



Town of Summerville

Addendum # 2

To: All bidders
From: Bonnie Van Etten, Purchasing Agent
cc: Russ Cornette
Mark Campbell
Date: August 8, 2014
Re: Street Department Office Up-fit and Building Expansion

This Addendum No. 2 modifies the solicitation only in the manner and to the extent as stated herein.

Bid Process, Page 32:

Item no. 2:

There will be no oral presentations and site visits to contractor installations.

Scope of Work, Page 5:

Item no. 12 should state:

New 2'x2' standard white ceiling tiles, new R19 insulation or R13 + R13 insulation.

Item no. 31:

Q1: Why are we to design to the 2006 code when Summerville has adopted the 2012 codes?

A1: It should be designed to the 2012 IBC. Building design and construction must be in accordance with 2012 International Building Code, International Plumbing Code, International Mechanical Code, and International Gas Code, the 2009 International Conservation Code, and the 2011 National Electrical Code.

Item no. 32 should state:

Building permits will be required (at no additional cost) and permits must be posted on the construction site. Three (3) copies of the building plans must be submitted to the Building Department for review and approval before the permit will be issued. All subsequent changes to those plans must be submitted for approval.

Q2: With the new construction, will the vapor barrier be added? Assuming the answer is yes, is the existing building provided with a vapor barrier?

A2: A vapor barrier will be required under the new construction. We do not know if there is a barrier under the existing structure.

Q3: Will 2006 code compliant levels of building insulation be required on all new construction areas?

A3: New areas must be insulated to the 2009 IECC requirements. If you have to open an existing wall, the insulation in the opened area should be brought up to 2009 IECC requirements. You are not required to open walls just to replace insulation.

Q4: For the handicapped bathroom, is the Owner expecting all new plumbing fixtures? There is a note about reusing fixtures in the Scope.

A4: Fixtures must be ADA compliant. The current toilet is probably not compliant. The sink may meet ADA requirements, but will need a new faucet and handles.

Q5: Does the existing hot water heater have the capacity to accommodate the new shower?

A5: The current water heater is an electric 52-gallon hot water heater and original to the building. This hot water heater needs to be replaced with a new 52-gallon electric water heater.

Q6: What is the invert elevation and size of the underground sanitary system?

A6: The invert elevation is unknown, but there is plenty of grade from the 4" PVC sewer line draining the building to a holding tank with a grinder pump.

Q7: Will the new refrigerator have a water connection?

A7: No

Q8: Is the kitchen oven/stove electric or gas?

A8: Electric

Q9: For the HVAC is the intent to tie into the existing HVAC system and if so, does the existing HVAC system meet code?

A9: The entire HVAC will need to be replaced and sized to accommodate the entire space. The existing ductwork is fine and will not need to be replaced.

Q10: With the cut off for questions being 8-12 at 4:00 p.m. can the bid date be pushed back? It will be difficult to accurately estimate with only 1-day turnaround time based on responses as some of the questions have major implications related to design/cost.

A10: The bid date will not be pushed back. We hope to have all questions answered prior to 8/12/14.

Item no. 37:

Q11: Is there a new building?

A11: There is not a new building, only a building addition to the rear patio area.

NOTE: The Comprehensive Asbestos Survey has been received and is available on the town website at www.summerville.sc.gov under Requests for Proposals, Qualifications & Bids.

Respondent shall acknowledge receipt of this addendum by completing and returning with the Bid Submittal. Failure to acknowledge this addendum may be cause for rejection.

Company Name

Contractor Signature/Date

Thank you,

Bonnie Van Etten
Town of Summerville, Purchasing Agent