

## DOCUMENT 001116 - INVITATION TO RE-BID

## 1.1 PROJECT INFORMATION

- A. Notice to Bidders: Prequalified bidders are invited to submit bids for Project as described in this Document according to the Instructions to Bidders.
- B. Project Identification: Pawleys Island Town Hall, 2017-0014.
  - 1. Project Location: 323 North Causeway Road, Pawleys Island, SC.
- C. Owner: Town of Pawleys Island, 321 Myrtle Avenue, Pawleys Island, SC 29585.
  - 1. Owner's Representative: Ryan Fabbri, Town Administrator, Town of Pawleys Island, 321 Myrtle Avenue, Pawleys Island, South Carolina, 29585; Phone: 843-237-6918.
- D. Architect: Graham Group Architecture, PC, PO Box 888, Pawleys Island, South Carolina, 29585; Phone: 843-237-3488.
- E. Project Description: Project consists of Construction of a two story structure of approximately 2,000 sq.ft., to serve as a civic services hub for the Town of Pawleys Island.
- F. Construction Contract: Bids will be received for the following Work:
  - 1. General Contract (all trades).

## 1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed bids until the bid time and date at the location indicated below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
  - 1. Bid Date: Thursday, February 8, 2018.
  - 2. Bid Time: 3:00 p.m., local time.
  - 3. Location: Current Pawleys Island Town Hall, Town Administrator's office, 321 Myrtle Avenue, Pawleys Island, South Carolina 29585.
- B. Bids will be thereafter publicly opened and read aloud.

## 1.3 DOCUMENTS

- A. Printed Procurement and Contracting Documents: Obtain after January 24, 2018, by contacting Graham Group Architecture, 124 Professional Lane, Pawleys Island, SC. Electronic documents will be provided to prime bidders only; only complete sets of documents will be issued. One set of printed drawings will be provided to prime bidders only.

- B. Online Procurement and Contracting Documents: Obtain access after January 24, 2018, by contacting Graham Group Architecture, 843-237-3488 or davidg@sc.rr.com. Online access will be provided to prime bidders only.

1.4 TIME OF COMPLETION

- A. Bidders shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time.

1.5 BIDDER'S QUALIFICATIONS

- A. Bidders must be prequalified by Owner.
- B. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. A Performance Bond, a separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.

END OF DOCUMENT 001116

ADDENDUM No. Three

Project: Pawleys Island Town Hall

Project No.: 2017-0014

Bid No.: Two

Client/Owner: Town of Pawleys Island

Date of issue: January 23, 2018

GENERAL

The following modifications are offered:

- Item 1. Eliminate all County fees associated with the construction of the Town Hall.
- Item 2. Provide a deductive alternate for the Performance and Payment Bond.
- Item 3. Eliminate electrical generator. Retain all necessary connections for future installation.
- Item 4. Eliminate the \$10,000.00 Dewatering Allowance. Any dewatering required during excavation of the elevator pit to be included in bid.

SPECIFICATION:

- Item 1. Add the following: Section 081436 Hinged Wood Framed Glass Doors, Part 2 Products, Paragraph 2.2, Sub-Paragraph A, Item 2. Jeld-Wen, Inc. & Item 3. Windsor Windows & Doors.
- Item 2. Add the following: Section 085200 Wood Windows, Part 2 Products, Paragraph 2.1, Sub-Paragraph A, Item 1 Sub-Item b. Jeld-Wen, Inc. & Sub-Item c. Windsor Windows & Doors.
- Item 3. Add the following: Section 142400 Hydraulic Elevators, Part 2 Products, Paragraph 2.1, Sub-Paragraph A, Item 2. Schindler Elevator Corp & Item 3. Thyssen-Krupp Elevator Corp.
- Item 4. Delete the following: Section 042000 Unit Masonry, Part 2, Paragraph 2.2 Masonry Units, Sub-Paragraph A Face Brick: Item 1. Manufacturers: Old Carolina Brick, 2. Brick: Savannah Grey, 3. Size: Oversized, 4"x2-3/4"x8-1/2".

Item 5. Add the following: Section 042000 Unit Masonry, Part 2, Paragraph 2.2 Masonry Units, Sub-Paragraph A Face Brick: Item 1. Manufacturers: Statesville Brick co., 2. Brick: cypress Forest, 3. Size: Oversized, 4"x2-3/4"x8-1/2".

#### DRAWINGS:

Item 1. Sheet A2.0: Add the following finish elevation for the concrete slab in the ground floor entry 001: 7'-0" A.S.L. (Above sea level). The remaining areas to slope away from the entrance into 001, coordinate with Architect.

Item 2. Sheet A2.0: Provide a deductive alternate for the "New" Brick columns and Trellis (note #9) as shown.

Item 3. Sheet A2.1: Delete One Window "A".

Item 4. Sheet A2.1: Add 2 Smart Vent flood vents, model # 1540-570, coordinate locations with Architect.

Item 5. Sheets A2.1, A7.0-7.3: Eliminate all pavers as shown and replace with a concrete slab with tabby finish. Brick pavers sold to community will be incorporated into the work.

Item 6. Sheets A2.1, A5.0-5.1, & A7.0-7.3: Provide a deductive alternate for ground floor louvers and doors (Door 01).

Item 7. Sheets A2.1, A5.0-5.1, & A7.0-7.3: Provide a deductive alternate for the ground floor porch railings.

Item 8. Sheets A7.0-7.3: Provide a deductive alternate for waterproofing all first floor porches.

Item 9. Sheets A7.0-7.3: Provide a deductive alternate substituting 4" o.c. T-111 plywood for the wood 1X6 T&G ceiling shown.

Item 10. Sheets A7.0-7.3: Eliminate the drainage matrix shown and as specified in Section 072500 weather Barriers.

Item 11. Sheets A2.1 & A4.0: Provide a deductive alternate for wood ceiling in Conference Room 107.

Item 12. Sheets A2.1, A5.0-5.1, & A7.0-7.3: Provide a deductive alternate eliminating all brick and replacing with a stucco finish.

Item 13. Sheets 3.0-3.2: Raise concrete footings from 4'-0" below grade as shown to 2'-4" below grade to the bottom of the footing.

END OF ADDENDUM THREE

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT) (Re-Bid, February 8, 2018)

1.1 BID INFORMATION

- A. Bidder: \_\_\_\_\_.
- B. Project Name: Pawleys Island Town Hall.
- C. Project Location: 323 North Causeway Road, Pawleys Island, South Carolina.
- D. Owner: Town of Pawleys Island.
- E. Architect: Graham Group Architecture, PC.
- F. Architect Project Number: 2017-0014.

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Graham Group Architecture, PC and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:
  - 1. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).
  - 2. The above amount may be modified by amounts indicated by the Bidder on the attached Document 004322 "Unit Prices Form" and Document 004323 "Alternates Form."

1.3 SUBCONTRACTORS AND SUPPLIERS

- A. The following companies shall execute subcontracts for the portions of the Work indicated:
  - 1. Concrete Work: \_\_\_\_\_.
  - 2. Masonry Work: \_\_\_\_\_.
  - 3. Roofing Work: \_\_\_\_\_.
  - 4. Plumbing Work: \_\_\_\_\_.
  - 5. HVAC Work: \_\_\_\_\_.
  - 6. Electrical Work: \_\_\_\_\_.

1.4 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall fully complete the Work within 145 calendar days.

1.5 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:
  - 1. Addendum No. 1, dated \_\_\_\_\_.
  - 2. Addendum No. 2, dated \_\_\_\_\_.
  - 3. Addendum No. 3, dated \_\_\_\_\_.

1.6 BID SUPPLEMENTS

- A. The following supplements are a part of this Bid Form and are attached hereto.
  - 1. Bid Form Supplement - Alternates.
  - 2. Bid Form Supplement - Unit Prices.
  - 3. Bid Form Supplement - Allowances.

1.7 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in Pawleys Island, Georgetown County South Carolina, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.8 SUBMISSION OF BID

- A. Respectfully submitted this \_\_\_\_ day of \_\_\_\_\_, 2018.
- B. Submitted By: \_\_\_\_\_ (Name of bidding firm or corporation).
- C. Authorized Signature: \_\_\_\_\_ (Handwritten signature).
- D. Signed By: \_\_\_\_\_ (Type or print name).
- E. Title: \_\_\_\_\_ (Owner/Partner/President/Vice President).
- F. Witness By: \_\_\_\_\_ (Handwritten signature).
- G. Attest: \_\_\_\_\_ (Handwritten signature).
- H. By: \_\_\_\_\_ (Type or print name).

- I. Title: \_\_\_\_\_(Corporate Secretary or Assistant Secretary).
- J. Street Address: \_\_\_\_\_.
- K. City, State, Zip: \_\_\_\_\_.
- L. Phone: \_\_\_\_\_.
- M. License No.: \_\_\_\_\_.
- N. Federal ID No.: \_\_\_\_\_(Affix Corporate Seal Here).

END OF DOCUMENT 004113

## DOCUMENT 004323 - ALTERNATES FORM (Re-Bid, February 6, 2018)

## 1.1 BID INFORMATION

- A. Bidder: \_\_\_\_\_.
- B. Prime Contract: \_\_\_\_\_.
- C. Project Name: Pawleys Island Town Hall.
- D. Project Location: 323 North Causeway Road, Pawleys Island, South Carolina.
- E. Owner: Town of Pawleys Island.
- F. Architect: Graham Group Architecture, PC.
- G. Architect Project Number: 2017-0014.

## 1.2 BID FORM SUPPLEMENT

- A. This form is required to be attached to the Bid Form.

## 1.3 DESCRIPTION

- A. The undersigned Bidder proposes the amount below be added to or deducted from the Base Bid if particular alternates are accepted by Owner. Amounts listed for each alternate include costs of related coordination, modification, or adjustment.
  - 1. Cost-Plus-Fee Contract: Alternate price given below includes adjustment to Contractor's Fee.
- B. If the alternate does not affect the Contract Sum, the Bidder shall indicate "NO CHANGE."
- C. If the alternate does not affect the Work of this Contract, the Bidder shall indicate "NOT APPLICABLE."
- D. The Bidder shall be responsible for determining from the Contract Documents the affects of each alternate on the Contract Time and the Contract Sum.
- E. Owner reserves the right to accept or reject any alternate, in any order, and to award or amend the Contract accordingly within 30 days of the Notice to Proceed unless otherwise indicated in the Contract Documents.
- F. Acceptance or non-acceptance of any alternates by the Owner shall have no affect on the Contract Time unless the "Schedule of Alternates" Article below provides a formatted space for the adjustment of the Contract Time.



## 1.4 SCHEDULE OF ALTERNATES

A. Alternate No. One: ADD: Replace wood siding with Hardie Artisan Siding:

1. ADD \_\_\_x\_\_\_ DEDUCT \_\_\_ NO CHANGE \_\_\_ NOT APPLICABLE \_\_\_.
2. \_\_\_\_\_ Dollars (\$\_\_\_\_\_).

B. Alternate No. Two: DEDUCT: Replace Metal Roof with Architectural Shingles:

1. ADD \_\_\_ DEDUCT \_\_\_x\_\_\_ NO CHANGE \_\_\_ NOT APPLICABLE \_\_\_.
2. \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

C. Alternate No. Three: DEDUCT: Performance and Payment Bond:

1. ADD \_\_\_ DEDUCT \_\_\_x\_\_\_ NO CHANGE \_\_\_ NOT APPLICABLE \_\_\_.
2. \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

D. Alternate No. Four: DEDUCT: Brick columns and trellis:

1. ADD \_\_\_ DEDUCT \_\_\_x\_\_\_ NO CHANGE \_\_\_ NOT APPLICABLE \_\_\_.
2. \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

E. Alternate No. Five: DEDUCT: Ground floor louvers and doors:

1. ADD \_\_\_ DEDUCT \_\_\_x\_\_\_ NO CHANGE \_\_\_ NOT APPLICABLE \_\_\_.
2. \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

F. Alternate No. Six: DEDUCT: Ground floor porch railings:

1. ADD \_\_\_ DEDUCT \_\_\_x\_\_\_ NO CHANGE \_\_\_ NOT APPLICABLE \_\_\_.
2. \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

G. Alternate No. Seven: DEDUCT: Waterproofing all first floor porches:

1. ADD \_\_\_ DEDUCT \_\_\_x\_\_\_ NO CHANGE \_\_\_ NOT APPLICABLE \_\_\_.
2. \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

H. Alternate No. Eight: DEDUCT: Substituting 4" o.c. T-111 plywood for the wood 1 x 6 T&G ceiling shown:

1. ADD \_\_\_ DEDUCT \_\_\_x\_\_\_ NO CHANGE \_\_\_ NOT APPLICABLE \_\_\_.
2. \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

I. Alternate No. Nine: DEDUCT: Wood ceiling in Conference Room 107:

- 1. ADD \_\_\_ DEDUCT x NO CHANGE \_\_\_ NOT APPLICABLE \_\_\_.
- 2. \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

J. Alternate No. Ten: DEDUCT: Eliminating all brick and replacing with a stucco finish:

- 1. ADD \_\_\_ DEDUCT x NO CHANGE \_\_\_ NOT APPLICABLE \_\_\_.
- 2. \_\_\_\_\_ Dollars (\$\_\_\_\_\_)

1.5 SUBMISSION OF BID SUPPLEMENT

- A. Respectfully submitted this \_\_\_ day of \_\_\_\_\_, 2018.
- B. Submitted By: \_\_\_\_\_ (Insert name of bidding firm or corporation).
- C. Authorized Signature: \_\_\_\_\_ (Handwritten signature).
- D. Signed By: \_\_\_\_\_ (Type or print name).
- E. Title: \_\_\_\_\_ (Owner/Partner/President/Vice President).

END OF DOCUMENT 004323