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Addendum No. 1

Date Issued: May 31, 2022

Project: Lander University – Multiple Housing Bldgs. Replacements and Maintenance

WMBE Project Number: 2022-54

State Project Number: H21-PO16-07

Attachments: 1. Questions & Answers

This addendum modifies the Contract Documents as stated herein and shown on any accompanying drawings or attachments and is part of the Contract Documents.

Bidder shall acknowledge receipt of all addenda issued in the space provided on the Bid Form. Failure to acknowledge addenda may result in the bidders bid being rejected as non-responsive.

This addendum consists of multiple pages including attachments.

1. Changes to Bidding Requirements:
 - a. None.
2. Changes to Specifications:
 - a. None.
3. Changes to Drawings:
 - a. See Questions and Answers.



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Questions and Answers

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1. Question: What Buildings get roof replacement at Brookside campus housing?

Answer: Number 3 and Number 5 get replaced.

2. Question: Is all need sheet metal required at all site locations or only at locations where sheet metal cladding does not exist at rake / eave / etc?

Answer: All new sheet metal cladding at all locations. underlayment will cover all wood nailers at fascia / eave/ rake. Etc. prior to sheet metal cladding being installed and properly secured. All edge metal will be properly secured and cleated with no exposed fasteners.

3. Question: Is two-piece edge metal required?

Answer: At all locations where the eave / rake / etc. exceeds 10" inches. Majority of locations can be installed with one piece sheet metal cladding.

4. Question: On drawing sheet R-4.2 what buildings are required to be re-roofed?

Answer: Buildings J, L, I (Building H is not included)

5. Question: What nails are required?

Answer: Hot dipped, galvanized, ring shank. Minimum of 1" penetration into roof deck.

6. Question: Are concrete splash blocks required at all downspout locations?

Answer: Yes.

7. Question: Are all soffits at all locations to be painted?

Answer: Yes.

8. Question: How is material cost to be addressed in regard to price escalation?

Answer: All Contractors shall prepare bids based on cost increases to date and provide bids based on anticipated cost increases for when material will be delivered to the project site location. The Owner will not be providing an allowance for material cost increase at the time of delivery.

9. Question: Are skylights to be removed at Thomason roofs to be replaced>

Answer: Yes, and deck repairs and included in bid pricing.

10. Question: How will the Owner address the price fluctuations like from when the project is bid and the work commences?

Answer: All Contractors shall prepare bids based on cost increases to date and provide bids based on anticipated cost increases for when material will be delivered to the project site location. The Owner will not be providing an allowance for material cost increase at the time of delivery.

11. Question: Is the low bid Contractor required to submit a Certified Pay Roll for Employees?

Answer: The low bid Contractor is subject to submit a Certified Pay Roll if requested by the Owner at any time during the course of the project.

12. Question: Is a City of Greenwood License required

Answer: Yes.

13. Question: What is the amount per day for liquidated damages if the project is not completed on time?

Answer: \$250 a calendar day.

14. Question: How will rain days be handled?

Answer: Per the State OSE Manual Requirements. Five Rain days are included in each month. Only after the five days will rain days be reviewed for acceptance.

End of Addendum No. 1