

ADDENDUM NO. 2

Project: **Newberry Public Safety**

Date: 7 May 2026

To: All Bid Document Holders

This Addendum forms a part of the contract documents and modifies the bidding documents with amendments and additions noted below.

Acknowledge receipt of this addendum in the space provided in the bid form. Failure to do so may render the bid unresponsive. The bid due date is not planned to be changed and is still 5/13/2026.

Manufacturers and products indicated as an "approved substitution" shall be accepted as equal for the manufacturers given in the contract documents. It is understood that the products submitted for these manufacturers must still meet the specifications of the project, and can be rejected if after review, are determined to be not equal to the product called out in the contract documents.

GENERAL

1. Please confirm all permits to be carried by the Contractor required for Newberry County.
A. YES
2. Is this project tax exempt?
A. NO
3. Do Bidders need to include building permit and plan review fees within the base bid proposal?
A. YES
4. Do Bidders need to include water and sewer tap fees and any associated utility capacity fees within the base bid proposal?
A. NO
5. Can you provide a current hydrant flow test from the nearest hydrant? We need this to determine if there are adequate pressure and flow to serve the proposed sprinkler system for the facility.
A. YES, SEE ATTACHED FOR HYDRANT FLOW TEST.
6. Alternate No. 2 requires two above-ground fuel tanks, minimum 500 gallons each, double-lined, with pumps, power, shutoff requirements, and concrete slab, but the documents do not identify whether the fuel-tank and pump system is to be fully specified by the design team or treated as a contractor-designed/performance-based system. Please confirm the intended procurement/design responsibility and provide minimum criteria for fuel type, tank listing/standard, pump/dispenser performance, controls, leak detection/monitoring, spill containment, emergency shutoff requirements, and permitting/code basis.
A. Diesel & Unleaded Gas. Contractor designed, performance based system, emergency shut-off with electric pump.
7. Sheet C1.0 identifies several existing structures to be demolished. No abatement or remediation report has been provided for this scope of work. Are any of these structures anticipated to have asbestos containing or any other hazardous materials? If so, please provide an abatement report.
A. NO ABATEMENT SCOPE NECESSARY. SEE ATTACHED FOR HAZARDOUS MATERIAL SURVEY AND PHASE I REPORT FOR REFERENCE.

ARCHITECTURAL

1. Drawing A4.01 indicates McElroy Metal for MTL 1 – 3. These panels are generally provided as part of the PEMB. It is generally more economical for the PEMB to provide roof and wall panels rather than a roofing subcontractor provide and install the panels. Will you consider allowing the PEMB manufacturer to substitute a match to the McElroy panel?
 - A. **Agreed. Yes, we expect that the PEMB should be providing MTL-1, MTL-2, MTL-3 to match the basis of design or equal to on both the PEMB structures as well as the wood structure in the center. Now who installs that product on the wood structure is means and methods up to the individual general contractor.**
2. Spec section 13 34 19 2.2.I indicates 22 gauge roof system. A 22 gauge panel limits the color selection. We are not sure that we can provide a slate grey in a 22 ga. Please advise.
 - A. **Specification Section 13 34 91 Paragraphs 2.2 I and 2.5 A were changed to correct the Basis of Design.**
3. Room 102B is called out to receive CPT-1, however the finish plan shows LVT-1. Please advise.
 - A. **LVT1**
4. Is Dilex needed for floor to tile base areas or is it needed in all areas transitions from floor to wall tile?
 - A. **TS4 (DILEX) IS TO BE USED FOR ALL TRANSITIONS FROM TILE FLOOR TO WALL TILE.**
5. Specs call for dual thermal system and drawings call for single thermal system. What thermal system is required for this project?
 - A. **Single thermal system. Specification Section 08 41 13 Paragraph 2.02 A was corrected to indicate the Trifab 451T single thermal system.**
6. For the polished concrete, what level of polish (grit) are you looking for? A matte finish typically uses a 400 grit.
 - A. **Refer to specification Section 3.8 H -2 for desired Sheen level.**
7. Specs call for center set, drawing notes call for front set, and drawing details show center set. Do we need center set or front set for the exterior storefront?
 - A. **Center set for interior and exterior storefront is acceptable.**
8. Specs call for painted finish and drawing notes call for clear anodized finish. What is the finish color for this project?
 - A. **Clear anodized aluminum. See updated spec. Specification Section 08 41 13 Paragraph 2.02 A-5 was corrected to indicate anodized finish.**
9. Would you allow Oldcastle B.E. storefront and operable windows in lieu of Kawneer? Please see the attached product data sheet.
 - A. **YES.**
10. The Low-E coating called out in the specs, SNX 62/27, is a product they are discontinuing. Will SNX 60+ be a suitable alternative?
 - A. **YES, WE JUST LEARNED OF SNX 62/27 BEING DISCONTINUED AS WELL. SNX 60+ WILL BE AN ACCEPTABLE ALTERNATIVE.**
11. Sheet T1.01 General Note M, Addendum No. 1 General Item 4, Sheet A-103 Equipment Schedule EQ21, Sheet E-001 fire station alarming system legend, and Sheets E-121/E-122, the documents conflict on whether the fire station alerting/alarming system is to be priced by the GC, owner-supplied with GC rough-in only, or furnished/installed by the Owner's IT/vendor team. Please provide a responsibility matrix identifying GC scope, Owner/vendor scope, and any required base-bid pricing for the fire station alerting/alarming system.
 - A. **THE STATION ALERTING SYSTEM ITSELF WILL BE PROVIDED BY OWNER. THERE IS AN ANTICIPATED LAYOUT OF POWER AND ROUGH-IN CONDUIT NEEDS FOR THAT EXPECTED SYSTEM INCLUDED ON THE ITEMS SHOWN ON SHEET E1.21 ELECTRICAL FIRST FLOOR SPECIAL SYSTEMS PLAN.**
12. Sheet A-103 Equipment Schedule EQ15 & EQ16 and Sheet A11.01 Drawing Note 11.03 & 11.06, the equipment schedule states the dishwashers and coffee maker is provided and installed by Owner, while the millwork note states the dishwashers & coffee maker is provided and installed by Contractor. Please confirm whether the coffee maker is Owner-furnished and installed or Contractor-furnished and installed, including responsibility for the water-line connection.
 - A. **DISHWASHER AND COFFEE MAKER ARE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR INCLUDING ALL ASSOCIATED POWER AND WATER LINES, ETC. WITH THIS EQUIPMENT AND OTHERS. EQUIPMENT SCHEDULE GOVERNS IN THE EVENT OF A CONFLICT.**
13. Sheet A-103 Equipment Schedule EQ28 and Drawing Note 11.01 on Sheets A3.03, A6.01, and A11.01, the equipment schedule states wall-mounted TVs are provided and installed by Owner, while the drawing note states TVs are provided by Owner and installed by Contractor. Please confirm whether GC installation of the wall-mounted TVs and mounts is required, or whether GC scope is limited to blocking, power, and data coordination.
 - A. **GC IS TO PROVIDE POWER, DATA, AND BLOCKING FOR TVS. TVS ARE TO BE PROVIDED AND INSTALLED BY OWNER.**

14. The finish schedule lists Dayroom 112 as LVT1/CPT3, but the finish plan hatch appears to indicate LVT1/CPT1. Please confirm which carpet is required. Section 09 30 13 Ceramic Tiling is listed in the Project Manual table of contents, but the full ceramic tile specification does not appear to be included. Please provide the ceramic tile specification or confirm bidders are to price from the finish legend only. Please also confirm that rooms 115 through 136 with "--" in the base column are not to receive rubber base, including Jan 1 and Jan 2, and that Jan 3 is to receive RB1 as scheduled.
 - A. **Dayroom to be LVT1/CPT3. Rooms 115-136 are not to receive rubber base. Jan 3 is Gypsum walls, and therefore should receive RB1 as scheduled. Section 09 30 13 Ceramic Tiling added.**
15. Please identify if spray applied insulation will be required for this project and if so, provide locations.
 - A. **Yes, at the roof of the wood trusses of the center wood structure.**
16. Please confirm fireproofing will not be required in this project.
 - A. **Construction Type VB. No fireproofing is required other than the fire rated partitions and ceiling around the R-2 occupancy.**
17. Specification Section 012100 identifies a \$30,000 allowance to be carried for exterior and interior signage. Sheet 1.01 of the Drawing Set identifies an \$8,000 allowance for this same line item. Please clarify the allowance value to be utilized for bidding.
 - A. **\$8,000 allowance for interior signage only. Exterior signage is to be priced per the exterior elevations. Refer to updated sheet A4.01 for exterior signage at 6'-0" diameter badges. Specification Section 01 21 00 Paragraph 3.3 B was revised to indicate \$8,000 for the interior signage allowance.**
18. Specification Section 133419 indicates a mockup requirement for the pre-engineered metal building systems. Please confirm if an in-place mockup will be acceptable and a standalone mockup will not be required.
 - A. **Specification Section 13 34 91 Paragraphs 1.7 G was corrected to delete mockup panel requirement.**
19. Sheet A4.01 indicates that metal wall panels, gutters, and standing seam metal roofing are all to be by the same manufacturer as indicated by the basis of design. Several alternative manufacturers are listed for PEMB systems in Specification Section 133419. Please clarify if these accessory systems (metal wall panels, gutters, roofing, etc.) may be provided by an alternate manufacturer.
 - A. **The intent of General Exterior Note D is that all metal roof and wall panels, siding, gutters, trim, fascia, etc. be sourced from the same manufacturer; Approved manufacturers for obtaining these items from are listed in spec section 13 34 19.**
20. Detail 2 on Sheet A1.05 appears to show shelving within the Fire Mezzanine and Rescue Mezzanine, respectively. Please clarify the shelving requirements in this area. Will these be Owner or contractor furnished?
 - A. **SHELVING TO BE OWNER FURNISHED.**
21. Note 5.121 on Sheets A8.01 is blank. Please provide the requirements of this note.
 - A. **NOTE 5.121 SHOULD BE REPLACED WITH NOTE 9.03 READING "6" METAL STUD" AS IT IS REQUIRED BEHIND THE RANGE.**
22. Note 8.52 on Sheets A8.01 is blank. Please provide the requirements of this note.
 - A. **NOTE 8.52 SHOULD BE REPLACED WITH NOTE 8.04 READING "OVERHEAD DOOR. REFER TO DOOR LEGEND."**
23. Sheet A1.03 calls for several pieces of equipment to be relocated by Owner. Is the contractor expected to cover costs for warehousing and/or relocation of these materials from off-site?
 - A. **CONTRACTOR IS NOT EXPECTED TO COVER WAREHOUSING COSTS OR RELOCATION. OWNER TO COORDINATE RELOCATION OF EQUIPMENT AS NECESSARY.**
24. Please confirm all accessories related to owner furnished equipment are to be furnished by Owner, including but not limited to hoses, reels, accessories, etc.
 - A. **Owner will furnish items noted as such on sheet A1.03. Hoses, hose reels, power reels, toilet accessories, etc. are all by contractor as noted throughout the drawings.**
25. Sheet A1.02 shows exterior CMU partitions at both pre-engineered metal building apparatus bays. This is not translated throughout the drawing set. Please confirm the requirements at these partitions.
 - A. **CMU walls up to 3'-4" at both PEMB buildings as noted on structural drawings, dimension plan, and walls sections such as 3/A7.01.**
26. Drawing A1.01: Please verify the wood stud size is 5 1/2 in. in lieu of the 3 1/2" stated for interior wall type 3. Exterior wall sections E2 and E3 are different than the exterior jamb and header details on A10.02. Which drawing is correct? How do you want to attach the PEMB liner panel to the masonry units in exterior wall section E2?
 - A. **INTERIOR WALL TYPE 3 IS TO BE 5 1/2 IN WOOD STUDS IN LIEU OF 3 1/2 IN. EXTERIOR WALL SECTIONS E2 AND E3 ARE TO BE USED. LINER PANEL ATTACHMENT METHOD IS MEANS AND METHODS RESPONSIBILITY OF THE CONTRACTOR.**

27. Within the Equipment Schedule, the EQ13 Refrigerator: Architectural drawings designate a quantity of 3. Mechanical drawings and some other Architectural drawings designate a quantity of 4. Please verify quantity of refrigerators.
 - A. **4 REFRIGERATORS ARE SHOWN AND PLANNED FOR FUTURE. ONLY 2 NEED TO BE PROVIDED.**
28. Drawing A1.03: Please provide location of the EQ30, Whiteboard on drawing A1.03 Equipment and Furniture Plan.
 - A. **EQ 30 IS NO LONGER REQUIRED.**
29. Drawing A1.04: Drawing Note 7.102 single door canopy states typical of 7 around perimeter of building. Drawings A2.01 and elevation drawing notes 10.19 designate 4 single door canopies. Please verify if there are 4 or 7 single door canopies. If 7 single door canopies, where are the other 3 depicted on a drawing?
 - A. **DRAWING NOTE 7.102 HAS BEEN REMOVED. REFER TO NOTE 10.19 FOR TYPICAL SINGLE DOOR CANOPY. TYPICAL OF 4 CANOPIES.**
30. Drawing A2.01: Please coordinate this drawing with the Finish Schedule on drawing A12.02 for room 136 Gear Room. Finish Schedule states ACT3 at Gear Room 136. Drawing A2.01 designates painted gypsum board ceiling in Gear Room 136.
 - A. **Gear room 136 to have painted gypsum.**
31. Drawing A3.01: Please clarify detail pertaining to note 9.35 for 4" yellow stripe at shower pan. Is the strip to be applied to the face of the shower pan?
 - A. **Disregard note 9.35 on sheet A3.01. Note only applies around trench drains in both apparatus bays.**
32. Drawing A3.03: Is the F-3: Wardrobe Cabinet to be supplied and installed by Owner? If not, please add a detail for the wardrobe cabinet on A11.03.
 - A. **YES, BY OWNER.**
33. Drawing A4.01: What are the clear height requirements under the lowest pre-engineered metal building member within the Fire and Rescue Apparatus Bays?
 - A. **AS DESIGNED IN DRAWINGS. COORDINATE WITH BUILDING SECTIONS, RCP, AND MEP DRAWINGS.**
34. Are there pipe bollards at the inside jambs of the four-fold doors within the apparatus bays? Civil drawing C2.1 designate the doors folding outside the building and architectural shows doors folding inside the building. Looks like the bollards are shown on the architectural drawings; however, they will need to be relocated further inside the building to avoid conflict with the folding doors if they fold inside the bays.
 - A. **YES, BOLLARDS INSIDE OF ALL APPARATUS BAY DOORS. REFER TO UPDATED FLOOR PLANS.**
35. The Traverse section of the Rescue Bay on drawing A5.01 appears to have straight PEMB columns. Is there a maximum depth constraint for these columns? If so, what is the maximum depth of column allowable?
 - A. **GRAPHICAL ERROR. ALL PEMB COLUMNS CAN BE TAPERED.**
36. Please confirm floor finish within Response Corridor 110. Room Finish Schedule on drawing A12.02 calls for Polished Concrete Floor. Finish Plan A12.01 designates sealed concrete floor.
 - A. **POLISHED, DENSIFIED, SEALED CONCRETE FLOOR (PC1) PER THE SPECS.**
37. What cost is associated with the Food Services Equipment line item on the Bid Form?
 - A. **BID FORM AND SCHEDULE OF VALUES HAVE BEEN UPDATED.**
38. It appears that all furnishings are provided and installed by Owner. Please specify the scope of work to be included on the Furnishings line item on the Bid Form.
 - A. **ROLLER SHADES AND ANY LABOR TO INSTALL. OTHER ITEMS NOT CAPTURED WITH ASSOCIATED WORK.**

CIVIL

1. Is the site plan specifically on sheet C3.0 at 1:30 or 1:60 scale.
 - A. **Scale is 1:30 confirmed by civil engineer.**
2. Sheet C2.0 references "Proposed SCDOT Drop Curb Driveway (Typ.)" and "See Detail 720-410-00," but Detail 720-410-00 does not appear to be included in the provided drawings. Please provide or confirm the controlling drop curb detail to be used for pricing. Also, please clarify whether the hatch differences at the driveway/interface areas indicate different pavement materials or sections, and confirm the limits of curb around the site, as the plans include a curb detail but do not clearly identify where curb is required versus uncurbed pavement edge.
 - A. **SCDOT Detail 720-410-00 is the controlling drop curb detail. It can be referenced on the SCDOT standard drawings website. Please refer to Sheets T1.0-1.2 for more information on the design of the driveway aprons. There is no traditional curb and gutter on the site, however, the new concrete sidewalk adjacent to the 14 asphalt-paved parking spaces shall be installed with a 6-inch elevation difference at the interface with the asphalt pavement to serve as a vertical curb.**

3. Please confirm whether landscape planting or irrigation is included in the project scope. The documents appear to include Section 32 92 02 Grassing for Stabilization for disturbed areas, but no separate landscape or irrigation plans, irrigation specifications, irrigation layout, or planting schedule were located. Section 01 79 00 includes a reference to Owner training for "Landscape irrigation," so please confirm whether that is applicable or an unused/general specification reference. No landscape drawings have been provided in the document set. Please confirm that no landscaping, apart from seeding, will be required.
 - A. **A revised Sheet C5.1 has been issued showing the areas receiving sod, seed, and landscape stone. Irrigation is not included in the project scope, but it is the contractor's responsibility to ensure the sod and seeded areas are fully grown in to achieve final completion.**
4. Note 32.37 on Sheet A1.02 calls for "Stone Landscape Bed" and refers to civil drawings. This detail is not shown within the civil discipline. Please provide additional information and/or requirements on site stone beds.
 - A. **A revised Sheet C5.1 has been issued with stone landscape bed areas shown.**
5. Sheet C8.2 provides a detail of the screening to be utilized around the on-site generator. Please confirm this enclosure will be constructed utilizing wood.
 - A. **This enclosure shall be constructed utilizing pressure treated pine wood.**
6. Specification Section 321220 references both milling and replacement of existing asphalt and concrete, however, no areas appear to show this work within the drawing set. Please confirm no mill & overlay or replacement of existing surfacing will be required. If so, please identify where mill & overlay will be required.
 - A. **No extensive mill & overlay or replacement of existing paving will be required unless the contractor causes damage to the existing condition of Adelaide Street during construction or must do so to ensure there is a smooth transition from the road to the driveway apron(s).**
7. Sheet C8.0 details curb and gutter, however, none is shown within the Site Layout Plan (C2.0). Will curb be required? If so, please indicate the locations for curbing to be received.
 - A. **The parking area was designed to have new monolithic sidewalk adjacent to the 14 asphalt-paved parking spaces set 6-inches above the interface with the asphalt pavement; however, the contractor may choose to construct this a curb & gutter with adjacent sidewalk.**
8. Sheet C8.0 details heavy duty concrete paving, however, no detail is provided for SCDOT drop curb driveways. Please provide a detail for this requirement.
 - A. **SCDOT Detail 720-410-00 is the controlling drop curb detail. It can be referenced on the SCDOT standard drawings website. Please refer to Sheets T1.0-1.2 for more information on the design of the driveway aprons.**
9. Geotech report states there are undocumented and/or uncontrolled fill materials previously placed on site near the building footprint and parking lots, Bores B-04, B-05, and B-06. The Geotech report calls to replace with suitable fill in case existing soils are called to be unstable after proofrolling. The Geotech does not indicate an area/volume of soil to replace or an allowance to carry. The contractor suggests for the Owner/Design team to provide an allowance to all bidders that would cover any undercutting of existing soils deemed to be replaced; this will ensure all bidders are evaluated equally on this unknown information.
 - A. **We recommend contractors provide an allowance unit price for any unsuitable soils and rock excavation with their bid for evaluation.**
10. Please confirm that furnishing and installing the sanitary line from EX-SSMH-1 to EX-SSMH-2 is entirely part of Alternate #4 and not to be included in the base bid.
 - A. **Furnishing will be provided by the utility provider, however, the contractor will be required to install the sanitary sewer main from EX-SSMH 1 to EX-SSMH 2. This is entirely part of Alternate #4 and should not be included in the base bid.**
11. According to Alternate #4, the contractor is only to furnish and install the new manhole in accordance with this work. Please confirm these requirements.
 - A. **That is correct.**
12. Provide sanitary sewer profiles for all sanitary sewer lines that tie into EX SSMH 1.
 - A. **Sanitary sewer service line S-1 is a 6" PVC service that ties into EX-SSMH 1 at the same invert elevation as sanitary sewer main line S-25. The cross section of service line S-1 is shown on the sanitary sewer profile on sheet C2.2.**

13. Geotech report states jack hammering and/or blasting may be required based on boring information B-03 and B-05, findings reveal bedrock. Right now it is known if the sanitary lines coming out of the building will require any excavation through PWR; no utility profiles provided. Additionally, spec section 31 30 02 states blasting is not permitted on the project. How does the Owner plan to address potential schedule impacts to the time and cost associated with any encountered rock that may need to be removed by jack hammers, as stated on section 5.1.5 of the Geotech report
- A. We recommend contractors provide an allowance unit price for any unsuitable soils and rock excavation with their bid for evaluation.**
14. What are the sizes of the pre-cast storm sewer structures Y-1, Y-2, & Y-3?
- A. Storm sewer structures Y-1, Y-2, and Y-3 and 4'x4' precast boxes.**
15. Please clarify the scope of work to be included within the bid for the existing 18" RCP near the detention pond outlet structure. Drawing C3.0 states to locate and coordinate with the Engineer. Drawing C5.0 states to locate, install doghouse manhole and tie-in reroute of bypass storm drainage. Should we include an allowance for the manhole and some length of pipe to re-route?
- A. The contractor shall field locate the extents of the existing 18" RCP within the limits of disturbance and coordinate their findings with the engineer. If it is determined the proposed site improvements will conflict the existing pipe, then potentially 4 manholes and 280 LF of 18" dia. stormwater piping reroute shall be installed to avoid the conflict. The contractor should include an allowance for this potential work.**
16. Drawing C2.0: There is a note for 4' high screening fence for the Trash Bin Enclosure that refers to a detail on drawing C8.2. The detail on C8.2 designates an approximate 8' horizontal slat fence detail. Does this detail apply to the trash bin enclosure? If so, please confirm if this enclosure is 4' high or 8' high? Also, please specify gates for the trash bin enclosure.
- A. The Horizontal Slat Fencing detail on sheet C8.2 applies to the trash bin screening fence; however, the above grade height of the fence will be 4 feet. The south face of the enclosure shall have 6 – 3' wide swing gates made of the same fence material and spaced evenly.**
17. Drawing C2.0: Same applies to proposed 6' condenser yard screening fence. Should this be the same referenced detail and adjust height to 6'?
- A. The Horizontal Slat Fencing detail on sheet C8.2 applies to the condenser yard screening fence; however, the above grade height of the fence will be 6 feet.**
18. Drawing C2.0: The parking spaces are shaded differently than the other pavement. Please confirm the pavement section at the parking spaces.
- A. The parking spaces shall be light duty asphalt pavement. See detail sheet C8.0.**
19. Drawing C2.0: There is a note at the proposed SCDOT drop curb driveway (typ.) referring to SCDOT detail 720-410-00. Please provide detail 720-410-00 or elevations at proposed SCDOT drop curb driveways to meet the SCDOT detail 720-410-00.
- A. SCDOT Detail 720-410-00 is the controlling drop curb detail. It can be referenced on the SCDOT standard drawings website. Please refer to Sheets T1.0-1.2 for more information on the design of the driveway aprons**
20. Drawing C2.0: Will a landscaping plan be provided for bidding purposes? Please verify scope of work for landscaping.
- A. No landscaping plan will be provided. Refer to Sheet C5.1 for the areas that will receive seed, sod, and landscaping stone.**
21. Drawing C2.0: Will an irrigation system plan be provided for bidding purposes? Please verify scope of work for irrigation. If no irrigation system is to be included, who is responsible for temporary irrigation to establish permanent seeding and plantings?
- A. Irrigation is not included in the project scope, but it is the contractor's responsibility to ensure the sod and seeded areas are fully established to achieve final completion.**
22. Drawing C3.0: Will storm sewer profile drawing(s) be provided? There is a 12"x18" elliptical pipe designated P-3 on the pipe table. We are assuming this is to allow for coverage as it pertains to the proposal sanitary and concrete pavement. Is a class IV 18" RCP an acceptable alternative in lieu of the elliptical pipe to allow for coverage?
- A. Storm sewer profile drawings will not be provided. A class IV 18" RCP is NOT an acceptable alternative.**

23. Drawing C4.0: Regarding the precast box concrete Section B-B: Is it acceptable to bolt the precast box outlet structure to the mat footing with angle and expansion anchors and grout around the perimeter to lock in place in lieu of the detail provided? If not, can the mat footing be poured in two sections with rebar extending from the lower section to the upper section and precast box? The current detail requires the precast outlet structure to be suspended to pour the mat foundation.
- A. Contractors shall prepare their bids accounting for their interpretation of the necessary means and methods required to build the outlet structure according to the plans. The awarded contractor may provide alternative submittals for Engineer review and approval.**
24. Drawing C5.0: Is there an area onsite for concrete washout that is acceptable to avoid the need to relocate prior to underground utility installation?
- A. Contractor may place the concrete washout anywhere within the permitted limit of disturbance they deem best for their operations.**
25. Drawing C8.0: Does the Mow Strip / Intrusion Barrier detail apply to all new chain link fencing? If so, is there any concern with the existing chain link fence that is to remain?
- A. The mow strip only applies to the areas shown on plan at the double sliding gate. There are not any concerns with the existing chain link fence to remain.**
26. Drawing C8.0: There is a detail for barrier curb and gutter on this drawing; however, the locations of the curb and gutter are not provided on the site layout plan C2.0. Does this detail apply to this project? If so, please indicate locations of barrier curb and gutter on site layout plan C2.0.
- A. The parking area was designed to have new monolithic sidewalk adjacent to the 14 asphalt-paved parking spaces set 6-inches above the interface with the asphalt pavement; however, the contractor may choose to construct this a curb & gutter with adjacent sidewalk.**
27. Spec Section 31 20 00-6, Item 3.5.G.1: This item states: "In the event that it is necessary to remove unsuitable material to a depth greater than shown on the drawings or otherwise specified, the Contractor shall remove, replace and compact such material with suitable material as directed by the Engineer at no additional expense to the Owner." However, section 5.1.4, page 15, of the EAS Professionals Geotechnical Report states "for the purposes of developing site grading cost, we recommend that the grader provide a contingency unit price for: undercutting and replacing poor bearing soils and/or re-working and re-compacting them in place; installing a layer of woven stabilization geotextile (US Fabrics US 200, Mirafi 500X, or similar) or installing a layer of Tensar TX-140 over areas that cannot be stabilized due to wet weather and/or schedule; and, importing granular structural fill material (clean sand, aggregate base course, etc.) to place over the geogrid in planned pavement areas." Also, within 5.1.5, page 15 of the Geotechnical Report, the Geotechnical Engineer anticipates difficult excavation conditions will be encountered during utility excavations deeper than 8.5 feet within the general area of Borings B-04, B-06, and B-08 and near borings B-03 and B-05 due to bedrock. Please add the Geotechnical Engineer's recommended unit price requests to the Bid Form as well as a unit price for rock excavation. If not, another option: Since, as the Geotechnical Report suggests, quantities of unsuitable materials and rock excavation are difficult to determine from the 9 borings taken, please have the Engineer quantify the anticipated unsuitable material and rock excavation and have all Bidders base their site grading costs on the Engineer's quantities and the Owner can hold the Engineer liable for any additional cost exceeding the Engineer's quantities.
- A. We recommend contractors provide an allowance unit price for any unsuitable soils and rock excavation with their bid for evaluation. Spec Section 01 22 00 Unit Prices has been included and a section on the Bid Form has been added.**
28. Spec Section 31 20 00-7, item 3.6.G.2 states top 12" of subgrade beneath roadway compacted to 100% of max. dry density. Geotechnical Report, page 19 states top 18" of subgrade building and pavement to 98% max. dry density. Please verify Bidders are to go by EAS Geotechnical report of 98% of max. dry density.
- A. Bidders shall go by the EAS Geotechnical Report stating 18" of subgrade to 98% max dry density.**

STRUCTURAL

1. Detail 9 on Sheet S7.01 shows a transition from CMU to HSS steel roof framing at the partition between mezzanines and the pre-engineered metal buildings. Are these areas to receive stud infill and sheathing/drywall finishing? If so, please provide additional information including spacing of studs at this condition.
A. Yes this wall transitions to a typical wood bearing walls with 2x6 studs @ 16" OC.
2. The section view provided on Sheet S4.10 and detail 9 provided on Sheet S7.01 do not appear to match. Please advise.
A. The section should be cut OH (opposite hand). Otherwise, both detail the deck bearing on a CMU wall.
3. It appears that dwg. S8.01 has not been included in the project drawings.
A. Roof and floor sections were condensed to a single sheet (S7.01).
4. Can Alliance Steel be approved as an Approved Manufacturer?
A. BPA does not have a preference when selecting fabricators as long as they can meet all of the necessary specifications and provide requested submittals. All PEMB are acceptable that meet the standards and can supply MTL-1, MTL-2, and MTL-3.
5. Structural Drawing S4.21, Section 3 Truss Type 6: The mezzanine beam on the left side is designated within the lab-on-metal-deck concrete. Please clarify if this beam is supposed to be at the same elevation at the other mezzanine beams.
A. I'm not exactly sure I understand the question here. If you are asking about the WF beams in the roof, they are shown at the correct elevation for the roof trusses to bear on. They are not supporting the concrete slab on deck.
6. Structural drawing S8.01 Roof Sections (noted on Title Sheet T1.01) is missing from the structural drawing set posted on the Newberry County website. Please provide this drawing.
A. Roof and floor sections were condensed to a single sheet (S7.01).

PLUMBING

1. What is the diameter to the existing domestic water line that will be tapped into for the new DW service and fire suppression?
A. Refer to Civil drawing C3.0 for utility connections outside the building.
2. Please confirm the size/capacity of the Oil/Water Separator? Plumbing drawings designate 1000gal. Civil drawing does not specify the capacity.
A. Provide 1000 gallon oil interceptor as specified on P0.2.

FIRE PROTECTION

1. Section 00 11 13 Project Description, Division 21 specifications, and Sheets FP-001 through FP-102, the Invitation to Bid states "Sprinkler System: None," while the fire protection drawings and Division 21 specifications require a complete automatic sprinkler system. Please confirm whether a complete fire sprinkler system is included in the base bid.
A. YES, THERE IS A FULL FIRE SPRINKLER SYSTEM ON THIS PROJECT INCLUDING A WET SYSTEM AND A DRY SYSTEM. THE RISER IS LOCATED IN JAN/RISER ROOM 121. REFER TO FIRE PROTECTION DRAWINGS FP0.01-FP1.02 AND DIVISION 21 SPECIFICATIONS.

MECHANICAL

1. Does the above-mentioned project include Vehicle Exhaust Removal or Air Purification?
A. Yes. The project has been designed around an engine exhaust removal system such as AirVac or equal to. That is the type and size system expected to be purchased by the owner and installed by contractor, but alternate systems are acceptable. Substitutions on this will only be accepted as a VE suggestion post-bid due to the engineering effort and review time. A direct source capture system will not be acceptable, only an air filtration system please, again, post-bid only. As noted on M0.02, the vehicle exhaust removal system shall be provided by the owner.

2. Specification Section 230923.12 references DDC controls, however, no specification section is provided. Please clarify the requirements regarding HVAC controls.
 - A. **No building management system is to be included at this time. Provide individual controls for the mechanical equipment as described in the equipment schedules on M0.2 and in the corresponding specification sections. Refer to note 16 of the General Mechanical Notes on M0.01 for the sequence of operations for the HVAC units.**

ELECTRICAL

1. My question is on the below, # 3 states Honeywell, Silent Knight and Fire-Lite are both by Honeywell and Both the same product and more cost effective for the owners, Therefore is Silent Knight by Honeywell or Fire-Lite by Honeywell also excepted since they are both Honeywell ?
 - A. **Honeywell, Silent Knight and Fire-Lite are all fire alarm systems. Silent Knight and Fire-Lite are acceptable fire alarm systems and will need to meet the intent of the specification.**
2. General Note C on Sheet E1.21 states to "coordinate with low-voltage vendor for exact locations and requirements regarding all security, IT, and other low-voltage systems. Please clarify if these systems are to be provided by the contractor or by Owner."
 - A. **The contractor is responsible for the fire alarm system. FSAS, IT, security and access control systems will be provided by the Owner. The contractor is responsible to provide conduit and box rough-ins where required for the low voltage systems provided by the Owner.**
3. Specification Section 012300 indicates an alternate for five (5) site light poles, bases, and power. Note #4 on Sheet E1.00 does not list these as an alternate. Please confirm if these site lighting fixtures are to be included in the base bid.
 - A. **The site lighting as indicated on E1.00 is part of the scope and not an alternate. Disregard the specifications note. Also, the plans indicated 4 poles. An additional pole, base and power will be added prior to final issue for construction, for 5 total.**

SUBSTITUTIONS

- NPS - Lighting Substitutions included as attachment.
- Are you accepting substitution requests for the Spec 08 35 13-Four-fold Doors?
 - **No. Not at this time.**

PROJECT MANUAL

Section 00 41 00 – Bid Form

1. Added unit cost sections
2. Section Q: Updated sub-trade list
3. Updated Schedule of Values sheet -8
4. Included Schedule of Values Excel Spreadsheet as separate electronic document to be submitted by 12pm on 5/14/2026 to jsang@dp3architects.com and jkale@claytonconstruction.net

Section 01 21 00 – Allowances

1. Revised interior signage description.

Section 03 35 43 – Concrete Finishing - Revised

1. Paragraph 1.2 A – Added phrase " with concrete installer and finisher"
2. Section 1.3 - Deleted
3. Paragraph 1.6 C - Replaced with specific Concrete Installer Qualifications.
4. Paragraph 1.6 E – Added "Company with 10 years experience" clause
5. Paragraph 1.6 F – Deleted
6. Paragraph 1.6 G – Replaced Walkway Auditor description with "Testing: Installer to understand that this floor can be tested at any time to ensure compliance for bonded abrasive polished concrete floors for dynamic and static coefficient of friction according to ANSI B101.1 and B101.3."

7. Paragraph 1.6 H 1 through 7 – Replaced with:
 1. Document approved mockup aesthetic with pictures and description.
 2. Remove mockup to ensure seamless blending of mockup area to match adjacent finish floor area.
8. Paragraph 1.7 C – Replaced with “Application Time: 24 hours to cure, but MUST be burnished before floor turn over.”
9. Paragraph 2.3 – Deleted
10. Section 2.8 – Title clarified to read “POLISHED CONCRETE LIQUID FLOOR TREATMENTS”
11. Paragraph 2.8 A – Added equal products: Consolideck, manufactured by Prosoco; RetroPlate, manufactured by Curecrete Distribution, Inc.
12. Paragraph 2.8 F.1 – Replaced text to read “Edges must match interior surface area of open slab in both exposure and sheen.
13. Paragraph 2.8 F.2 – Deleted.
14. Section 2.9 - Title clarified to read “SEALED CONCRETE LIQUID TREATMENTS”
15. Paragraph 3.8 G – deleted reference to acid based stains
16. Paragraph 3.8 G.1 – Deleted
17. Paragraph 3.8 G.2 – Corrected grit level to 200 grit

Section 08 41 13 - Aluminum Framed Entrances and Storefronts

1. Revised

Section 09 30 13 – Ceramic Tiling

1. Was included in table of contents but section was previously missing.

Section 13 34 19 – Metal Building Systems

1. Revised

DRAWINGS:

A1.01

- Updated four-fold doors to graphically show folding outward as specified.

A1.02

- Updated four-fold doors to graphically show folding outward as specified.

A1.03

- Updated four-fold doors to graphically show folding outward as specified.

A4.01

- Updated signage and keynote.

A12.01

- Updated four-fold doors to graphically show folding outward as specified.

C0.1

- Updated landscaping legend.

C5.1

- Updated landscaping

S1.02

- Provided CMU walls at PEMB. Updated foundations for CMU walls

S1.04

- Provided CMU walls at PEMB. Updated foundations for CMU walls

S3.02

- Provided diaphragm chord blocking

S4.01 (New)

- Provided PEMB elevations

S4.02 (New)

- Provided PEMB elevations

S4.03 (New)

- Provided PEMB elevations

S5.01

- Updated turndown depth to match PEMB footings

S6.01

- Updated section 1 to show CMU wall. Provided section 15-17 at PEMB foundations

S7.01

- Updated section 1 to show diaphragm chord blocking

ATTACHMENTS:

- 00 41 00-8 Schedule of Values (NPS).exl (Spreadsheet)
- 00 41 00 Bid Form
- 01 22 00 Unit Prices
- 03 35 43 Concrete Finishing - Revised
- 08 41 13 Aluminum-Framed Entrances and Storefronts – Revised
- 09 30 13 Ceramic Tiling
- 13 34 19 Metal Building Systems – Revised
- 720-410-00 SCDOT Driveway Curb Detail
- 2026.04.20 NPS Structural Drawings_rev E (all sheets)
- 2026.05.06 NPS Civil Drawings_rev E (all sheets)
- 2026.05.06 NPS Architectural Drawings_rev E (only drawings noted above)
- NPS - Hazardous Materials Survey
- NPS - Phase I Report
- NPS - Lighting Substitutions

END OF SECTION