

ADDENDUM NUMBER ONE

for

**Oregon Station Core and Shell Renovation and Site
Project No.: G-1035-22-1**

GREENWOOD, SOUTH CAROLINA

PREPARED BY:

The Boudreaux Group 1519 Sumter Street, Columbia, South Carolina 29201

DATE OF ISSUE: April 22, 2024

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 Where any original item is amended, voided or superseded hereby, the provisions of such item not specifically amended, voided or superseded shall remain in effect.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 2 pages and the following attachments: Prebid Meeting Minutes and Sign-In Sheet.

I. General Notes / Clarifications:

1. For clarifications from questions/comments from the Pre-Bid Conference and Site Visit, please refer to attached meeting minutes, item 8.
2. Section 010010, INVITATION FOR CONSTRUCTION BIDS, the following changes have been made to the schedule: Bids will be received by **Wednesday, May 8th, 2024 by 2:00pm**. Deadline for questions for clarification: Wednesday, May 1st, 2024 by 2:00pm. The last addendum will be issued no later than Friday, May 3rd, 2024.
3. Section 010060, SUPPLEMENTARY CONDITIONS, article 8.1.1.1, Contract Time, all work shall be substantially complete within the number of days specified in the FORM OF PROPOSAL as the "Proposed Construction Time" from the date set forth in the NOTICE TO PROCEED and finally completed in an additional 7 days. Liquidated damages will remain as outlined in article 8.1.1.2, Liquidated Damages.

II. Specifications:

1. Section 010040, FORM OF BONDS, and all references to the same, including in Section

Oregon Station Core and Shell Renovations and Site

Addendum Number One

010010, INVITATION FOR CONSTRUCTION BIDS, are stricken and no longer pertain to the project.

END OF ADDENDUM

Pre-Bid Meeting Minutes

Date: 04.10.24

Location: 200 Oregon Avenue, Greenwood SC 29646 (Dixie Hardware Existing Building and Site)

Project Name: Oregon Station Core and Shell Renovation and Site

Project No: G-1035-22-1

Attendees

<u>Name</u>	<u>Representing</u>
George Schafer	BOUDREAU
Coral Gresham	BOUDREAU
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 BOUDREAU Group, Inc. of any errors or omissions.*

A meeting was held at 10:00am on April 10, 2024 to discuss preconstruction bidding requirements for the Oregon Station Core and Shell Renovations and Site project. The following items were noted:

Main Points, Conclusions, Decisions:

1. Bids - Sealed bids due Wednesday, May 1st by 2:00 pm to BOUDREAU, 1519 Sumter Street, Columbia SC 29201. 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: 2:00pm on Wednesday, April 24th, 2024.
 - b. The last addendum will be issued no later than Friday, April 26th.
2. Please address all questions and requests for access to the building and site in writing to:

George Schafer, BOUDREAU
gschafer@boudreaugroup.com

and Erica Timmons
etimmons@boudreaugroup.com

3. Schedule/Phasing
 - a. Contractors to provide a "Proposed Construction Duration" in their bids. The proposed duration will be taken into consideration for contractor selection.
 - b. The owner is considering whether to remove the Liquidated Damages requirement from the project. There is confusion in SUPPLEMENTARY CONDITIONS Section 010060, Paragraph 8.1.1.1, Contract Time, which requires substantial completion within 250 days. Clarification will be provided in Addendum 1.
4. Base Bid/Allowances/Bid Alternates
 - a. Allowance No. 1: Hardware
 - b. Allowance No. 2: Wood Floor Repair
 - c. Alternate 1: Trellis Fin Blade Alternate
5. Performance and Payment Bond will be removed as a requirement from the project in Addendum 1.
6. Special Conditions on the project
 - a. The project requires significant demolition, salvaging and reuse of materials including brick, heavy timber structural members, roof decking and barn-style doors and hardware.
 - b. Some limited asbestos and lead paint removal is part of the project due to demolition required. Asbestos and lead paint reports are included as Appendix A and Appendix C in the project manual.
 - c. Contractor is responsible for all testing and fees outlined in the specifications. Owner will provide testing for any special inspections.
7. Tours of the site - offered immediately after the Pre-Bid meeting. Contractors will have access to the building and site during the bidding process - please contact BOUDREAUX directly with requests.
8. Questions and comments:
 - a. The drawings show a 6" fire line that connects from the freestanding FDC in the park and runs through the building crawlspace to the east to connect to the existing 8" DIP -where does the fire sprinkler contractor scope ends and the site utilities scope begin in this condition? **Clarification: The plan shows that the fire sprinkler contractor is responsible for the piping to 5' outside the building, including what is indicated in the crawlspace. The ultimate determination of scope is up to the GC.**
 - b. Will the existing fire protection system be fully demolished inside the building? **Clarification: Yes.**
 - c. The project indicates an entirely new sprinkler riser. Can the existing riser be utilized, perhaps resulting in a significant savings to the project? **Clarification: The existing service is old and does not comply with NFPA 13 and NFPA 24 standards. Additionally, the existing location is in conflict with egress and tenant spaces as designed, and would create a difficulty in locating a sprinkler riser room, as the existing location does not communicate with an existing finish floor level.**
 - d. There seems to be an excess of temporary lighting in tenant spaces - can contractors deliver a dark shell condition instead? **Clarification: Reduction in lighting may be addressed in an addendum.**

- e. The existing roof was replaced in 2022. The roofing contractor was:
CentiMark Corporation
704.916.1344
Contact: Jeff Michelone
jeffrey.michelone@centimark.com

REPORT BY: George Schafer, BOUDREAUX