

ADDENDUM NO. 1

CP 1706A Aquarium Parking Garage Stair Repairs

Issued: October 13, 2017

RE: CP 1706A Aquarium Parking Garage Stair Repairs

**FROM: City of Charleston Department of Parks
823 Meeting Street
Charleston, SC 29403**

TO: Prospective Bidders

This addendum forms a part of the Contract Documents and modifies the original Bidding Documents as noted below. **Acknowledge receipt of this addendum on the Bid Form. Failure to do so may subject the Bidder to disqualification.**

This Addendum includes a total of ten pages in four parts as follows:

1. Part 1 – Pre-Bid Attendance Roster dated October 10, 2017 (2 pages)
2. Part 2 – Pre-Bid Conference Agenda dated October 10, 2017 (3 pages)
3. Part 3 – Pre-Bid Questions/Answers (1 page)
4. Part 4 – Revised Bid Form: Added Unit Price Work per Repair Detail 1/S2.02 and Detail 2/S2.02. (3 Pages)

Part 1: Pre-Bid Attendance Roster:

A pre-bid meeting was held on Tuesday, October 10, 2017 at Aquarium Parking Garage, Stair S-1, 24 Calhoun Street, Charleston, SC, 29403. City of Charleston attendees: Tom Magee, Nate Yokoyama, Wes Chappell, Ed Boinest, Mark Aakhus. JMT Engineering attendees: Shannon Boyd and Christopher Reddick. ABM Garage Manager and City Supervisor.

Bidder Attendance List attached.

Part 2: Pre-Bid Conference Agenda:

See Attached

Part 3: Pre-Bid Questions and Answers:

1. Are the dimensions based off of existing or as-built drawings?

The existing precast drawings for the garage gave the overall stair opening dimensions only. The existing stair drawings were not available. The Contract Documents are based off engineers' field measurements. Contractor shall be responsible to field verify existing dimension before ordering material and start of any fabrication.

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2. Is the steel pan being removed at the landings?

Yes, the steel pan is being removed and replaced at the landings.

3. Are the railroad tracks next to the building active?

Yes, the railroad tracks are active.

4. What is the loading for the existing floors?

The existing precast drawings give the live load as 50psf reducible per code.

5. Are all three stairs similar in terms of dimensions and elevations?

Yes, the stairs are similar to each other. The stairs may be mirrored images from each other. The elevations of the landings and floors should be similar at all the stairs. **All dimensions should be field verified.**

Part 4: Revised Bid Form:

See Attached

END OF ADDENDUM NO. 1



John Tecklenburg
Mayor

City of Charleston
South Carolina
Department of Parks

Edmund Mast
Deputy Director

Pre-bid Attendance Sheet

Project: CP 1706A Aquarium Parking Garage Stair Repairs

Pre-Bid Meeting: Mandatory – Tuesday, October 10, 2017 @ 10:00 AM on-site

Bid Opening Date: Thursday, November 2, 2017 @ 2:00 PM

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Location of Bid Opening: 823 Meeting Street, Department of Parks, 2nd Floor Conference Room

COMPANY	MAILING ADDRESS	TELEPHONE NO.	EMAIL ADDRESS	CONTACT NAME
STRUCTURETEC	99941 International Blvd. Cinn, Ohio	513 260 8729	Terry.spradlin@structuretec.com	Terry Spradlin
BRANKS GENERAL CONTRACTORS	555 P.O. 467 RAVENEL, SC 29470	843-564 1387	JASON@BRANKSGC.COM	JASON HABERMAN
IPW CONSTRUCTION GROUP, LLC	7623 Dorchester Rd N. Charleston, SC 29418	843-822-3213	tquinn@ipwco.com	TIM QUINN
STONE RESTORATION OF AMERICA	2601 Wilkinson Blvd Charlotte, NC 28208	704-506-8651	blucas@stneres.com	BOB LUCAS
MSK Construction Inc	1920 Danbar Street Suite C Charleston, SC 29407	843-926-4753	ROSS@MSKconstructioninc.com	ROSS GWIN
STRICKLAND WATERPROOFING	500 N. HOSKINS RD. CHARLOTTE, NC 28216	704-347-1345	WHOLLAND@STRICKLANDWATERPROOFING.COM	WADE HOLLAND
NBM Construction, Inc.	2800 Azalea Drive North Charleston, SC	808-846-1787 843-367-8329	mkelly@nbmconstruction.com wclarkson@nbmconstruction.com	Matt Kelly Will Clarkson

CP1706A – Aquarium Parking Garage Stair Repairs

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Pre-Bid Conference Agenda

Project: CP1706A Aquarium Parking Garage Stair Repairs

Date: Tuesday, October 10, 2017 at 10:00 on-site

A. Introductions

1. Project Manager: City of Charleston, Department of Parks - Tom Magee
2. Engineer: JMT Engineering, Shannon Boyd P.E.
3. Minority Business Officer: City of Charleston -Theron Snype
4. Parking Garage Management: City of Charleston, Mark Aakhus

B. Sign-in Sheet

1. All attendees shall provide the name of the firm they represent on the sign-in sheet. This shall be the same name as shown on their SC Contractors License and on the Bid Form. *Please make this legible. Please provide business cards, if available, in case some of the information on the sign-in sheet is not legible.
2. Because this is a mandatory Pre-Bid, only firms listed on the sign-in sheet shall be eligible to bid on the project and receive addenda.

C. Project Scope

The project consists of: **Base Bid Stair S-1 Phase 1:** Removal of the SW Stairwell metal pan stairs, landings, and light fixtures. Install New Pre-Cast Stair Treads (No Riser), Landings to be new structural steel support system w/cast in place concrete. Install new light fixtures per plans.

The Unit Costs Work related to Repairs {If Needed} of noted steel members and connections per 51.03 (BB), 51.13 (Alt.1), 51.23 {Alt.2} shall be in Bid per Phase. **NDT associated costs for each Phase shall be in Bid per Phase. This entire scope of work applies to Base Bid: Stair S-1 Phase I, Bid Alternate #1: Stair 5-2 Phase 2, and Bid Alternate#2: Stair S-3 Phase 3.**

D. Plans/Specifications

1. Available from: City of Charleston's Bidline:
<http://www.charleston-sc.gov/Bids.aspx?CatID=18>

E. Written Word

1. Only the written word as contained in the Bid Documents, including any addenda that may be issued, shall be valid.
2. It is the Bidders responsibility to read and review all of the Bid Documents, including addenda.
3. Statements made by the Project Manager or the A/E are for the sole purpose of calling the Bidders' attention to items of importance in the Bid Documents.
4. All questions or requests for clarification must be submitted in writing. All responses will be made in the form of addenda to the Bid Documents.

F. Bid Opening

1. Bids will be opened on: **Thursday, November 2, 2017 @ 2:00 PM. Location: Department of Parks, 823 Meeting Street, 2nd Floor, Capital Projects Division.**
2. It is the intent of the City to award a Contract for the lowest responsive bid submitted by a responsible Bidder.
3. Bidders shall not qualify their bid.
4. Bids sent by mail or other special delivery service (UPS, FED-/EX, etc.), should be labeled "Sealed Bid Enclosed" and shall be received at the address indicated prior to the time of the bid opening. Bids not received prior to the time of bid opening shall be rejected as being nonresponsive.
5. Bidders shall be responsible for having their bid at the designated place for receiving bids no later than the time set for the bid opening. Once the bidding has been declared closed, all late bids, including bids improperly delivered, shall be rejected as being nonresponsive.

6. Each bid shall have bid security of not less than 5% of the sum of the Base Bid.
7. The successful Bidder shall provide a Performance Bond and a Labor and Material Payment Bond, each in the full amount of the contract price.
8. Bidders should verify their ability to comply with all bonding and insurance requirements prior to submitting a bid. Insurance requirements are described in the General Conditions.
9. Bidders shall be licensed in accordance with the requirements of the South Carolina Contractor's Licensing Board.

G. Bid Form

1. Bidders shall indicate the form of the Bid Security (Bid Bond or cashier's check) on the Bid Form.
2. Bidders shall acknowledge all addenda.
3. By submitting a bid, Bidders agree that the Base Bid price and the Bid Alternate(s) price(s) shall not be revoked or withdrawn for 60 days.
4. Base Bid shall be shown in figures only.
5. Alternates (when included): Bidders should strike through "ADD" or DEDUCT" so as to clearly indicate the price adjustment for each alternate.
6. Unit Prices (when included): The Bidder should furnish requested unit prices. The Owner reserves the right to include or not to include the unit prices in the contract and to negotiate unit prices with the Bidder. Unit prices have no bearing on the contract award (unless the bid is a unit price bid) and need not be read at the bid opening.

H. Substitutions

1. Materials and products listed in the Bid Documents establish a standard of required function, dimension, appearance and quality to be met by a proposed substitution.
2. References in the Bid Documents to the words 'or equal' and 'or approved equal' shall be interpreted as establishing a standard of quality and shall not be construed as limiting competition.
3. Requests for substitutions must be submitted to the City's project manager **in writing by Thursday, October 19, 2017 by 4:00 PM EST.** Proof of equality of substitutions is the responsibility of the proposer. The A/E's decision to approve or disapprove the requested substitution shall be final.

I. Addenda

1. **Addendum No. 1**, which will include the list of the attendees and the Pre-Bid Meeting Minutes, will be issued no later than **Friday, October 13, 2017 by 4:00 PM EST.**
2. **Addendum No. 2** will be issued no later than **Wednesday, October 25, 2017 by 4:00 PM EST.**
3. It is the Bidders responsibility to determine, prior to submitting a bid, that all addenda issued have been received.
NOTE: If the pre-bid is mandatory, the bidders should verify that their firm's name has been included in an addendum.

J. Time of Contract Performance / Rain Days

1. The Date of Commencement shall be established in the Notice to Proceed. This is expected to be the end of August.
2. Number of calendar days for construction to reach Substantial Completion: Refer to the Instructions to Bidders (**90 calendar days**).
3. The Contractor shall install a rain gauge on-site (not near any irrigation heads) and submit logging information and requested rain days along with Payment Applications for approval each month.
4. The time allowed for Substantial Completion includes five (5) calendar days per calendar month for delays due to inclement weather. Delays due to weather beyond the five days may be requested as a time extension to the time for completion. Contractor shall submit an explanation and job site weather data supporting the claim for an extension of time.

K. Liquidated Damages:

Liquidated Damages in the amount of **\$200.00 per day** shall be applied for failure to reach Substantial Completion within the contract time limits.

L. Agreements

1. An incomplete bid, or information not requested that is written on or attached to the Bid Form, could be considered a qualification of the Bid and may be cause for rejection of the Bid.
2. Failure of the Bidder to indicate a price for a Bid Alternate shall render the Bid non-responsive.
3. Bid Alternates may be accepted by the City in any combination or order at the sole discretion of the City.
4. To support the City's evaluation of the Bidders' responsibility, it may request the prospective contractor to furnish information on its experience and capability.
5. The successful bidder shall maintain a business license with the City of Charleston for the duration of this contract.
6. By signing the Bid, the Bidder certifies that it will provide a "Drug-free Workplace as required by SC law.
7. The project may be cancelled for the convenience of the City at any time prior to issuance of the Notice to Proceed.

M. Insurance and Bonds

1. Bidders should verify their ability to comply with all insurance and bonding requirements of the project prior to submittal of their bid.
2. Insurance requirements are described in the General Conditions.

N. Minority Business Enterprise Goals

1. This project is subject to the goals of the City of Charleston's Minority Business Enterprise program. POC is Theron Snype at 973-7247 or at SnypeT@charleston-sc.gov
2. Goals for this project are 20% combined MWBE participation.
3. The MWBE Program requirements are outlined in five pages within the bid documents. All Bidders must complete and return their Affidavits A & B or Affidavit C.
4. Failure to include the required MWBE paperwork will render the bid non-responsive.
5. *Mr. Theron Snype is a great resource. Please call him if you have any questions.*

O. Questions

1. All questions will be answered in writing in the addendum.
2. Questions after the pre-bid conference and during the bidding stage concerning front-end documents should be directed to the project manager.
3. The project manager will, when necessary, provide answers to questions and other clarifying information to Bidders by addendum.
4. All lines of communication during the bidding stage should be through the City's project manager.
5. **Deadline for questions is Thursday, October 19, 2017 at 4:00 PM., EST**

R. Closing

1. Addendum No. 1, including the names of the attendees, will be distributed no later than: **Friday, October 13, 2017 by 4:00 PM. EST**
2. Everyone must acknowledge receipt of the addendum on their bid form.
3. Remind attendees to sign the sign-in sheet and provide all other requested information on the sign-in sheet before leaving the Pre-Bid.
4. Please keep in mind;
 - a. Late bids shall be rejected as non-responsive.
 - b. Bids without proper bid security or qualified bids shall be rejected as nonresponsive.

City of Charleston Bid Form

BID SUBMITTED BY: Name:
Address:

FOR PROJECT: CP1706A - Aquarium Parking Garage Stair Repairs
(Number) (Name)

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 City of Charleston ("Owner") in the form 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. Bidder has submitted Bid Security as follows in the amount and form requested by the Bidding Documents:

Bid Bond with Power of Attorney Cashier's Check
(Bidder check one)
3. Bidder, by submitting this Bid, affirms that it has carefully examined the Bidding Documents and the other related information and data identified in the Bidding Documents, has visited the actual location of the Work, has satisfied itself as to all conditions and understands that, in signing this Bid Form it waives all rights to plead any misunderstanding regarding same and agrees to be bound by the provisions of said Bidding Documents and all statements made therein.
4. Bidder acknowledges the receipt of the following Addenda to the Bidding Documents and has incorporated the effects of said Addenda into its Bid:
ADDENDUM No.(s) _____
5. Bidder acknowledges that neither the Owner nor any of its 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 cancelled for any reason prior to the issuance of the Notice to Proceed.
6. By submitting this Bid, Bidder hereby agrees to all of the terms and conditions of the *Invitation for Construction Bids* and to all of the terms and conditions of the *Instructions to Bidders*. 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. Bidder understands that Bid Alternates that are not accepted in an initial award shall remain open for acceptance for the entire period set above and for such longer period as requested by Owner and agreed to by Bidder.
7. Bidder herewith submits its offer 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 construction work in accordance with the Bidding Documents:

Project Name: Aquarium Parking Garage Stair Repairs
Project Number CP1706A
City of Charleston, SC

7.1 BASE BID: \$ _____

Written: _____

7.2 ALTERNATE BID WORK (as indicated in the Bidding Documents and generally described as follows):
(Bidder shall STRIKE THROUGH "ADD" or "DEDUCT" so as to clearly indicate the price adjustment offered for each alternate)

ALTERNATE NO. 1 Stair S-2 ADD/DEDUCT \$ _____
(*to or from BASE BID*)

ALTERNATE NO. 2 Stair S-3 ADD/DEDUCT \$ _____
(*to or from BASE BID*)

7.3 UNIT PRICE WORK

Bidder offers for the Owner's consideration and use the following UNIT PRICES. The UNIT PRICES offered by Bidder indicate the amount to be added to or deducted from the Base Bid for each item-unit combination. UNIT PRICES include all costs to the Owner, including those for materials, labor, equipment, tools of trades and labor, fees, taxes, insurance, bonding, overhead, profit, etc. The Owner reserves the right to include or not to include any of the following UNIT PRICES in the Contract and to negotiate the UNIT PRICES with Bidder.

NO.	ITEM	ESTIMATED QUANTITY	UNIT PRICE
1	Repair Detail 1/S2.02	8*	
2	Repair Detail 2/S2.02	6*	

*Estimated Quantity Includes Base Bid and Alternates No. 1 and 2

8. BIDDER'S TAXPAYER IDENTIFICATION

FEDERAL EMPLOYER'S IDENTIFICATION NUMBER: _____
OR

SOCIAL SECURITY NUMBER: _____

Project Name: Aquarium Parking Garage Stair Repairs
Project Number CP1706A
City of Charleston, SC

9. CONTRACTOR'S CLASSIFICATIONS AND SUBCLASSIFICATIONS WITH LIMITATIONS

(Classification)

(Subclassification)

(Limitations)

(SC Contractor's License Number)

SIGNATURE

(Legal Name of Person, Firm or Corporation Submitting Bid)

BY *(Signature)*

(Date)

(Title)

(Phone)