



**Dorchester School  
District Two**  
**Second Addendum**

Solicitation Number: 2425-017  
 Date: 07/09/2025  
 Procurement Official: April Courtney  
 Phone: 843.873.2901  
 E-Mail Address: [apcourtney@dorchester2.k12.sc.us](mailto:apcourtney@dorchester2.k12.sc.us)

DESCRIPTION: Modular Press Box and misc. use for FDHS and SHS

*The Term "Offer" Means Your "Bid" or "Proposal".*

SUBMIT OFFER BY **July 17, 2025 by 1:00 PM** See "Deadline For Submission Of Offer" provision

QUESTIONS MUST BE RECEIVED BY: **June 24, 2025 by 4:00 PM** See "Questions From Offerors" provision

NUMBER OF COPIES TO BE SUBMITTED: **One (1) original**

**Offers must be submitted in a sealed package. Solicitation Number & Opening Date must appear on package exterior.**

SUBMIT YOUR SEALED OFFER TO:

Dorchester School District Two  
 815 South Main Street  
 Summerville, SC 29483  
 Attention: April Courtney  
 In Re: 2425-017

See "Submitting Your Offer" provision

CONFERENCE TYPE: Non-Mandatory Pre-Bid Site Visit  DATE & TIME: June 19, 2025 at 10:00 AM at FDHS  As appropriate, see "Conferences - Pre-Bid/Proposal" & "Site Visit" provisions	LOCATIONS: Fort Dorchester High School, 8500 Patriot Blvd. North Charleston, SC 29406  Gregg Middle School, 500 Green Wave Blvd. Summerville, SC 29483
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AWARD & AMENDMENTS	Award will be posted at the Physical Address stated above on <b>July 29, 2025</b> . The award, this solicitation, and any amendments will be posted at the following web address: <b>Solicitations, Amendments, &amp; Awards:</b> <a href="#">Solicitation Postings</a>  <b>It is the responsibility of the offeror to check this website for amendments</b>
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You must submit a signed copy of this form with Your Offer. By submitting a bid or proposal, You agree to be bound by the terms of the Solicitation. You agree to hold Your Offer open for a minimum of one year after the Opening Date.

NAME OF OFFEROR <small>(Full legal name of business submitting the offer)</small>	OFFEROR'S TYPE OF ENTITY: <small>(Check one)</small> <input type="checkbox"/> Small (15 employees or less) <input type="checkbox"/> Women <input type="checkbox"/> Minority <input type="checkbox"/> Other _____ <small>(See "Signing Your Offer" provision.)</small>
AUTHORIZED SIGNATURE  <small>(Person signing must be authorized to submit binding offer to enter contract on behalf of Offeror named above.)</small>	
TITLE <small>(Business title of person signing above)</small>	
PRINTED NAME <small>(Printed name of person signing above)</small>	
DATE SIGNED	

Instructions regarding Offeror's name: Any award issued will be issued to, and the contract will be formed with, the entity identified as the offeror above. An offer may be submitted by only one legal entity. The entity named as the offeror must be a single and distinct legal entity. Do not use the name of a branch office or a division of a larger entity if the branch or division is not a separate legal entity, *i.e.*, a separate corporation, partnership, sole proprietorship, etc.

STATE OF INCORPORATION (If offeror is a corporation, identify the state of Incorporation.)

TAXPAYER IDENTIFICATION NO.	
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**(Return Page Two with Your Offer)**

<b>HOME OFFICE ADDRESS</b> (Address for offeror's home office / principal place of business)	<b>NOTICE ADDRESS</b> (Address to which all procurement and contract related notices should be sent.) (See "Notice" clause)							
	Area Code	Number	Extension	Facsimile				
	E-mail Address							
<b>PAYMENT ADDRESS</b> (Address to which payments will be sent.)	<b>ORDER ADDRESS</b> (Address to which purchase orders will be sent)							
<input type="checkbox"/> Payment Address same as Home Office Address <input type="checkbox"/> Payment Address same as Notice Address (check only one)	<input type="checkbox"/> Order Address same as Home Office Address <input type="checkbox"/> Order Address same as Notice Address (check only one)							
<b>ACKNOWLEDGMENT OF AMENDMENTS</b>  Offerors acknowledge receipt of amendments by indicating amendment number and its date of issue.  See "Amendments to Solicitation" Provision	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date
<b>DISCOUNT FOR PROMPT PAYMENT</b>	10 Calendar Days (%)	20 Calendar Days (%)	30 Calendar Days (%)	____ Calendar Days (%)				

End of Page Two

AMENDMENTS TO SOLICITATION (a) The Solicitation may be amended at any time prior to opening. All actual and prospective Offerors should monitor the following website for the issuance of Amendments: [Solicitation Postings](#). (b) Bidders shall acknowledge receipt of any Amendment to this solicitation (1) by signing and returning the Amendment, (2) by letter, or (3) by submitting a bid that indicates in some way that the bidder received the Amendment.

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THE SOLICITATION IS AMENDED AS PROVIDED HEREIN. INFORMATION OR CHANGES RESULTING FROM QUESTIONS WILL BE SHOWN IN A QUESTION-AND-ANSWER FORMAT. ALL QUESTIONS RECEIVED HAVE BEEN REPRINTED BELOW. THE QUESTIONS ARE INCLUDED SOLELY TO PROVIDE A CROSS-REFERENCE TO THE POTENTIAL OFFEROR THAT SUBMITTED THE QUESTION. QUESTIONS DO NOT FORM A PART OF THE CONTRACT. THE "DISTRICT'S RESPONSE" DOES. ANY RESTATEMENT OF PART OR ALL OF AN EXISTING PROVISION OF THE SOLICITATION IN AN ANSWER DOES NOT MODIFY THE ORIGINAL PROVISION EXCEPT AS FOLLOWS: UNDERLINED TEXT IS ADDED TO THE ORIGINAL PROVISION. ~~STRICKEN~~ TEXT IS DELETED.

**Solicitation questions and District response are detailed below (Questions are presented in the format received):**

**Q1. General Project Scope & Design**

a. Should this be bid as a design-build project?

**No...** The contract documents define performance requirements for a modular design. The contractor is to provide shop drawings to demonstrate performance specifications are met and required building permits are obtained. The contractor is responsible for design and layout of foundations pad, structural connections to foundations and other container sections, fabrications of stairways and landings, and elevated media platform.

o *If so, the contractor would be responsible for both the design and construction. This would require pricing to include architectural, structural, and MEP design work. Alternatively, if the project is not design-build, the design responsibility falls to the District, and the contractor would only build what is shown in the provided documents. As it stands, the drawings and specifications are not sufficiently detailed for construction, which increases the potential for significant change orders if not clarified.*

b Will the new structures be classified as temporary or permanent?

**Temporary**

c Are structural drawings provided, or is the engineering expected to be completed by the contractor?

**Modular Design should come with drawings from vendor**

d Are there any interior architectural layouts or plans for the shipping containers?

**No...** Vendor to provide district with options

**Q2. Code & Regulatory Considerations**

a Does the concession stand require DHEC certification?

**No**

b. Do all fixtures (e.g., plumbing, electrical) need to be ADA compliant?

**Yes**

**Q3. Fixtures, Finishes & Equipment**

a Are there specifications for the plumbing and other interior fixtures that need to be installed in the containers?

**Commercial Grade Fixtures, but no other specs.**

b What material should the doors be made of?

**Exterior doors should be metal. Interior can be Solid wood doors.**

c What material should the lockers be made of?

**Preferred Metal or composite**

o *The color is specified as "Maple," but no material is identified (e.g., plastic laminate, wood veneer, or metal).*

d Are there specifications for the windows (material, operability, height placement, etc.)?

**Windows and door frames shall be commercial grade and compatible with the container wall materials. The performance specifications call out minimal dimensions and door swing orientation.**

e Will the District be supplying and installing the following?

o **Door hardware Yes, Contractor shall coordinate door specifications with District prior to purchasing.**

o **Bathroom accessories Yes**

f. Can the school logos on the container exteriors be decals, or must they be painted?

**The contractor shall provide shop drawings that specify the decals materials and colors are suitable for exterior installation.**

**Q3 Electrical & Plumbing**

a Are there any specific wiring requirements for scoreboard, speakers, microphones, or other press box equipment?

The District will be responsible for the purchase and installation of these items.

b Is there a specification for the size of the electrical panel?

200-amp 230/208 panel at each site. The District will do the site electrical (demo and new) work. This contractor will be responsible for electrical work for the interior lights, plugs, switches, restroom fans and HVAC equipment.

o *Should the panel include capacity for future expansion or be limited to the immediate structure only?*

*No future circuits have been defined. The 200 amp panel should have enough room for additional scope if needed.*

c Please confirm: Is the contractor responsible only for wiring from the containers to the electrical panel (load side), with the District responsible for the meter connection (line side)?

Yes confirmed.

d Please confirm: Is the contractor responsible only for providing connection points for water supply and drainage, with the District handling connection to on-site utilities?

Yes, the contractor is responsible for under-slab piping, interior plumbing, hose bibbs and piping to utility connection. The District will handle the plumbing utility tie-in (sewer and water). The district is to locate all utilities on site and determine new connections points.

**Q4. Construction & Phasing**

a What is the required height at which the press box must be set?

The intended height of the press box view window is above the top railing of the grandstand seating.

b Are contractors expected to mobilize twice at the Summerville High School location?

This is a contractor choice. The District will need to relocate existing electrical gear attached to the building that is being demolished, locate utilities, and determine tie-in locations.

o *The first mobilization would be for demolition, followed by District-completed site/concrete work, then a second mobilization for the container installation.*

c The IFB states that the roof must have a “slight angle for runoff.” Shipping containers have flat roofs by default — does the contractor need to construct a separate roof structure? If so, what are the specifications for the roofing system/material?

Do not expect a sloped roof to be constructed. The container can be set at a slight angle to allow run off.

**Q5.** Section 3.1, Subsection A, outlines the district’s responsibilities. Please confirm that the district is aware that the stated work requires several different SCLLR license types and permits to be completed.

The request for proposal states contractors is to obtain drawings and documentation necessary to obtain permits. The cost for these efforts if required should be included in your bid price.

**Q6.** Section 3.1, Subsection B, states that Contractor shall be responsible for receiving drawing approval and all permits required. These projects are physically located in separate permitting jurisdictions, and as such, will require separate drawings sets and permitting efforts. Please confirm that DD2 is aware of this.

If separated requests for permits is necessary, include this effort in your bid price.

**Q7.** Section 3.1, Subsection B, states that Contractor shall be responsible for receiving drawing approval and all permits required. This leads us to believe that DD2 is responsible for procurement, management, and all fees associated with the stamped drawing sets required for permitting, with the Contractor being responsible for submitting the drawing sets for permit approval. Given the substantial time and cost associated with the stamped drawing sets, please clarify the responsibilities of owner and contractor. For reference, this project will likely require:

a. Site survey

b. Soil testing and geotechnical report

c. Complete site/civil engineering including SWPP and stabilization plan, stormwater calcs for MS4 review, utility design, demolition plan, site layout

d. Architectural including code and life safety analysis, exterior elevations, floor plan, door/window/hardware schedules, wall schedules, misc details for constructability

e. Mechanical, electrical, and plumbing plans and schedules

f. Structural engineering including container foundation/slab, stacked/welded connection detail, and staircase design, calcs, and foundation

g. Provide the flag specifications so that the proper flag mount/holder can be provided (i.e. size, weight, pole material and diameter).

The RFP calls for contractor to obtain drawings and documentation necessary to obtain permits. The cost for these efforts if required should be included in your bid price.

**Q8.** Section 3.2, Subsection A – Foundation and Exterior

- a. Clarify the containers required exterior surface preparation work, extent of the painting scope (i.e. how many sides, 6” or 6’ wide name/mascot, abstract mascot or stencil provided by county), and what paint specifications that will be required.  
**The paint should be suitable for metal and exterior exposure-Sherwin Williams or PG paint. The mascot size is not critical -maybe 3 feet.**
- b. Provide the material type and specifications required for the roof substrate, structural members, finished roofing material, and flashing detail to ensure a weathertight condition between the containers roof and proposed built up roof.  
**The containers specified are fairly new. Coat the roof with the same paint as the walls.**
- c. Provide a door schedule to include frame and slab construction type, material type, hardware, and code/load requirements since it is an exterior door.  
**All doors will be 36” wide, and swing direction is specified in the narrative. All exterior doors shall be metal and metal frames-meeting code/loads for this area.**
- d. Who will be responsible for staircase design, calcs, and stamped shop drawings?  
**The design, calcs, and stamped shop drawings should be provided by your vendor/fabricator. Include this cost in your bid.**
- e. Provide a complete list of all equipment and fixtures so that the electrical panel can be properly sized.  
**Provide 200 amp 230/208 panel at each site.**

**Q9.** Section 3.2, Subsection B – xxxxx **Fort Dorchester -Bottom Container**

- a. The requested container width is 8’-0” which provides a standard interior clear width of 7’-8”. Energy code requires exterior walls to have R-19 insulation which is designed for installation in 6” studs. Once sheathed with 5/8” gypsum, the interior clear width, finished wall to wall, will be ~ 6’-8”. Standard lockers have an 18” depth, so if installed on both sides of the interior walls, the remaining space left between lockers would be 3’-8”, leaving only room for an ADA walkway. Please confirm that this is the intent.
- b. Provide the requirements for epoxy flooring surface preparation and epoxy material specifications.-  
**The performance specifications call for spray foam and shiplap. Please confirm your estimated wall thickness. The District is open to making changes to improve the floor plan.**
- c. Provide the spray foam insulation requirements (i.e. closed or open cell, thickness, etc.).  
**Closed cell spray foam.**
- d. Provide the quantity and specifications for the lighting, outlets, and switches required.  
**The lighting, outlets, and switches are to be laid out by the vendor. The District is expecting LED energy efficient lights and light control switches at each entry door. The District expects an exterior light at every entry door and stairway entry. The District expects electrical wall outlets on each wall in each space -one every 8-feet + or -. Where counters and serving counters are listed the District would expect extra wall outlets every four (4) feet + or \_.**
- e. Provide the specifications for the mini-split units (brand, tonnage, troffer or wall mount heads).  
**The HVAC units are to be laid out by the vendor. The number and type AC units are called out for each space. The District is expecting to see wall mount split systems in each space.**

**Q10.** Section 3.2, Subsection

Provide the locker specifications (i.e. new, used, brand, material type, elevations).  
**New metal locker, see dimensions and features listed in Paragraph 3.2-D.**

**Q11** Section 3.3, Subsection A – Foundation and Exterior

- a. Provide an asbestos survey as required to obtain a demolition permit and to determine whether hazardous material process and fees will apply to material.  
**The District will survey ACM and document findings. If ACMs are found the District will remove it under a separate contract.**
- b. Clarify the containers required exterior surface preparation work, extent of the painting scope (i.e. how many sides, 6” or 6’ wide name/mascot, abstract mascot or stencil provided by county),and what paint specifications that will be required.  
**See previous response.**
- c. Provide the material type and specifications required for the roof substrate, structural members, finished roofing material, and flashing detail to ensure a weathertight condition between the containers roof and proposed built up roof.  
**See previous response.**
- d. Provide a door schedule to include frame and slab construction type, material type, hardware, and code/load requirements since it is an exterior door  
**See previous response.**
- e. Who will be responsible for staircase design, calcs, and stamped shop drawings?  
**See previous response.**
- f. Provide a complete list of all equipment and fixtures so that the electrical panel can be properly sized.  
**See previous response.**

**Q12. Section 3.3, Subsection B – Concession Stand**

a. Provide the awning specifications (i.e. dimensions, material type, finish, gutters/downs).

Simple white aluminum awning, approximately 4 x 5 with two supports. Where you have two doors close to each other, you can combine the awnings into one.

b. Provide the slider window specifications (i.e. glass load/code requirements, frame material type and finish, hardware).

See previous response.

c. Provide the service shelf requirements (dimensions, material type, mounting hardware).

Not sure which shelf you are asking about. The dimensions are listed under 3.3-B, items 4 and 5. The contractor should obtain the necessary hardware recommended by the manufacturer.

d. Provide the requirements for epoxy flooring surface preparation and epoxy material specifications.

The epoxy flooring is a performance specification. The contractor is to select the product and install in accordance with the manufacturer's instructions.

e. Provide the spray foam insulation requirements (i.e. closed or open cell, thickness, etc.).

See previous response.

f. Provide the quantity and specifications for the lighting, outlets, and switches required.

See previous response.

g. Provide the specifications for the mini-split unit (brand, tonnage, troffer or wall mount heads).

See previous response.

**Q13. Section 3.3, Subsection C – Concession and Equipment Storage**

a. Provide the awning specifications (i.e. dimensions, material type, finish, gutters/downs).

See previous response.

b. Provide the door schedule (dimensions, construction type, material, code/load, hardware).

See previous response.

c. Provide the requirements for epoxy flooring surface preparation and epoxy material specifications.

See previous response.

d. Provide the spray foam insulation requirements (i.e. closed or open cell, thickness, etc.).

See previous response.

e. Provide the quantity and specifications for the lighting and switches required.

See previous response.

**Q14. Section 3.3, Subsection D – Restrooms**

a. The container width specified is not wide enough to build out ADA restrooms while maintaining the required clear dimensions for ADA compliance. Provide a floor plan showing constructability detail or specify a larger container.

Agree -change the number of restrooms from four to three ADA compliance restrooms.

b. Same questions apply to this section regarding spray foam insulation, epoxy floors, awning, doors/frames, and electrical requirements.

See previous responses.

**Q15 Section 3.3, Subsection E – Press Box**

a. Provide structural engineering for stacked/welded containers.

The contractor is responsible for engineering drawings to obtain permits. If you need engineering include the cost in your bid price.

b. Provide slider and non-slider window specifications (i.e. glass load/code requirements, frame material type and finish, and hardware).

See previous responses.

c. Same questions apply to this section regarding spray foam insulation, awning, doors/frames, mini-split, and electrical requirements.

See previous responses.

**Q16 Section 3.3, Subsection F – Media Platform**

a. Provide structural engineering for stacked/welded condition between container and platform.

The contractor is responsible for engineering drawings to obtain permits. If you need engineering include the cost in your bid price.

b. Who will be responsible for media platform design, calcs, and stamped shop drawings?

The contractor is responsible for engineering drawings to obtain permits. If you need engineering include the cost in your bid price.

c. Provide the door schedule (dimension, construction type, material, code/load, hardware).

See previous responses.