

Rosewood Hills Senior Living Apartment Building
Garage Ceiling Repair

Project Number 192250
Addendum Number 2

To: ALL PROSPECTIVE QUOTERS

From: Michael Baker International, Inc.
700 Huger Street
Columbia, SC 29201

Date: January 25, 2023

This Addendum Number 2 constitutes an official change to the Contract Documents and modifies the original Bid Documents entitled **Rosewood Hills Senior Living Apartment Building Garage Ceiling Repair**, as noted herein. Bidders are to acknowledge the receipt of this addendum in the space provided on the quote form. **FAILURE TO DO SO MAY SUBJECT A BIDDER TO DISQUALIFICATION.**

INFORMATION & CLARIFICATIONS

1. Standard Work Hours are Monday – Friday 8 am – 5 pm. Exterior work may take place outside of the Standard Work Hours with a representative of the General Contractor on site while work is occurring, and the work is not loud or highly disruptive to the occupants.
2. For information, photo of an example hub drain.



3. Pre-Bid/Quote Conference Sign-In Sheet is attached for reference. The Pre-Bid/Quote Conference was not mandatory.
4. Fire caulking of all penetrations is required to maintain the UL Fire Rated Assembly. This includes the existing penetrations that are not presently fire caulked, existing holes and new holes cut for plumbing repairs, electrical boxes, other penetrations, etc. The use of fire caulk materials and applications is to be in accordance with the project specifications. This is not a change to the documents, only included for information.
5. The drywall to be installed for this project is Mold and Moisture Blocking Type X drywall as specified in Section 09250 of the project specifications.

QUESTIONS

1. **Q: Is there a floor plan that we can get to show the number of units and the locations of the hub drains?**
A: There are twenty (20) apartments located on the first floor so there are twenty (20) hub drains in total. A photo of a typical hub drain as presently installed is shown under Clarifications, item 2.
2. **Q: The Elmdor 22x36 access doors are hard to find in this area. Is it possible to substitute access door that meets the same spec?**
A: Yes, refer to prior approvals.
3. **Q: When is the interior walk thru scheduled?**
A: A visit to the vacant 2nd floor apartment may be scheduled upon request with 48-hour notification by Columbia Housing Authority to the tenant. At this date, it may not be possible to schedule access. A photo of the mechanical closet and hub is included for reference in this addendum.
4. **Q: The plans speak of gypsum board, but the specs say exterior gypsum board, which board do we use to install on this project?**
A: The Mold and Moisture Block Type X gypsum board is to be used as noted in Section 09250 of the project specifications. See item 5 above.
5. **Q: I was reading through the specifications included with the drawings and they do not match the existing work. Everything in the ceiling in ran in non-metallic sheath cable but the specs call for conduit and metal clad cable, I just need clarification on that because it would be a bigger job and will not be able to make the 45-day window. Can I get some clarification on the wiring?**
A: There should be minimal additional wiring required. The project replaces the lights one-for-one and reconnects to existing circuits. We prefer MC cable over the non-metallic sheathed cable for the added protection. See changes to notes for electrical plans in this Addendum.

- 6. Q: The scope of work calls for tying in new fire alarm devices to the existing fire alarm system. We would like the name and contact information of the company that's doing the monitoring currently.**

A: Security Plus

- 7. Q: If the system is universal, is there a specified provider that needs to be used for this project?**

A: No specified provider.

- 8. Q: During the walkthrough it was mentioned that sprinkler work would be added. Can we get the name of the current provider/monitor of the system?**

A: Sprinkler system not included in this project.

MATERIAL PRIOR APPROVALS

1. Ceiling Access Door
 - a. Acudor FB-5060, 22"x36"
 - b. Williams Bros. Corp of America WB FRU 800 Series, 22"x36"
2. Electrical Light Fixtures
 - a. Drawing E1.02
 - i. Type J4/J4E: Elite Lighting 4-OWVS1 series is an approved equal.
 - ii. Type X1/X2: Emergi-Lite ELXN400 series is an approved equal.
 - iii. Type J4/J4E: ILP Lighting WTZ4 series is an approved equal.
 - iv. Type X1/X2: Compass Lighting CC series is an approved equal.

CHANGES TO THE PROJECT MANUAL

1. **Change to the Quote Submittal Email Address. Quotes must be emailed to Julia Gibbs at jgibbs@columbiahousing.org.**

Advertisement for Quotes, Section 00113, omit the Quote Submittal section and replace with the following.

QUOTE SUBMITTAL:

The Owner will receive electronic quotes by email submitted to Ms. Julia Gibbs, Procurement Coordinator, Columbia Housing Authority, at jgibbs@columbiahousing.org. The quotes will be received by 12:00 midnight on January 31, 2023. The **Revised Quote Form, 00300** included in this Addendum, Addendum Number 2, shall be used to prepare the quote with no modifications or exceptions added to the form. A scanned copy of the bid security must accompany the quote form. A hard copy will be provided to the Owner within 24 hours of the quote submission date by the low quoting Contractor.

2. Included in the project is the *INCREASING OPPORTUNITIES FOR MINORITY, WOMEN AND SMALL BUSINESS ENTERPRISE* Action Plan and the *INCLUSION REPORT*. The documents are included in this Addendum Number 2, 2 pages.

3. Table of Contents, Section 00002, Add the following under Series 0- Bidding Requirements and Contract Forms.
Section 3 Plan.....13 pages
Increasing Opportunities for Minority,
Women and Small Business Enterprise.....1 page
Inclusion Report.....1 page

4. Instructions to Bidders, AIA A701, Add the following under Article 8.1.6.
Section 3 Plan.....13 pages
Increasing Opportunities for Minority,
Women and Small Business Enterprise.....1 page
Inclusion Report.....1 page

5. Standard Short Form of Agreement Between Owner and Contractor, AIA A 105, Add the following under Article 1.2 Specifications.
Section 3 Plan.....13 pages
Increasing Opportunities for Minority,
Women and Small Business Enterprise.....1 page
Inclusion Report.....1 page

6. Replace 004113-2 Quote Form included in the Specifications with the attached revised form with the corrected page numbers 1-4, 4 pages.

7. Replace Divisions 22, 23 included in the specifications with the revised Division 22 & 23, 2 pages.

CHANGES TO THE DRAWINGS

Drawing E2.01 – Add paragraph 2.4 to “SECTION 260500 – COMMON WORK RESULTS FOR ELECTRICAL”:

“2.4 FIRESTOPPING:

A firestop system shall be used to seal penetrations of electrical conduits and cables through fire-rated partitions per NEC 300.21, and NEC 800.26. The firestop system shall be qualified by formal performance testing in accordance with ASTM E-814, or UL 1479.

Comply with TIA/EIA-569-A, Annex A, "Firestopping."

Comply with BICSI TDMM, "Firestopping Systems" Article."

Drawing E1.02 - Add note 6 to "GENERAL ELECTRICAL NOTES": "PROVIDE UL LISTED FIRE-RATED CAULK ON ALL ELECTRICAL PENETRATIONS IN RATED FLOOR TO MAINTAIN THE UL FIRE-RATED ASSEMBLY, TO INCLUDE BUT NOT LIMITED TO, THE ELECTRICAL FEEDER CABLES TO EACH APARTMENT PANEL."

Add note 7 to "GENERAL ELECTRICAL NOTES": "PROVIDE UL LISTED FIRE-RATED PUTTY PADS ON ALL ELECTRICAL BOXES THAT PENETRATE FIRE-RATED CEILING."

Drawing E1.02, GENERAL "ELECTRICAL" NOTES, note 1 to say, "CONTRACTOR SHALL REPLACE LIGHT FIXTURES IN EXISTING LOCATIONS SHOWN, AND CONNECT TO EXISTING BRANCH CIRCUIT WIRING. IF ADDITIONAL WIRING IS REQUIRED TO EXTEND CIRCUIT, PROVIDE JUNCTION BOX AND SPLICE MC CABLE TO EXISTING BRANCH CIRCUIT WIRING. MATCH SIZE TO THAT OF EXISTING BRANCH CIRCUIT WIRING. MINIMUM SIZE SHALL BE #12 AWG."

Drawing E1.02, GENERAL "ELECTRICAL" NOTES, note 4 to say, "WHERE ADDITIONAL WIRING AND RACEWAY ARE REQUIRED TO MAINTAIN/EXTEND AN EXISTING CIRCUIT, PROVIDE MC CABLE WHERE WIRING SHALL BE CONCEALED. PROVIDE EMT CONDUIT AND BUILDING WIRE, SIZED TO MATCH EXISTING, WHERE EXPOSED."

Drawing E1.02, KEY NOTES, note 4 to say, "REMOVE EXISTING CONTACTOR. MAINTAIN EXISTING LIGHTING CIRCUITS FROM EXISTING PANEL 'G' TO LIGHT FIXTURES. IF ADDITIONAL WIRING IS REQUIRED PROVIDE JUNCTION BOX AS REQUIRED AND PROVIDE BUILDING WIRE IN EMT CONDUIT. MATCH SIZE TO THAT OF EXISTING BRANCH CIRCUIT WIRING. MINIMUM SIZE SHALL BE #12 AWG. MINIMUM CONDUIT SIZE SHALL BE 3/4"."

END OF ADDENDUM NUMBER 2

INCREASING OPPORTUNITIES FOR MINORITY, WOMEN AND SMALL BUSINESS ENTERPRISE

Columbia Housing's Vision 2030 Plan will result in an investment of over \$500 million dollars in the local economy over the next eight years. Critical to the Vision 2030 Plan is the creation of an environment that fosters inclusion that will promote the development and growth of opportunity for Minority and Women owned businesses.

ACTION PLAN

- Columbia Housing through the Master Development Agreement with our Private Development Partners has set a mandatory 30% M/W/SBE goal for all construction contracts.
- Columbia Housing will coordinate with the City of Columbia Office of Business Opportunities and the State of South Carolina Division of Small and Minority Business Contracting Office to maintain an updated list of active M/W/SBE contractors.
- A minimum of 90 days prior to commencement of initial pricing of construction contracts for all redevelopment projects, Columbia Housing in collaboration with our Development Partner for the project, will conduct a project specific inclusion workshop for M/W/SBE contractors. The purpose of the workshop is to provide details of construction opportunities and specific instructions on how to submit bids.
- M/W/SBE inclusion workshops will be publicly advertised via all available medium including Columbia Housing's and partner websites; social media, and print and radio notification.
- Prior to execution of any contracts or subcontracts, Development Partners will be required to provide Columbia Housing with a schedule of values that clearly identifies all proposed M/W/SBE contract awards to demonstrate compliance with the 30% requirement.
- If the General Contractor has not achieved the mandatory 30% inclusion requirement, preference will be given to an M/W/SBE subcontractor even when not the low bidder, provided their bid is within 3% of the next lowest bid and the subcontractor meets all other qualification requirements.
- On a monthly basis with each construction draw, the General Contractor shall submit a completed Columbia Housing W/M/SBE Inclusion Report confirming contracts awarded. Columbia Housing will randomly select M/W/SBE contractors from the report and verify their participation as reported.
- Columbia Housing will continue outreach to M/W/SBE contractors and will facilitate partnerships between small and/or start-up contractors and larger established contractors to provide opportunity to develop additional capacity of M/W/SBE firms in the City of Columbia.

**COUMBIA HOUSING
MINORITY, WOMEN AND SMALL BUSINESS
INCLUSION REPORT**

DATE OF REPORT _____

PROJECT	START DATE	COMPLETION DATE	TOTAL CONTRACT AMOUNT	TOTAL M/W/SBE AWARDED TO DATE	% OF M/W/SBE AWARDED TO DATE

M/W/SBE CONTRACTOR NAME _____	Contract Amount _____
Address _____	Trade _____
City/State/Zip _____	M/W/SBE Certified _____
Contact _____	Race/Ethnicity _____
E-mail _____	Women Owned _____
Phone _____	Section 3 Business _____

M/W/SBE CONTRACTOR NAME _____	Total Contract Amount _____
Address _____	Trade _____
City/State/Zip _____	M/W/SBE Certified _____
Contact _____	Race/Ethnicity _____
E-mail _____	Women Owned _____
Phone _____	Section 3 Business _____

M/W/SBE CONTRACTOR NAME _____	Total Contract Amount _____
Address _____	Trade _____
City/State/Zip _____	M/W/SBE Certified _____
Contact _____	Race/Ethnicity _____
E-mail _____	Women Owned _____
Phone _____	Section 3 Business _____

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QUOTE FORM – SINGLE PRIME

(Failure to furnish all requested data will be cause for considering Bidder non-responsive and may render this Quote invalid on that basis.)

BID FOR: Rosewood Hills Senior Living Apartment Building
Garage Ceiling Repair, Project Number 192250
105 Rosewood Hills Drive, Columbia, SC 29205

SUBMITTED TO: Columbia Housing Authority

SUBMITTED BY: _____
Bidder's Name

Address

City, State and Zip Code

Phone / Fax Date Completed

General Contractor's License Number: _____

Mechanical Subcontractor:

Mechanical Subcontractor's License Number: _____

Plumbing Subcontractor:

Plumbing Subcontractor's License Number: _____

Electrical Subcontractor:

Electrical Subcontractor's License Number: _____

1. The undersigned, hereinafter called Quoter and/or Bidder, accepts all of the terms and conditions of the "A701 Instructions to Bidders," proposes and agrees, if awarded the Contract, to enter into an Agreement with the Owner in the form of Agreement included in the Contract Documents, to furnish all materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the work to be performed under this Contract, in full and complete accordance with the shown, noted, described and reasonably intended requirements of the Contract Documents, to the full and entire satisfaction of the Owner, for the amounts contained in the quote.
2. This Quote will remain open for sixty (60) days after the day of the opening. If awarded a contract, Quoter/Bidder will sign the Agreement and other documents required by the Contract Documents within fifteen (15) days after the date indicated in Owner's Notice of Award. If contract is to be awarded, Notice of Award will occur within sixty (60) days of bid opening.

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3. In submitting this Quote, Quoter represents that:

a. Quoter has become thoroughly familiar with the terms and conditions of the proposed Contract Documents accepting the same as sufficient to indicate understanding of all the conditions and requirements under the Contract which will be executed for the Work.

b. Quoter has examined the site and locality where the Work is to be performed, the legal requirements (federal, state and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the Work and has made such independent investigations as Bidder deems necessary.

c. This quote is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other quoter to submit a false or sham quote; quoter has not solicited or induced any person, firm or corporation to refrain from quoting; and quoter has not sought by collusion to obtain for himself any advantage over any other quoter or over Owner.

d. No member of the City Government or other officers or employees of said Owner is interested directly or indirectly in the quote or in any portion neither of the quote nor in the Contract or any part of the Contract which may be awarded the undersigned on the basis of such quote.

f. The description under each quote item, being briefly stated, implies, although it does not mention, all incidentals and that the prices stated are intended to cover all such work, materials and incidentals as constitute Quoter's obligations as described in the Specifications, and any details not specifically mentioned, but evidently included in the Contract shall be compensated for in the item which most logically includes it.

4. Contract Time: Quoter agrees that:

a. The work will be completed within **45 calendar days** from written Notice to Proceed.

b. He will commence work with an adequate force and equipment at the time stated in the Notice to Proceed, and complete all work by the date stipulated in said notice including working overtime or on Saturdays, Sundays, or legal holidays except as specifically allowed by the Contract Documents and approved by the Owner.

5. Liquidated Damages:

Quoter agrees that from the compensation to be paid, the Columbia Housing Authority shall retain as Liquidated Damages the amount of **\$200** for each Calendar Day the actual construction time required to achieve Substantial Completion exceeds the specified or adjusted time for Substantial Completion as provided in the Contract Documents. The amount is intended by the parties as the predetermined measure of compensation for actual damages, not as a penalty for nonperformance.

6. Total –Base Quote:

_____ Dollars

(\$ _____)

Quote shall include all sales tax and other applicable taxes and fees.

7. Execution of Contract: Quoter agrees that in case of failure on his part to execute the said Contract and Bonds within fifteen (15) days after the date indicated in the "Notice of Award," the check or bid bond accompanying this quote, and the money payable thereon, shall be paid to the OWNER as liquidated damages for such failure; otherwise the Bid Bond or check accompanying this quote shall be returned to the undersigned.

8. Quote Documentation: The following documents are attached to and made a part of this Quote:

- A. Quote Form – Single Prime
- B. Bid Bond, AIA Document A310 – 2010

9. Name and business address (mailing and street) of Quoter to which all formal notices shall be sent:

10. The terms used in this Quote which are defined in the contract documents.

11. Quoter hereby acknowledges receipt of the following addenda:

Addendum No.	Date
_____	_____
_____	_____
_____	_____

12. The Quoter shall state on the line below, if a corporation, the name of state in which incorporated and the date of said corporation.

Signed this _____ day of _____, 20_____.

Contractor

By: _____

(Signature of individual, partner or officer signing the
Quote)

(SEAL)

License Number

ATTEST: _____

NOTE: If Contractor is a Corporation, Secretary should attest seal. Seal is required if Quoter is a corporation.

If Contractor is a Partnership, all partners shall execute the Quote (add spaces as required).

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DIVISION 21 – Mechanical, Sprinkler; DIVISION 22 - Mechanical, Plumbing;
DIVISION 23 - Mechanical, HVAC

ADDENDUM NO. 2 ITEMS

Please refer to the Bid Documents and replace the **Engineer Recommendations (Phase 1)** complete with the following:

Engineer Recommendations (Phase 1):

1. Replace the hub drains and p-traps at each first floor mechanical closet and reconnect to the existing sanitary piping systems overhead in garage below. Each hub drain shall be a 2"x4" PVC increaser to match existing hub drains. Replacement shall include coring of the existing subfloor to relocate to area in closet where drain is completely separate from wall / baseboard. All drain penetrations shall be sealed with water-proof fire caulking installed in accordance with manufacturers' specific UL penetration details. Support all waste piping above the garage ceiling including the p-traps with clevis hangers / stand-off brackets to prevent any movement of the hub drains. Provide supplementary bracing between floor joists as required. Refer to Item-1 on attached drawing for approximate locations of existing hub drains.
2. The water shut-off to each first floor apartment is located inside their respective mechanical closet. Contractor shall shut off the water and disconnect the existing hot and cold water piping to each heater. Each heater shall then be elevated approximately 1" to 1-1/2" to allow the drain pan drain line to occur above the lip of the hub drain in lieu of penetrating the side of the hub drain as currently installed. Provide support beneath each water heater as required. Reconnect water piping, pressurize and check for leaks. Hub drain may be "trimmed" if needed to allow piping as noted above but must maintain a minimum 1" vertical lip above the finished floor slab.
3. Rework all plumbing and mechanical drain lines in the mechanical closets so they terminate in the center of the relocated hub drains. Support drain lines as required to prevent them from moving outside of the hub drains.
4. Each existing sanitary waste penetration through the subfloor shall be sealed with water-proof fire caulking installed in accordance with manufacturers' specific UL penetration details. This is to maintain the UL fire-rated floor assembly in accordance with Architectural drawings. There will be a minimum of (8) penetrations per apartment unit (20 apartments total) and a minimum of (4) penetrations at the existing public restroom near the stair.
5. The penetration for the 6" sanitary main dropping through the garage ceiling shall be sealed with fire caulking installed in accordance with manufacturers' specific UL penetration details. This is to maintain the UL fire-rated floor assembly in accordance with Architectural drawings.
6. Provide additional support on existing sanitary waste piping above garage floor ceiling. Each individual piece of sanitary waste piping, at every change of direction and at each p-trap shall be supported with clevis hangers to prevent movement of piping. Provide supplementary bracing between floor joists as required to secure clevis hangers.
7. All existing and abandoned penetrations through the subfloor including mechanical equipment line

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sets and associated electrical shall be sealed with water-proof fire caulking installed in accordance with manufacturers' specific UL penetration details. This is to maintain the UL fire-rated floor assembly in accordance with Architectural drawings.

8. Refer to Item-2 on attached drawing for approximate location of water stained waste piping. Provide head test on waste piping to determine source of leak as applicable. Repair piping accordingly with products to match existing (*cellular core PVC DWV pipe and fittings*).
9. Refer to Item-3 on attached drawing for approximate location of previous water damage to subfloor. Provide head test on waste piping to determine source of leak as applicable. Repair piping accordingly with products to match existing (*cellular core PVC DWV pipe and fittings*).
10. Refer to Item-6 on attached drawing for approximate location of water damage to subfloor which appears to extend beyond the hub drain. There is an existing waste line which is routed above the hard ceiling which has not been removed. Coordinate select demolition of the ceiling with the General Contractor as required to expose this piping. If additional water leaks are discovered, repair piping accordingly with products to match existing (*cellular core PVC DWV pipe and fittings*).
11. Work completed to date includes partial painting of some of the exposed areas within the garage ceiling. Some of the existing dry sprinkler heads (*upright and pendent*) have been painted and will need to be replaced in accordance with NFPA-13. Replacement heads shall match type and coverages of existing heads. Contractor shall price replacement of (15) pendent heads with extended escutcheons and (15) upright heads. All sprinkler work shall be accomplished by a certified fire protection contractor licensed in the state of South Carolina. All heads which are not used shall be turned over to the Owner for spares at project closeout.
12. Each sprinkler head penetration through the garage ceiling shall be sealed with fire caulking installed in accordance with manufacturers' specific UL penetration details. This is to maintain the UL fire-rated floor assembly in accordance with Architectural drawings. Coordinate exact number of head penetrations in the field.
13. As this analysis is based on visual observation only, any water leaks discovered during work described above shall be brought to the attention of the architect / Engineer immediately for further investigation.
14. Each first floor apartment will be occupied during this project. The intent is to minimize the amount of time for work required inside each apartment and to complete work from the garage below when possible. Refer to Architectural Bid Documents and addenda as required for allowable work times and coordinate phasing of all work with the G.C. as required.

End of Sprinkler, Plumbing and Mechanical Section - Phase 1

Michael Baker

INTERNATIONAL

Date: Tuesday, January 17, 2023
 Project: Rosewood Hills Senior Living Apt. Bldg-Ceiling Repair
 Project Manager: Suzette S. Johnson

Pre-Bid Conference
 MBI Project Number: 192250

Pre-Bid Conference Sign-In Sheet

Name (please print)	Email	Phone	Address
Suzette Johnson	suzette.johnson@mbakerintl.com	(803) 666-1225	MBI 700 Huger St.
CHRIS WALLACE	CHRISTOPHER WALLACE@MBAKERINTL.COM	(803) 917-6924	
Stephen Taylor	Stephen.Taylor@	(803) 231-3806	
Kevin Giles	Kevin.Giles@metrodwellingllc.com	(803) 767-1824	1328 Blanding Street Columbia, SC 29201
DANA PULMON	dana@md.9834.com	803-268382	4407 BRANNO RD COLUMBIA, SC 29210
Troy Murphy	Wtm construction LLC	803-309-1169	P.O. box 4179 West Columbia, SC 29171
Cory Adams	cadams@thecentricgroup.com	803-661-9178	2800 Bush River Rd. Columbia, SC 29210
Jeremy Fallaw	JRFALLAW@no.com	803 240 7017	521 Fish Hill RD Gilbert SC 29001
Ashu Kumar	akumar@solidstructures.com	803-404-1364	517 Aspen Glade Ct Lexington SC - 29072
Charles Adams	Charlesosmium@gmail.com	803-809-1145	102 Assembly St Columbia SC
Luis Santos	amador solutions LLC@gmail.com	(803) 507-9042	2331 Red oak Rd Columbia SC