	<b>District Five of Lexington and Richland Counties</b>  <b>Request for Proposals Addendum # 1</b>	Solicitation #	2026-005
		Date Addendum Issued	September 8, 2025
		Procurement Official	Lynda Robinson
		Phone	<b>(803) 476-8140</b>
		E-Mail Address	<a href="mailto:D5bids@lexrich5.org">D5bids@lexrich5.org</a>

DESCRIPTION	Construction Manager at Risk Services- Construction of a New Administrative and Professional Development Center <i>The Term "Offer" Means Your "Bid" or "Proposal"</i>
SUBMIT OFFER BY	September 16, 2025 @ 12:00 pm
QUESTIONS MUST BE RECEIVED BY	<del>September 5, 2025 @ 12:00 pm</del> <b>Time Has Passed</b>
NUMBER OF COPIES TO BE SUBMITTED	<b>1 original and 5 copies printed, 1 electronic</b>

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

SUBMIT YOUR SEALED OFFER TO:

**District Five of Lexington and Richland Counties  
Purchasing Office  
1020 Dutch Fork Road  
Irmo, SC 29063**

<b>CONFERENCE TYPE:</b> Non-Mandator Pre-Proposal Meeting <b>DATE &amp; TIME:</b> September 4, 2025 at 10:00 am As appropriate, see "Conferences - Pre-Bid/Proposal" & "Site Visit" provisions	<b>LOCATION:</b> District Office 1020 Dutch Fork Road Irmo, SC 29063
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<b>AWARD, AMENDMENTS &amp; ADDENDUMS</b>	The award, this solicitation, amendments and any addendums will be posted at the following web address: <a href="https://www.lexrich5.org/departments/office-of-finance/procurement/solicitations-and-awards">https://www.lexrich5.org/departments/office-of-finance/procurement/solicitations-and-awards</a>
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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 sixty (60) calendar days after the Opening Date.

NAME OF OFFEROR (Full legal name of business submitting the offer)		<b>OFFEROR'S TYPE OF ENTITY:</b> (Check one) <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation (tax-exempt) <input type="checkbox"/> Corporate entity (not tax-exempt) <input type="checkbox"/> Government entity (federal, state, or local) <input type="checkbox"/> Other _____ (See "Signing Your Offer" provision.)
AUTHORIZED SIGNATURE  (Person signing <b>must</b> be authorized to submit a binding offer to enter into a contract on behalf of Offeror named above.)		
TITLE (Business title of person signing above)		
PRINTED NAME (Printed name of person signing above)	DATE SIGNED	
STATE OF INCORPORATION (If Offeror is a corporation, identify the state of Incorporation.)		

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. 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.

TAXPAYER IDENTIFICATION NO.
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**COVER PAGE**

**PAGE TWO**  
**(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.) (See "Payment" clause)	<b>ORDER ADDRESS</b> (Address to which purchase orders will be sent) (See "Purchase Orders" and "Contract Documents" clauses)
Order E-Mail Address:	
<input type="checkbox"/> Payment Address same as Home Office Address <input type="checkbox"/> Payment Address same as Notice Address <b>(check only one)</b>	<input type="checkbox"/> Order Address same as Home Office Address <input type="checkbox"/> Order Address same as Notice Address <b>(check only one)</b>

**ACKNOWLEDGMENT OF ADDENDUMS:**  
Offerors acknowledge receipt of addendums by indicating the addendum number and its date of issue.

Addendum No.	Addendum Issue Date	Addendum No.	Addendum Issue Date	Addendum No.	Addendum Issue Date	Addendum No.	Addendum Issue Date

DISCOUNT FOR PROMPT PAYMENT (See "Discount for Prompt Payment" clause)	10 Calendar Days (%)  _____	20 Calendar Days (%)  _____	30 Calendar Days (%)  _____	_____ Calendar Days (%)
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**PREFERENCES - A NOTICE TO VENDORS (SEP. 2009):** On June 16, 2009, the South Carolina General Assembly rewrote the law governing preferences available to in-state vendors, vendors using in-state subcontractors, and vendors selling in-state or US end products. This law appears in Section 11-35-1524 of the South Carolina Code of Laws. A summary of the new preferences is available at [www.procurement.sc.gov/preferences](http://www.procurement.sc.gov/preferences). **ALL THE PREFERENCES MUST BE CLAIMED AND ARE APPLIED BY LINE ITEM, REGARDLESS OF WHETHER AWARD IS MADE BY ITEM OR LOT. VENDORS ARE CAUTIONED TO CAREFULLY REVIEW THE STATUTE BEFORE CLAIMING ANY PREFERENCES. THE REQUIREMENTS TO QUALIFY HAVE CHANGED. IF YOU REQUEST A PREFERENCE, YOU ARE CERTIFYING THAT YOUR OFFER QUALIFIES FOR THE PREFERENCE YOU'VE CLAIMED. IMPROPERLY REQUESTING A PREFERENCE CAN HAVE SERIOUS CONSEQUENCES.** [11-35-1524(E)(4)&(6)] **PREFERENCES DO NOT APPLY**

**PREFERENCES - ADDRESS AND PHONE OF IN-STATE OFFICE:** Please provide the address and phone number for your in-state office in the space provided below. An in-state office is necessary to claim either the Resident Vendor Preference (11-35-1524(C)(1)(i)&(ii)) or the Resident Contractor Preference (11-35-1524(C)(1)(iii)). Accordingly, you must provide this information to qualify for the preference. An in-state office is not required, but can be beneficial, if you are claiming the Resident Subcontractor Preference (11-35-1524(D)).

In-State Office Address same as Home Office Address  
 In-State Office Address same as Notice Address (check only one)

**PREFERENCES DO NOT APPLY**

**ADDENDUM #1  
CONSTRUCTION MANAGER at RISK  
CONSTRUCTION OF A NEW ADMINISTRATIVE AND PROFESSIONAL  
DEVELOPMENT CENTER  
SOLICITATION # 2026-005**

The Solicitation may be amended at any time prior to opening. Submitters shall acknowledge receipt of any Addendum to this solicitation (1) by signing and returning the addendum, (2) by identifying the addendum number and date in the space provided for this purpose on Page Two, (3) by letter, or (4) by submitting a bid that indicates in some way that the bidder received the addendum. If this solicitation is amended, then all terms and conditions which are not modified remain unchanged.

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 RESPONSES**

**Question #1: What is the district timeline for interviews/next steps and selection of a contractor?**

**The District's Response:** The District anticipates conducting interviews with the short-listed firms during the week of October 6, 2025, and sending the name of the selected firm to the Board for approval at the next scheduled Board meeting.

**Question #2: Can the district share any programming or preliminary design work for these projects?**

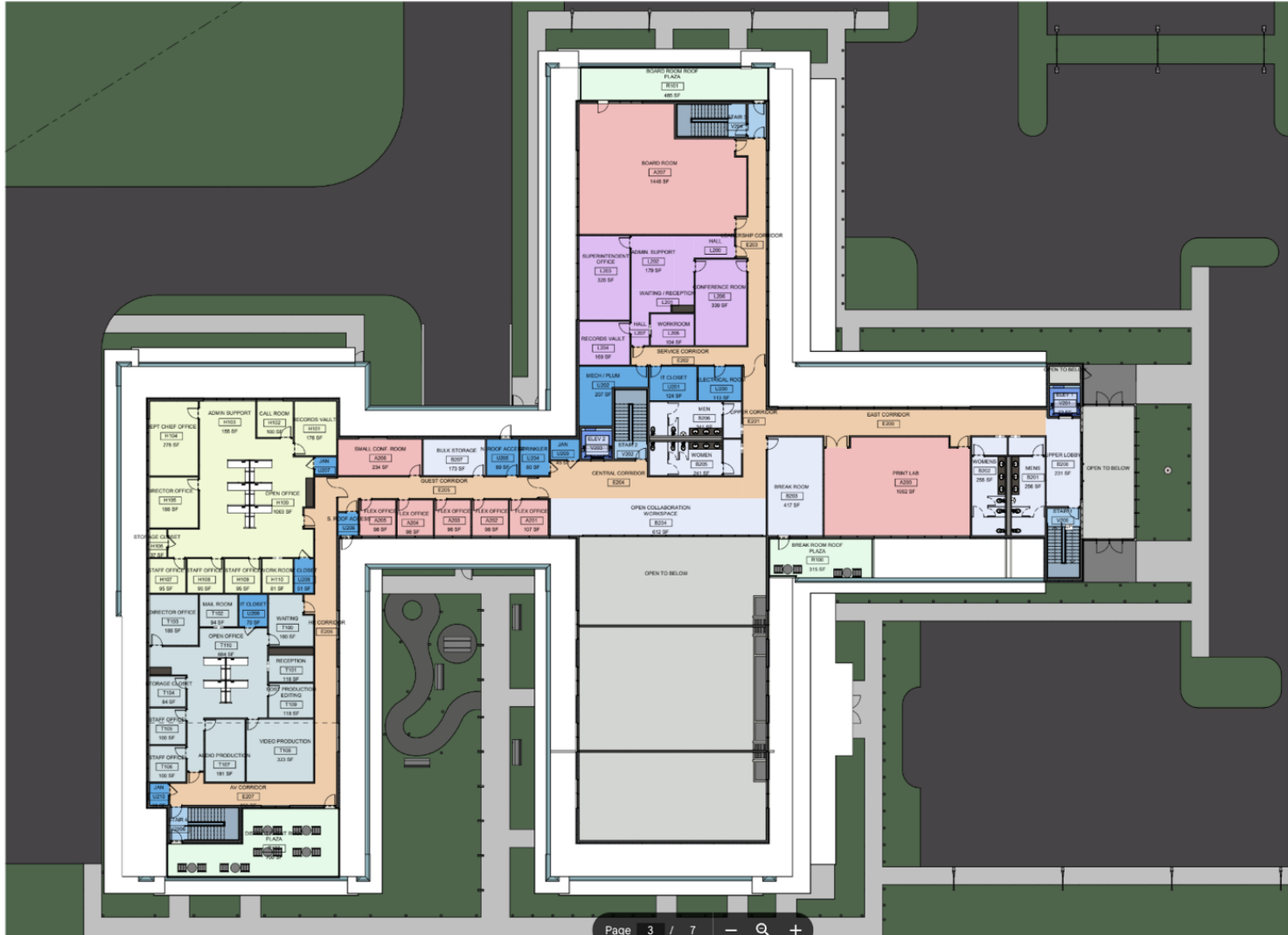
**The District's Response:** Preliminary programming and conceptual designs are included in this addendum.

**End of Addendum # 1**

SPACE PROGRAM				
Department	Name	Gross SF	Level	
ENTRY LEVEL				
ADMINISTRATION	ADMIN CORRIDOR	407 SF	ENTRY LEVEL	
ADMINISTRATION	CLOSET	21 SF	ENTRY LEVEL	
ADMINISTRATION	CONFERENCE	267 SF	ENTRY LEVEL	
ADMINISTRATION	CONFERENCE	295 SF	ENTRY LEVEL	
ADMINISTRATION	OFFICE	95 SF	ENTRY LEVEL	
ADMINISTRATION	OFFICE	96 SF	ENTRY LEVEL	
ADMINISTRATION	OFFICE	58 SF	ENTRY LEVEL	
ADMINISTRATION	OFFICE	198 SF	ENTRY LEVEL	
ADMINISTRATION	RECEPTION	77 SF	ENTRY LEVEL	
ADMINISTRATION	WORKROOM	159 SF	ENTRY LEVEL	
ADMINISTRATION		1809 SF		
CIRCULATION				
CIRCULATION	ACCESS CORRIDOR	381 SF	ENTRY LEVEL	
CIRCULATION	DEVELOPMENT CORRIDOR	570 SF	ENTRY LEVEL	
CIRCULATION	EXIT COR 1	508 SF	ENTRY LEVEL	
CIRCULATION	EXIT COR 2	85 SF	ENTRY LEVEL	
CIRCULATION	EXIT COR 3	162 SF	ENTRY LEVEL	
CIRCULATION	MARK CORRIDOR	572 SF	ENTRY LEVEL	
CIRCULATION	NORTH CORRIDOR	213 SF	ENTRY LEVEL	
CIRCULATION	WEST CORRIDOR	814 SF	ENTRY LEVEL	
CIRCULATION		3064 SF		
COMMON				
COMMON	BREAK ROOM	428 SF	ENTRY LEVEL	
COMMON	BULK STORAGE	275 SF	ENTRY LEVEL	
COMMON	LOADING DOCK /RECEIVING	491 SF	ENTRY LEVEL	
COMMON	MIN	328 SF	ENTRY LEVEL	
COMMON	WOMEN	328 SF	ENTRY LEVEL	
COMMON		1850 SF		
FINANCE				
FINANCE	ADMIN SUPPORT	170 SF	ENTRY LEVEL	
FINANCE	DEPT CHIEF OFFICE	270 SF	ENTRY LEVEL	
FINANCE	DIRECTOR OFFICE	380 SF	ENTRY LEVEL	
FINANCE	FINANCE HALL	308 SF	ENTRY LEVEL	
FINANCE	OPEN OFFICE	1582 SF	ENTRY LEVEL	
FINANCE	RECORDS VAULT	240 SF	ENTRY LEVEL	
FINANCE	STAFF OFFICE	271 SF	ENTRY LEVEL	
FINANCE	SUPPLY ROOM	93 SF	ENTRY LEVEL	
FINANCE	WORK ROOM	168 SF	ENTRY LEVEL	
FINANCE		3588 SF		
INSTRUCTIONAL				
INSTRUCTIONAL	ADMIN SUPPORT	154 SF	ENTRY LEVEL	
INSTRUCTIONAL	CHIEF HALL	180 SF	ENTRY LEVEL	
INSTRUCTIONAL	DEPT CHIEF OFFICE	243 SF	ENTRY LEVEL	
INSTRUCTIONAL	DIRECTOR OFFICE	182 SF	ENTRY LEVEL	
INSTRUCTIONAL	DIRECTOR OFFICE	513 SF	ENTRY LEVEL	
INSTRUCTIONAL	DIRECTOR OFFICE	180 SF	ENTRY LEVEL	
INSTRUCTIONAL	FINANCE HALL	185 SF	ENTRY LEVEL	
INSTRUCTIONAL	OPEN OFFICE	2793 SF	ENTRY LEVEL	
INSTRUCTIONAL	RECORDS VAULT	297 SF	ENTRY LEVEL	
INSTRUCTIONAL	STAFF OFFICE	90 SF	ENTRY LEVEL	
INSTRUCTIONAL	STAFF OFFICE	150 SF	ENTRY LEVEL	
INSTRUCTIONAL	SUPPLY CLOSET	89 SF	ENTRY LEVEL	
INSTRUCTIONAL	WORK ROOM	1133 SF	ENTRY LEVEL	
INSTRUCTIONAL		5077 SF		
PRO DEVELOPMENT				
PRO DEVELOPMENT	AV CLOSET	92 SF	ENTRY LEVEL	
PRO DEVELOPMENT	BULK STORAGE	352 SF	ENTRY LEVEL	
PRO DEVELOPMENT	POC ENTRY VESTIBULE	218 SF	ENTRY LEVEL	
PRO DEVELOPMENT	PROFESSIONAL DEVELOPMENT CENTER CONFERENCE ROOM	987 SF	ENTRY LEVEL	
PRO DEVELOPMENT	PROFESSIONAL DEVELOPMENT CENTER MULTIPURPOSE ROOM	6330 SF	ENTRY LEVEL	
PRO DEVELOPMENT		7980 SF		
PUBLIC				
PUBLIC	LOBBY	545 SF	ENTRY LEVEL	
PUBLIC	PUBLIC MEN	212 SF	ENTRY LEVEL	
PUBLIC	PUBLIC WOMENS	211 SF	ENTRY LEVEL	
PUBLIC	WAITING	516 SF	ENTRY LEVEL	
PUBLIC		1484 SF		
STUDENT SERVICES				
STUDENT SERVICES	ADMIN SUPPORT	137 SF	ENTRY LEVEL	
STUDENT SERVICES	DEPT CHIEF OFFICE	290 SF	ENTRY LEVEL	
STUDENT SERVICES	DIR HALL 1	128 SF	ENTRY LEVEL	
STUDENT SERVICES	DIRECTOR OFFICE	761 SF	ENTRY LEVEL	
STUDENT SERVICES	OPEN OFFICE	2468 SF	ENTRY LEVEL	
STUDENT SERVICES	RECORDS VAULT	302 SF	ENTRY LEVEL	
STUDENT SERVICES	ISS HALL	232 SF	ENTRY LEVEL	
STUDENT SERVICES	STAFF OFFICE	174 SF	ENTRY LEVEL	
STUDENT SERVICES	SUPPLY CLOSET	89 SF	ENTRY LEVEL	
STUDENT SERVICES	WORK ROOM	1119 SF	ENTRY LEVEL	
STUDENT SERVICES		4578 SF		

SPACE PROGRAM				
Department	Name	Gross SF	Level	
UTILITY				
UTILITY	ELECTRICAL ROOM	100 SF	ENTRY LEVEL	
UTILITY	ELEV EQP	46 SF	ENTRY LEVEL	
UTILITY	ELEV EQP	56 SF	ENTRY LEVEL	
UTILITY	IT CLOSET	82 SF	ENTRY LEVEL	
UTILITY	IT CLOSET	56 SF	ENTRY LEVEL	
UTILITY	IT SERVER ROOM	173 SF	ENTRY LEVEL	
UTILITY	JAN	36 SF	ENTRY LEVEL	
UTILITY	JAN	89 SF	ENTRY LEVEL	
UTILITY	JAN	47 SF	ENTRY LEVEL	
UTILITY	MECH / PLUM	138 SF	ENTRY LEVEL	
UTILITY	SPRINKLER	79 SF	ENTRY LEVEL	
UTILITY		893 SF		
VERT. CIRCULATION				
VERT. CIRCULATION	ELEV 1	72 SF	ENTRY LEVEL	
VERT. CIRCULATION	ELEV 2	72 SF	ENTRY LEVEL	
VERT. CIRCULATION	STAIR 1	178 SF	ENTRY LEVEL	
VERT. CIRCULATION	STAIR 2	178 SF	ENTRY LEVEL	
VERT. CIRCULATION	STAIR 3	178 SF	ENTRY LEVEL	
VERT. CIRCULATION	STAIR 4	178 SF	ENTRY LEVEL	
VERT. CIRCULATION		850 SF		
ENTRY LEVEL		3174 SF		

SPACE PROGRAM				
Department	Name	Gross SF	Level	
SECOND LEVEL				
ADMINISTRATION	BOARD ROOM	1448 SF	SECOND LEVEL	
ADMINISTRATION	FLEX OFFICE	380 SF	SECOND LEVEL	
ADMINISTRATION	FLEX OFFICE	107 SF	SECOND LEVEL	
ADMINISTRATION	PRINT LAB	1062 SF	SECOND LEVEL	
ADMINISTRATION	SMALL CONF. ROOM	234 SF	SECOND LEVEL	
ADMINISTRATION		3243 SF		
CIRCULATION				
CIRCULATION	AV CORRIDOR	255 SF	SECOND LEVEL	
CIRCULATION	CENTRAL CORRIDOR	454 SF	SECOND LEVEL	
CIRCULATION	EAST CORRIDOR	586 SF	SECOND LEVEL	
CIRCULATION	GUEST CORRIDOR	349 SF	SECOND LEVEL	
CIRCULATION	HR CORRIDOR	878 SF	SECOND LEVEL	
CIRCULATION	LEADERSHIP CORRIDOR	174 SF	SECOND LEVEL	
CIRCULATION	SERVICE CORRIDOR	154 SF	SECOND LEVEL	
CIRCULATION	UPPER CORRIDOR	240 SF	SECOND LEVEL	
CIRCULATION		3000 SF		
COMMON				
COMMON	BREAK ROOM	417 SF	SECOND LEVEL	
COMMON	BULK STORAGE	173 SF	SECOND LEVEL	
COMMON	MIN	241 SF	SECOND LEVEL	
COMMON	MIN	258 SF	SECOND LEVEL	
COMMON	OPEN COLLABORATION WORKSPACE	612 SF	SECOND LEVEL	
COMMON	UPPER LOBBY	231 SF	SECOND LEVEL	
COMMON	WOMEN	241 SF	SECOND LEVEL	
COMMON	WOMENS	255 SF	SECOND LEVEL	
COMMON		2427 SF		
COMMUNICATIONS				
COMMUNICATIONS	AUDIO PRODUCTION	191 SF	SECOND LEVEL	
COMMUNICATIONS	DIRECTOR OFFICE	188 SF	SECOND LEVEL	
COMMUNICATIONS	MAIL ROOM	94 SF	SECOND LEVEL	
COMMUNICATIONS	OPEN OFFICE	884 SF	SECOND LEVEL	
COMMUNICATIONS	POST PRODUCTION EDITING	118 SF	SECOND LEVEL	
COMMUNICATIONS	RECEPTION	118 SF	SECOND LEVEL	
COMMUNICATIONS	STAFF OFFICE	200 SF	SECOND LEVEL	
COMMUNICATIONS	STORAGE CLOSET	84 SF	SECOND LEVEL	
COMMUNICATIONS	VIDEO PRODUCTION	323 SF	SECOND LEVEL	
COMMUNICATIONS	WAITING	189 SF	SECOND LEVEL	
COMMUNICATIONS		2788 SF		
HUMAN RESOURCES				
HUMAN RESOURCES	ADMIN SUPPORT	155 SF	SECOND LEVEL	
HUMAN RESOURCES	CALL ROOM	100 SF	SECOND LEVEL	
HUMAN RESOURCES	DEPT CHIEF OFFICE	278 SF	SECOND LEVEL	
HUMAN RESOURCES	DIRECTOR OFFICE	188 SF	SECOND LEVEL	
HUMAN RESOURCES	OPEN OFFICE	1063 SF	SECOND LEVEL	
HUMAN RESOURCES	RECORDS VAULT	176 SF	SECOND LEVEL	
HUMAN RESOURCES	STAFF OFFICE	286 SF	SECOND LEVEL	
HUMAN RESOURCES	STORAGE CLOSET	37 SF	SECOND LEVEL	
HUMAN RESOURCES	WORK ROOM	81 SF	SECOND LEVEL	
HUMAN RESOURCES		2462 SF		
ROOF PLAZA				
ROOF PLAZA	BOARD ROOM ROOF PLAZA	488 SF	SECOND LEVEL	
ROOF PLAZA	BREAK ROOM ROOF PLAZA	315 SF	SECOND LEVEL	
ROOF PLAZA	DISTRICT EVENT ROOF PLAZA	700 SF	SECOND LEVEL	
ROOF PLAZA		1499 SF		
SUPERINTENDENT				
SUPERINTENDENT	ADMIN SUPPORT	179 SF	SECOND LEVEL	
SUPERINTENDENT	CONFERENCE ROOM	139 SF	SECOND LEVEL	
SUPERINTENDENT	HALL	45 SF	SECOND LEVEL	
SUPERINTENDENT	HALL	89 SF	SECOND LEVEL	
SUPERINTENDENT	RECORDS VAULT	169 SF	SECOND LEVEL	
SUPERINTENDENT	SUPERINTENDENT OFFICE	326 SF	SECOND LEVEL	
SUPERINTENDENT	WAITING /RECEPTION	192 SF	SECOND LEVEL	
SUPERINTENDENT	WORKROOM	154 SF	SECOND LEVEL	
SUPERINTENDENT		1422 SF		
UTILITY				
UTILITY	ELECTRICAL ROOM	113 SF	SECOND LEVEL	
UTILITY	IT CLOSET	51 SF	SECOND LEVEL	
UTILITY	IT CLOSET	79 SF	SECOND LEVEL	
UTILITY	IT CLOSET	124 SF	SECOND LEVEL	
UTILITY	JAN	82 SF	SECOND LEVEL	
UTILITY	JAN	45 SF	SECOND LEVEL	
UTILITY	MECH / PLUM	207 SF	SECOND LEVEL	
UTILITY	N. ROOF ACCESS	89 SF	SECOND LEVEL	
UTILITY	S. ROOF ACCESS	35 SF	SECOND LEVEL	
UTILITY	SPRINKLER	80 SF	SECOND LEVEL	
UTILITY		876 SF		
VERT. CIRCULATION				
VERT. CIRCULATION	ELEV 1	72 SF	SECOND LEVEL	
VERT. CIRCULATION	ELEV 2	72 SF	SECOND LEVEL	
VERT. CIRCULATION	STAIR 1	176 SF	SECOND LEVEL	
VERT. CIRCULATION	STAIR 2	176 SF	SECOND LEVEL	
VERT. CIRCULATION	STAIR 3	228 SF	SECOND LEVEL	
VERT. CIRCULATION	STAIR 4	176 SF	SECOND LEVEL	
VERT. CIRCULATION		903 SF		
SECOND LEVEL		1781 SF		
Grand total		49065 SF		



- Department Legend**
- ADMINISTRATION
  - CIRCULATION
  - COMMON
  - COMMUNICATIONS
  - HUMAN RESOURCES
  - OPEN TO BELOW
  - ROOF PLAZA
  - SUPERINTENDENT
  - UTILITY
  - VERT. CIRCULATION

SECOND FLOOR PLAN



- Department Legend**
- ADMINISTRATION
  - CIRCULATION
  - COMMON
  - FINANCE
  - INSTRUCTIONAL
  - PRO DEVELOPMI
  - PUBLIC
  - STUDENT SERVI
  - UTILITY
  - VERT. CIRCULAT

TRY FLOOR PLAN

