% Award and successful completion of at least one (1) comparable (size and scope) project in the past 3 years w/positive reference from owner

25% Price

20% Proposed design (floor plans & elevations)

10% Listing of all awarded public agency projects in past three years with positive references

5% Current Company work load and proposed project completion schedule

(5) On all projects in Spartanburg County we are required to submit for a Land Development Permit (Spartanburg County Planning Department). This requires a site plan with addresses building set back lines and bufferyards among other things. Will this be required?

Per Ron Kirby, Less than 5000 SF of disturbed area does not require a permit.

The contractor will need to install silt fence below the work and a gravel construction entrance. The contractor will be responsible for erosion control.

(6) Can we assume that the total disturbed area will be less than 5000 square feet and not required a Spartanburg County Grading Permit?

Per Ron Kirby, yes.

(7) Is a Bid Bond to be provided with the bid?

Yes.

(8) May we duplicate the notice of RFP BID FORM to be used for the Base Bid and the Duplicate Copy to include the Alternate Bid for the two Story Alternate?

Yes, per Mike Emory

(9) Is a copy of the DHEC septic tank available for us to use in determining cost of tank, ie tank size, amount of drain field, length of pipe from tank to drain field.

Septic system to be provided by owner with contractor providing stub out three feet beyond building sidewalk with location specified by owner.

(10) If rock is encountered during excavation or unsuitable soil what is the remedy to take care of these

Change Order based on unit price. Provide unit price for rock removal.

(11) Will there be a plan review fee

Spartanburg Parks Commission to pay for all plan review fees.

(12) Is the time frame for construction 90 days, and is there a penalty or liquidated damages

Liquidated damages over 90 days will be 300 dollars a day.

(13) Will there be any chapter 17 special inspections

Per Mike Padgett, No.

(14) What testing is required and to what amount who pays for testing, ie soil, concrete

Contractor to pay for all compaction and concrete testing

(15) Is there a water tap fee

No

(16) Will there be a charge for water usage on construction, if so how will it be assessed

No

(17) Will there be temporary power available during construction

No

(18) Is there a form or format for Vendor Qualification or Contractor Qualification, and is it required to be included in the BID.

No, but the vendor should fill out the Vendor Registration Form on the county website.

(19) Are we to include the performance & payment bond cost in our Base Bid & Alternate Bid

Yes

(20) Is there any Civil work to be done and do we include anything for landscaping

Yes grade for pad and match existing grades, no landscaping

(21) Is there a Land Disturbance Permit required, who is obtaining this permit or DHEC approval to do work if a permit is not required

Per Ron Kirby, Less than 5000 SF of disturbed area does not require a permit.

The contractor will need to install silt fence below the work and a gravel construction entrance. The contractor will be responsible for erosion control.

(22) Who is to provide Builders Risk Insurance?

Provide builders risk insurance as an alternate

(23) Specifically what is required with the bid concerning Architectural, floor plan, elevations – will that suffice or do you need more detail drawings

Your design conceptual floor plans & elevations should suffice

(24) Is safety fencing required and to what extent

Yes, entire site

(25) Is the upstairs to have thru wall HVAC units

Yes.

(26) How is the upstairs to be finished and what type, floor construction

Unfinished. Floor to be tongue & groove plywood.

(27) What type ceilings, gyp bd, Acoustical Tile, do we need to finish ceiling in storage, stairs, upper level?

Gyp. board

(28) Please provide the septic tank information so that we can accurately identify the requirements in our bid (tank size, location, drain field details, etc.)

Septic system to be provided by owner with contractor providing stub out three feet beyond building sidewalk with location specified by owner.

(29) Please provide the award scale so that we know the evaluation criteria.

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(30) Please provide the list of mandatory pre-bid attendees.

See attachment

(31) Please clarify the builders risk requirements. We understand the owner would provide due to their ability to secure better rates through the state insurance

Builders Risk insurance to be priced as an alternate bid item.

(32) Please clarify permit requirements including engineering and design documents required. Mike Padgett will require a plan submittal for all architectural, structural, electrical, plumbing, hvac, and civil drawings for approval. They do not have to be stamped.

(33) Please review and clarify floor plan discrepancies for the second story as compared to the elevation drawing.

This is a conceptual drawing. Please use these plans and elevations as a reference and provide new floor plans and elevations that are accurate.

(34) Are we to include Builders Risk Insurance & deductibles or will the Owner be responsible for this?

Provide builders risk insurance as an alternate.

(35) Will we be provided a copy of the proposed septic tank lay-out showing the proposed dimensions from the building to the tank & drain line location?

Septic system to be provided by owner with contractor providing stub out three feet beyond building sidewalk with location specified by owner.

(36) Contractor Requirements asked for an accurate floor plan as well as a proposed elevation design plan to be included in our proposal. Please provide a list of items to include that are not already shown on the provided conceptual drawings.

Everything you need to include on your floor plan and elevations is shown.

(37) Will material submittals & shop drawings be required? If so how many copies? Who will be responsible for this review for the Owner and what will be the estimated turnaround time?

Yes, 4 copies, Parks Commission staff.

(38) Will 2003 IBC Chapter 17 Special Inspector inspections & reports be required for this project?

This being a public facility will the following be required?

- A. Architectural design & stamped drawings
- B. Structural Engineer design & stamped drawings
- C. Electrical, plumbing, & HVAC design & stamped drawings
- D. Civil design & stamped drawings

(39) Do we need to include permit & plan review fees?

Mike Padgett will require a plan submittal for all architectural, structural, electrical, plumbing, hvac, and civil drawings for approval. They do not have to be stamped. Review fees are based on price of construction and will be paid by contractor.

(40) Please clarify the following: The alternate conceptual drawing of the second floor plans shows the same exterior dimensions as the first floor plan. The alternate elevation shows the second floor approx. 10' less in both directions. The square footage noted also conflicts with the drawing. If we go by the alternate floor plan dimensions for the second floor this would basically be a 2 story building without the lower roof sections.

This is a conceptual drawing. Please use these plans and elevations as a reference and provide new floor plans and elevations that are accurate.

(41) Is the oval in the gable some type of glass or signage?

Disregard.

(42) Should we include ridge ventilation & gable vents?

Yes.

(43) Do we need to include fire alarm system?

No.

(44) Do we need to include a security system?

No.

(45) Do we need to include data outlets?

No.

(46) Can the rock veneer be synthetic stone?

No.

(47) Do we include any finishes for the alternate second floor? (Drywall, ceilings, paint, floor coverings, trim, ect.)

No.

(48) Do we need to include gutters & downspouts?

Yes.

(49) If so do we need to route the downspouts to an existing catch basin or storm water pipe?

No.

(50) Do we need to include heating, air-conditioning, & electrical for the alternate second floor?

Yes. (Through wall)

(51) Could you clarify what restroom components the owner is providing (partitions, grab bars, all paper dispensers, and soap dispensers) and are there other items?

Anything not listed in the specifications as provided by owner is to be provided by contractor.

(52) Am I correct on the one story design having all walls CMU and two story Metal studs? **Why would you do this?**

Yes, any alterations to conceptual design should be addressed in proposed design.

(53) If we are to do a Design -Build could we not provide material and methods that best suits the overall concept while utilizing more cost effective measures.

Yes.

(54) The more I read the RFP the more concern I have about not having a set of plan. Are we to bid what is in the RFP w/addendums or can we submit bid Alternates?

You are to bid on your provided conceptual design plans & elevations as long as it does not exceed the conceptual foot print.

(55) Is the County looking for a preliminary design concept on the single floor and the 2 story options? Is a floor plan and 2 elevations sufficient plans data for this submittal?

Yes.

(56) Is there flexibility to rearrange organization of the floor plan in each concept?

Yes.

(57) What use would the 2nd floor be dedicated to? Possibly softball press box? Are views necessary to an specifics areas?

Soccer/football score tower. Views to parking lot and fields are necessary.

(58) Are there any other functional requirements of this facility you could give us to help create a more usable design?

No, this building is to be used solely for restrooms, storage, and press box.

(59) Are there convenience outlets in the restroom areas?

6 outlets for the restroom and chase area to be provided and location to be directed by owner.

(60) How is the lighting controlled in the restroom areas?

Light switch on wall

(61)A switch is not shown in the chase.
Light switch in chase

(62)No exterior lighting is mentioned.
4 metal halide wall packs.

(63)Mirrors are not mentioned.
Individual mirrors at each sink. 1 mirror in each restroom to be handicap accessible.

(64)Door closers are not mentioned.
Provide door closers on every door.

(65)We are under the impression that the second floor will be re-drawn. Will it include a lighting plan and required materials?
The second floor plan will not be re-drawn. Bidder to provide revised plans and elevations. Second floor is to be unfinished.

(66)Roof slopes?
Depends on proposed design provided by contractor.

(67)How many hand dryers are included?
1 each restroom, 2 total.

(68)What are the marks on the toilet partition beside the double toilet tissue holders?
Please disregard.

(69)Where can we get a drawing of the proposed septic tank drain field?
Disregard owner to provide

Respectfully Submitted,

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