	CLARENDON COUNTY PROCUREMENT REQUEST FOR PROPOSALS ADDENDUM #4	Solicitation Number	PROJECT: RFP 2024-004 PROVIDE DESIGN/BUILD SERVICES FOR THE CONSTRUCTION OF A NEW PUBLIC WORKS FACILITY AND NEW ANIMAL CONTROL FACILITY. Jeffrey A. Hyde - Procurement Director project@clarendoncountygov.org
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September 16, 2024 **Please remember to acknowledge all addendums

**NOTE: OUR NEW PROCUREMENT OFFICE LOCATION – 3 SOUTH CHURCH STREET
VOTER REGISTRATION and ELECTIONS BUILDING**

ADDENDUM #4 -The purpose of this **ADDENDUM** is to revise the Addendum 3 floor finish requirements and address the questions received to date.

Revision to Addendum 3 floor finish requirements:

Bathroom and office floor finish to be stained concrete with sealer. This applies to Public Works and Animal Control office area floors. Public Works Shop area to be unsealed concrete.

Color to be selected/approved by Owner.

Apply according to stain and sealant manufacturer’s published instructions.

QUESTION/ ANSWER

1. **Q:** The access control system is under conceptual specifications. Is there an access control system used county-wide? Would this be a system with card readers at particular doors and if so, which doors require card readers?
A: Currently there is no county wide system. Provide digital keyless locks Yale, Schlage or equal with deadbolt at all exterior doors.

2. **Q:** Access gates are listed in the conceptual specifications but not indicated in the civil drawings. Please provide the desired locations and type of gates. Will the gates be manually operated or automatic and should they tie into the building access control system?
A: See the revised drawing (included) - the gates will be manual rolling gates.

3. **Q:** Is a dog wash station planned for the Animal Control Shelter and if so, who is responsible for providing and installing it, and where should it be located?
A: No Dog Wash station is planned at this time.

4. **Q:** Please confirm that the garage maintenance bays/mezzanine area of the Public Works Building will not be air conditioned.
A: That is correct.

5. **Q:** Please confirm that the kennel area of the Animal Control Building is to receive heating as well as ventilation. The concept drawings indicate that the kennel cmu dividing wall and the cmu end walls are approximately 8’- 0” in height. The remainder of the kennel area is enclosed by chain link fencing and chain link gates across the drive through section. The elevations indicate venting to occur across the length of the roof ridge area. The question is how is heating envisioned to be effective in this area? Is the intention to have heated slabs?
A: Heated concrete slabs in animal area is acceptable. Bath and Washrooms can have electric wall heaters.

6. **Q:** Please confirm that the intention is to have a hard ceiling in the restroom and washroom of the kennel area.
A: That is correct.
7. **Q:** Water service and fire hydrant locations were added to sheet CS-1. Is this the water main service location for the tap? Will new fire hydrants be required for the site?
A: This is existing 2” water service location. Only if required with fire sprinkler system alternate.
8. **Q:** Will the washer and dryer located at the Animal Control Facility be owner provided, contractor installed?
A: Yes
9. **Q:** Please advise who Clarendon County uses to work on their shop equipment (installation & maintenance)
A: Shuping Equipment Company in Sumter, SC.
10. **Q:** I’m reaching out on the new project facility. Would the owners consider using a Silikal resinous flooring system in the facility?
A: The Kennel facility plan shows floor to be reinforced concrete with sealant. Silikal America products may be proposed. This Addendum includes requirement for office areas floor finish to be stained and sealed concrete.
11. **Q:** Offeror Requirements paragraph 4.b References, indicates to provide a resume for the persons below. The resumes were provided in section 3. Project Management. Please confirm you would like the resume information again in section 4.
A: Brief resume in Section 3 and detailed resume in Section 4.
12. **Q:** Offeror Requirements section 4.b, Do you want a resume or a list of the key personnel on the “Referenced” projects?
A: Provide a detailed resume for 4.b.
13. **Q:** Offeror Requirements section 1.a please explain what is required as it relates to reference resources, operations, planning, contract management, accounting systems?
A: Include brief summary of areas listed in cover letter.
14. **Q:** Award Criteria indicates different requirements from what is required in the proposal submission format in the Offeror Requirements. Please advise.
A: Oral presentations may be requested. Requirements in both sections shall apply.
15. **Q:** Does a copy of the price sheet issued in addendum 3 need to be included with the other documents on the thumb drive also or just hard copy?
A: Include on thumb drive.
16. **Q:** Please provide a description of what is to be included in each of the items to be bid. Is “a.” just for the new 24’ Road Construction? Is the remainder of the work including site and new building construction to be in lump sum price for balance of work?
 - PROPOSED LUMP PRICE FOR PUBLIC WORKS STREET \$
 - PUBLIC WORKS FIRE ALARM/SPRINKLER SYSTEM ALTERNATES\$
 - PROPOSED LUMP PRICE FOR BALANCE OF WORK**A: Yes – 24’ Road Construction. Yes - except sprinkler system (PW) as indicated.**

17. **Q:** Since Clarendon County requested that we bid this project accordingly do to cost concerns as follows:
- 1. Base Bid – Clarendon County Public Works Building
 - 2. Alternate #1 – Animal Control Building and Kennels 21 – 40
 - 3. Alternate #2 – Kennels 1 – 20
- A: The proposal should not include any alternates for changes in the number of kennels. Propose as shown on the Design-Build Concept Plans.**
18. **Q:** What happens with the venting? Speaking of venting, what is that large cupola stuff?
- A: Provide vented area or similar as shown on plans. The large cupola stuff – Venting.**
19. **Q:** Should we include the entire animal shelter, underground drains, concrete slabs in Alternate #1?
- A: No alternates required.**
20. **Q:** Should we include the entire fence perimeter in Alternate #1?
- A: No alternates required.**
21. **Q:** Should Alternate #2 consist of the kennel masonry and fence for Kennels 1 – 20?
- A: No alternates required.**
22. **Q:** Another thought what if you had two separate shelter structures instead of one? Sure it would be a cost savings
- A: Propose as shown**
23. **Q:** Are specifications available for Item #22 on sheet PW-1: 1,000 lb. Manual Lift?
- A: Manual lift may be equal to Oz Lifting Products Davit Crane, 1000 lb. maximum load Cable lift 0 to 55’ Grainger item 302J60 with all accessories for mounting.**
24. **Q:** The RFP documents for the Pre-engineered Metal Building at the Public Works Facility indicate “exterior metal building panels with exposed fasteners, and low slope standing seam metal roof with concealed fasteners.”. Please confirm you are requesting 26 ga thru/exposed fastener metal wall panels and 24 ga mechanically seamed w/ concealed fasteners standing seam metal roof panels.
- A: These panels are acceptable for pricing.**
25. **Q:** The RFP documents for the Pre-engineered Wood Building at the Animal Control Shelter indicate “*prefinished metal roofing*” at the kennel. Please confirm this is a 26 ga exposed fastener ribbed metal roofing system.
- A: Use same panels as indicated for public works for pricing.**
26. **Q:** The RFP documents for the Animal Control Shelter Office Area indicate “*exterior metal building panels with exposed fasteners, and low slope standing seam metal roof with concealed fasteners.*”. Will you allow the same panels being used on the animal shelter to be used on the office area? 26 ga exposed fastener metal wall and roof panels
- A: Use same panels as indicated for public works for pricing.**
27. **Q:** The RFP documents for the Animal Control Shelter at the Office Area indicate a PEMB or metal stud construction. Will you allow the office to be constructed of a pre-engineered wood construction with wood studs and wood trusses?
- A: Use PEMB or metal studs for pricing.**

28. **Q:** Are the conceptual plans (Exhibit A) open to interpretation at this point, or are we required to price the project according to the RFP documents and addenda?
A: Price according to RFP documents and addenda.
29. **Q:** Was the Pre-Proposal meeting on August 29th mandatory?
A: No, it was not a mandatory meeting.
30. **Q:** New Public Works Building - Do you want the shed portion of the roof insulated? Do you want the wall portion insulated?
A: Yes, to both questions.
31. **Q:** Animal Control Shelter - Do you want the Animal Shelter portion of the roof insulated?
A: Yes
32. **Q:** New Public Works Building – Shop area is the only place we need drains to include oil/water separator and pump with haul system capability?
A: Yes
33. **Q:** The open equipment storage area shown on CS-2: No structure required? No drains to include oil/water separator and pump with haul system capability?
A: That is correct on both questions
34. **Q:** Regarding both buildings:
No wall details are provided. Is there an air barrier for either building? **Provide as required by building codes and standard workmanship.**
Does the exterior block get damp-proofing? Water repellent? **Provide as required by building codes and standard workmanship.**
What are the desired ceiling heights for the office portion of both buildings? **9' for public works and 8' for animal control**
35. **Q:** Regarding the shed area for the Public Works building:
Is this area to receive soffit panels or remain open to the structure? Is there any insulation in this area? **Remain open with insulation.**
Is the roof panel colored or galvalume? **Colored**
36. **Q:** Regarding the Animal Control Facility:
Would a gable roof be acceptable in place of the hip roof? **Cost as shown with hip roof.**
Is epoxy flooring acceptable for the office and kennels? **See previous addendum.**
Floor sealing in kennel area must be approved for use.
37. **Q:** I'm Our civil engineer has the following question regarding the new street discussed:
Please verify if this is an actual street or just a driveway.
Since this is a turnkey project, a surveyor will need to subdivide, create a plat, and get it recorded.
The answer would potentially have cost impacts.
A: This will be an actual street. The only survey required is for location and staking on site.
38. **Q:** After going through the Geotech report we found nothing regarding the pavement thickness. The conceptual plan calls for 8" thick stone base 3" thick asphalt, not sure if that would be enough.
Usually the Geotech would provide this information especially since the soil condition is not great.
A: Price based on 8" base and 3" asphalt.

39. **Q:** There is also a statement in the Geotech report having 12" thick structural fill between the plastic soil and aggregate base course. This could be a significant increase in our price. Please advise if the Owner is requiring 12" structural fill.

A: Provide per requirements in Geotech report.

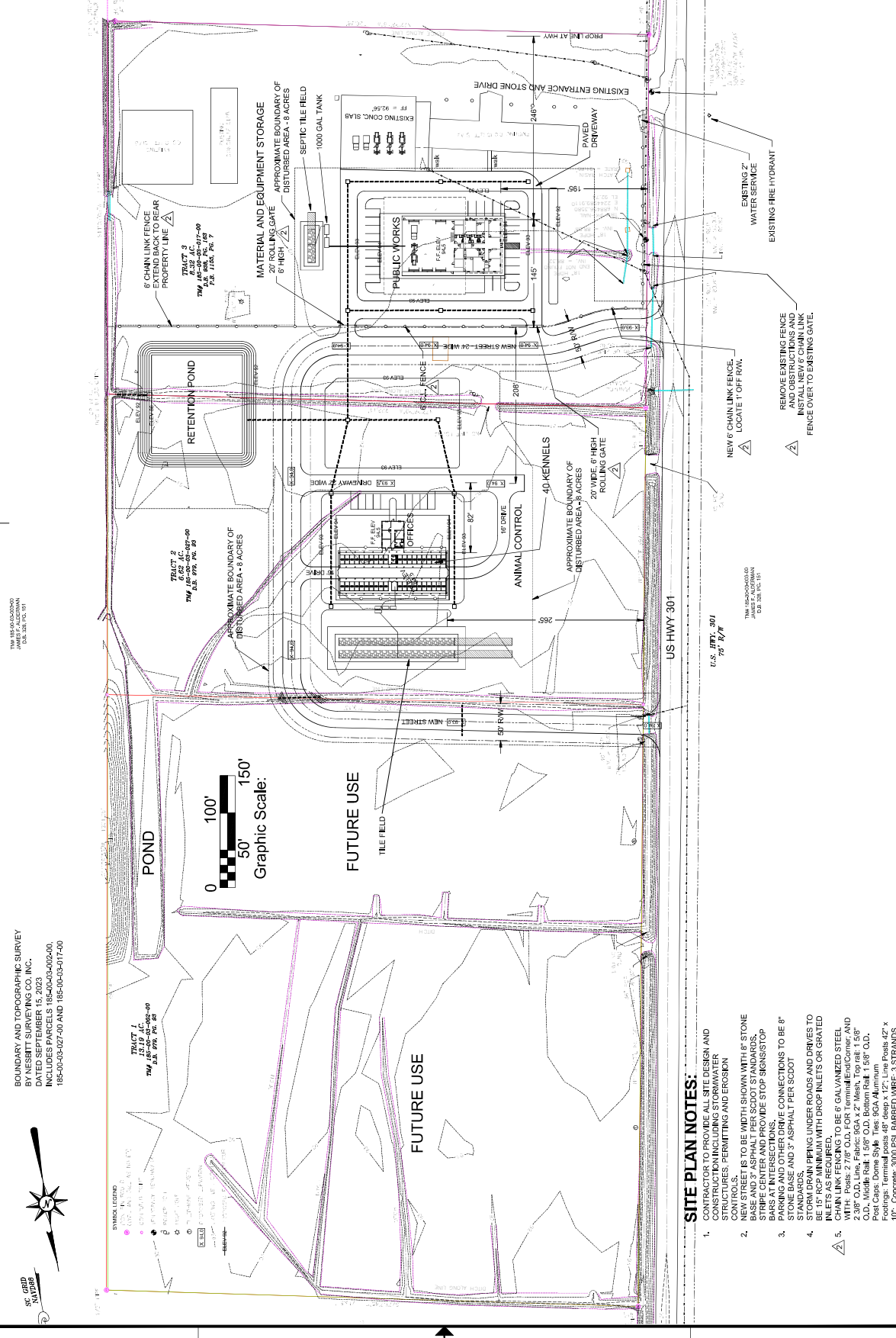
All other terms and conditions remain unchanged.

DEADLINE TO SUBMIT PROPOSALS: Thursday – Sept. 26th, 2024, at 4:00pm EST

SUBMIT TO: **Jeffrey A Hyde, CPPB, NIGP-CPP**
Clarendon County - Procurement Director
3 South Church Street
Manning, SC 29102
Phone: 803-433-3240



NO.	DESCRIPTION	DATE	APPROVED
1	ADDED FIRE HYDRANT SERVICE	8/23/24	[Signature]
2	ADDED CHAIN LINK FENCING	9/16/24	[Signature]



BOUNDARY AND TOPOGRAPHIC SURVEY
 BY: [Name] INC.
 DATED: SEPTEMBER 15, 2023
 INCLUDES PARCELS 185-00-03-00200,
 185-00-03-0277-00 AND 185-00-03-0174-00



SITE PLAN NOTES:

- CONTRACTOR TO PROVIDE ALL SITE DESIGN AND CONSTRUCTION INCLUDING STORMWATER STRUCTURES, PERMITTING AND EROSION CONTROL.
- NEW STREETS TO BE WIDTH SHOWN WITH 6" STONE BASE AND 3" ASPHALT PER SCOTD STANDARDS. STRIP CENTER AND PROVIDE STOP SIGN/STOP STRIPES AND OTHER DRIVE CONNECTIONS TO BE 8" STONE BASE AND 3" ASPHALT PER SCOTD STANDARDS.
- STONE BASE AND 3" ASPHALT PER SCOTD STANDARDS. STONE BASE AND 3" ASPHALT PER SCOTD STANDARDS.
- CHAIN LINK FENCING TO BE 6 GALVANIZED STEEL WITH 2" TOP O.D. FOR Terminal/End-Corner AND 1.5" O.D. FOR Middle Rail. 1.58" O.D. Bottom Rail. 1.58" O.D. Post Caps. Dome Style. Ties: 9GA Aluminum. Footings: Terminal posts 48" deep x 12" Line Posts 42" x 10". Concrete. 3000 PSI. BARBED WIRE: 3 STRANDS.

