

To: All Vendors
From: Johnson Laschober & Associates, PC (JLA)
Date: March 4, 2024
Subject: Addendum #1
Bid Item: Barnwell County Career Center - Shop Renovations
Bid Opening Date: Wednesday, March 13, 2024 @ 11:00 a.m.

ADDENDUM #1

Information contained in this Addendum shall become part of the Bid Documents and shall supersede any previous versions of the Specifications or Drawings as so listed in this document. The modifications and clarifications shall supplement the contract documents for the above referenced project. Items not identified in this Addendum shall remain unchanged. The following items reflect clarifications to the Plans and Specifications for the bid of this project.

ADDENDUM #1 CHANGES

1. The bid date will be postponed to March 13th @ 11:00 a.m.
2. Contractor timeline for questions has been extended to end of day, Tuesday, March 5th
3. The Project Manual is included as part of this addendum.
4. Metal building wall panels should be 26ga steel, exposed fastener R-panels. The final color will be selected by the owner from the manufacturers standard color options.

ADDENDUM #1 QUESTIONS

1. When is the projected construction start date?
[Response: The project should be awarded within a week of the bid. Construction should begin as soon as possible after being awarded.](#)
2. What is the timeframe for construction?
[Response: See C-410 Bid Form for time of completion.](#)
3. Can the bid date, question date be extended? (once specifications are issued we may have more questions)
[Response: Bid Date will be March 13th @ 11:00 a.m.](#)
4. What is the projected Construction cost range?
[Response: The projected cost range should be between \\$100k-110k.](#)
5. Will the building be unoccupied during construction?
[Response: The building will be unoccupied during construction.](#)
6. Will the classroom equipment, Storage areas and shop equipment be moved out of the building to allow for construction?
[Response: The equipment at a minimum will be moved to a centralized portion of the space to facilitate work. The owner will work with the contractor, as required, to ensure construction operations are not impeded.](#)

7. Can the power be disconnected from the building during the re-roofing process?
Response: Power can be disconnected from the building at the contractor's option.
8. Is a jobsite sign required?
Response: No jobsite sign will be required for this project.
9. In the classroom area will the through wall AC unit be removed and masonry wall patched?
Response: Demolition of existing unitary air-condition system and support structure will be required. Existing CMU wall is to be repaired to match adjacent conditions.
10. There are numerous conduits and pipes leading to the building that are not addressed on the plan. If these are to remain, should they be disconnected to replace wall panels? Or are the new panels to be installed with end-laps and notched around existing piping?
Response: See general demolition Note 5. All penetrations into new wall panels shall be watertight.
11. Plans show a ridge vent in the shop area. Please specify what type.
Response: A ridge vent will not be required. A ridge cap shall be installed that is compatible with final roof panel selection.
12. On plan sheet A-501 Section 1 . The insulation is shown as R-13 + R-13. Is it the intent to let the first layer sag between roof purlins and add second layer on top parallel with purlins?
Response: It is the intent to use a Simple Saver® type insulation or approved equal. The bottom layer of insulation should be installed parallel to the roof purlins with retainer straps and the top layer to run perpendicular to the first layer.
13. Are walls in all rooms to be painted?
Response: Only the walls in the classroom space are required to be painted. All hard ceilings are to receive new paint.
14. Is any painting required inside the shop area?
Response: Contractor is only required to paint any areas of rust with a rust encapsulating paint per demolition keynotes on AD101.
15. Will the new air handler be required to tie into the fire alarm panel?
Response: The air handler is not required to tie into the existing fire alarm panel.
16. Will this building be cleared of all materials, tools, desks, ect. Basically everything in the building so we can work?
Response: See response to question #6.
17. Is a Bid Bond required?
Response: No Bid Bond Required.
18. Will a Performance and Payment Bond be needed after contract is awarded?
Response: See C-700, General Conditions for all bonding requirements.
19. Is there an estimated value for this project?
Response: See response to question #4.

END OF ADDENDUM #1