

06/05/2025

Quackenbush Architects + Planners
1217 Hampton Street
Columbia, South Carolina 29201

June 05, 2025

ADDENDUM NO. 2

The following items shall take precedence over the drawings and specifications for the above named project and shall become a part of the contract documents. Where any item called for in the specifications, or indicated on the drawings, is not supplemented hereby, the original requirements shall remain in effect. Where any original item is amended, voided or superseded hereby, the provisions of such item not specifically amended, voided or superseded shall remain in effect.

ATTACHMENTS

Documents:

1. Questions
2. Drawings: C-105, C-106, C-110, L101, L102, L103, L104, L105, A-001, M-501
3. Specification Sections: SE-310, 011000, 018113.54, 051200, 102600, 237416.13, 238126, 283111, 321400

GENERAL

1. Bidders are hereby advised that information from bid documents which are not received from the sources listed in the Invitation for Bids is not legitimate and the bidder accepts full responsibility for any differences. Quackenbush Architects + Planners has not authorized the scanning of their documents. Bidders should be aware that the plans are copyrighted and any unlawful use is subject to legal action. Bidders are further advised that the purchase and/or use of partial bid documents is not recommended and bidder will be responsible for any discrepancies which might have been avoided had a full set of documents been reviewed.
2. Listing of multiple products or manufacturers within specifications or approval of products or manufacturers via substitution request does not waive or preclude any and all performance, warranty or specific requirements listed within the specification unless specifically noted in the Addendum. Only manufacturers and products meeting the specification requirements and listed in the specifications or included in the Addendum shall be approved for the project.

Questions

| <u>Item No.</u> | <u>Description</u> |
|------------------------|---------------------------|
|------------------------|---------------------------|

- | | |
|-----|---|
| 2-1 | [Civil Drawings] What are the existing water and sewer sizes for tie ins? a) 8" gravity sewer. 8" Watermain. |
|-----|---|

06/05/2025

- 2-2 [Civil Drawings] Can the Civil CAD files be released_
a) The Civil CAD files can be released upon request and release form filled out.
- 2-3 [E-001] No labeling on cable tray on systems drawings. Specifications note two types of cable tray. Please advise on desired layout and designations of cable tray.
a) Per specifications 270536, cable tray shown on the plans between the sleeves is 6" W x 4" D. 18" ladder tray is also specified and is to be installed in the Data Rooms around the perimeter per drawing note #3 on E-301 and E-302.
- 2-4 [E-102] Drawing note #1. Please confirm details of disconnects for the two AHUs (furnished by division 23?). There are no details on the mechanical schedule if these included disconnects are to satisfy requirements for current protection of the units or if division 26 will need to furnish additional devices for the equipment.
a) Disconnect switch comes with the unit per Section 237416.13 Section 2.9A. Overcurrent protection is the circuit breaker.
- 2-5 [E-302] Detail #2 referent to drawing notes #1 & #2. What is the intent of asking for EMT inside of a PVC Sleeve? PVC coated conduit is only available over galvanized rigid.
a) PVC is not required, provide EMT for the size indicated on the drawings.
- 2-6 [Electrical / Mechanical] Typically on a project like this either the Electrical or Mechanical drawings have an equipment Schedule, which shows the following information: Who supplies the Disconnect switch or motor control (Mechanical or Electrical), amperage rating, fused or non-fused, voltage, and the phasing (single phase or 3 phase), disconnect enclosure rating (Nema1, Nema3R, or Nema4x), disconnect duty or General Duty).
a) The electrical plans show non-fused disconnect switches, 30 amp unless otherwise noted per legend on E-001. The disconnects are specified in 262816 to be Heavy Duty, Nema 1 for indoor and Nema 3R for outdoors unless otherwise noted. If the disconnect is provided by the manufacturer then it is noted in the electrical drawings.
- 2-7 [General] Division 26 to furnish and install raceway and back boxes for access control. Who will be responsible for installing system and devices?
a) CCU will provide devices and wiring. Scope is rough-in only.
- 2-8 [Schedule] What is the project commencement date?
a) The work is expected to commence shortly after the protest period.

06/05/2025

DRAWINGS

| <u>Item No.</u> | <u>Description</u> |
|------------------------|---|
| 2-9 | <u>Sheet C-105 – HORIZONTAL CONTROL PLAN:</u> a) Added curb clarification note at islands. |
| 2-10 | <u>Sheet C-106 – HORIZONTAL CONTROL PLAN:</u> a) Added curb clarification note at islands. |
| 2-11 | <u>Sheet C-110 – DRAINAGE PLAN:</u> a) Added roof drain tie in clarification note. All downspouts are shown on architectural drawings and shall be connected to the storm system. |
| 2-12 | <u>Sheet L101 – LANDSCAPE PLAN:</u> a) Revised the sod in the plant list to 419 Bermuda. |
| 2-13 | <u>Sheet L102 – LANDSCAPE PLAN:</u> a) Revised the sod in the plant list to 419 Bermuda. |
| 2-14 | <u>Sheet L103 – IRRIGATION PLAN:</u> a) Replaced the entire irrigation plan with more detailed irrigation layout, head sizes, pipe information, valve information. |
| 2-15 | <u>Sheet L104 – IRRIGATION PLAN:</u> a) Replaced the entire irrigation plan with more detailed irrigation layout, head sizes, pipe information, valve information. |
| 2-16 | <u>Sheet L105 – ADD ALTERNATE #1 PATIO LANDSCAPE PLAN:</u> a) Added a paver detail to the sheet that shows the 12" concrete curb as per the site plan. b) Revised the sod to 419 Bermuda. |
| 2-17 | <u>Sheet A-001 – MECHANICAL SCHEDULES:</u> a) Updated refrigerant requirement for split systems. |
| 2-18 | <u>Sheet M-105 – MECHANICAL SCHEDULES:</u> a) Updated refrigerant requirement for split systems. |

SPECIFICATIONS

| <u>Item No.</u> | <u>Description</u> |
|------------------------|---|
| 2-19 | <u>SE-310 – INVITATION FOR DESIGN-BID-BUILD CONSTRUCTION SERVICES:</u> a) Revised bid date only. |

06/05/2025

- 2-20 011000 – SUMMARY:
 b) Clarifications to 1.18C:
 a. All contractors and sub-contractors shall be required to obtain Horry County business license (at no cost to the owner).
- 2-21 018113.54 – SUSTAINABLE DESIGN REQUIREMENTS – GREEN GLOBES 2021:
 a) Add the following to 1.1:
 b. The project has been registered for Green Globes and the review fees will be paid by the owner.
 c. The Design Team includes a sustainability consultant to assist with the overall Green Globes coordination and documentation of design related points. The Contractor is responsible to provide all documentation and support for construction related points as outlined in the documents.
- 2-22 051200 – STRUCTURAL STEEL FRAMING:
 a) Remove AISC Certified Plant criteria requirements.
- 2-23 102600 – WALL AND DOOR PROTECTION:
 a) Revision to 2.3A2.:
 a. Wing Size: Nominal 2 by 2 inches (50.8 by 50.8 mm).
- 2-24 237416.13 – PACKAGED, LARGE-CAPACITY, ROOFTOP AIR-CONDITIONING UNITS:
 a) Included Daikin as an approved manufacturer.
 b) Updated refrigerant requirement.
- 2-25 23816 – SPLIT-SYSTEM AIR-CONDITIONERS:
 a) Added specification.
- 2-26 283111 – DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM:
 a) Section 2.2 Manufacturers, add Siemens to the list of approved fire alarm systems and products.
- 2-27 321400 – UNIT PAVERS:
 a) Replace the following to 2.1.B. 1.A
 a. A. Basis of Design Traditional Prest Brick-Hanover Architectural Products 4"x8" 2 3/8" thick with natural finish, color selected from manufacturer's full range. Laid in a herringbone pattern.

 a) Remove all references to metal edge restraints from specification.

END OF ADDENDUM NO. 2