LS3P ENGAGE DESIGN TRANSFORM

Addendum #1

To:	Perspective Bidders
From:	Kameron Quick, AIA
Date:	November 19, 2025
Description:	Addendum #1
Project:	1201-217190 Hampton County High School - Phase 2

Items Included in this Addendum:

A. Questions and responses from Prebid Meeting held on 11/10.
B. List of Drawing Revisions
C. List of Specification Revisions
D. Bidder Questions Received as of 11/18 and Responses
E. Substitution Requests: Additional Approved Manufacturers
F. Attachments
    i. Attachment A: Prebid Meeting Attendance Sheet
    ii. Attachment B: Prebid Meeting Presentation
    iii. Attachment C: Revised drawings per list below.
    iv. Attachment D: Revised specifications per list below.

A. <u>Questions from Prebid Meeting on 11/10:</u>

1) What is the anticipated start day for construction?
    a. *Contractor mobilization is anticipated in March 2026*
2) What is the anticipated date of substantial completion?
    a. *Date of Substantial Completion is TBD pending final scope selected by Hampton County School District*
3) Should the bidders carry any allowances at this time?
    a. *No allowances are required at this time.*
4) Is there a basis of design for the Observation Tower?

   a. *Yes, please see specifications section 133423.01; additional information is provided in the Addendum documents.*
5) Will the fields be turf or sod?
   a. *Fields will be sod.*
6) Will Phase 2 have an isolated stormwater system from Phase 1?
   a. *Yes, Phase 2's stormwater design is independent from Phase 1 and is sized to accommodate the full build out of the site as currently designed.*
7) Will third party inspections for SWPPP be handled by the GC or District?
   a. *Third party inspections are handled by the School District.*

B. List of Drawing Revisions:

1. G-000 – Address Updated to 1585 Savannah Highway
2. G-002 – Updated sheet index.
3. G-104 – Travel Distance Diagram Update
4. Survey
   a. New Drawing showing extent of three existing on site stockpiles of earth.
5. C001
   a. List of Drawings updated to show which sheets were revised (Revision #1) with the Addendum.
   b. Phase 1 Note #2 regarding the existing on-site stockpile was revised.
6. C100/C101
   a. On-Site stockpile from Phase 1 construction has been added to the Existing Grade surface and shown on the applicable sheets.
7. C221/C231
   a. Sidewalks adjacent to the Greenhouse were slightly adjusted to avoid new/existing utilities and ensure ADA accessible slopes.
8. C300/C301/C311
   a. Stockpile area added to the Existing Grade surface and reflected on the Finished Grade surface.
9. C321/C331
   a. Stockpile area added.
   b. Grading detail added for the building FFE and sidewalks at the Greenhouse.
10. C401
   a. Irrigation Service/Meter updated to match the Irrigation Plans.
   b. Utility detail added for new utilities to the Greenhouse.

11. L406
   a. Updated track detail.

12. IR100 – IRRIGATION NOTES AND LEGEND
    a. New Drawing.
13. IR101 – IRRIGATION PLAN – OVERALL
    a. New Drawing.
14. IR102 – IRRIGATION PLAN
    a. New Drawing.
15. IR103 – IRRIGATION PLAN
    a. New Drawing.
16. IR104 – 2-WIRE PLAN
    a. New Drawing.
17. IR200 – IRRIGATION DETAILS
    a. New Drawing.
18. IR201 – IRRIGATION DETAILS
    a. New Drawing.
19. IR202 – IRRIGATION DETAILS
    a. New Drawing.

20. A-101 – Training Room Floor Plan Update; Laundry Update; Varsity and JV boys locker rooms updated.
21. A-151 – Greenhouse Update
22. A-161 – Life Safety Electrical Room 201 changed to Storage Room 201; Door swing updated, and fire rating removed.
23. A-401 – Training Room Elevation Update
24. A-530 – LKM label on view D1 updated to LKM-1; view D3 updated to show 18x18 locker; view D2 updated.
25. A-601 – Door 101 updated to 3'-6" wide.
26. A-700 – RAF-2 finish color updated; Rooms 502 and 510 added to Add Alt 2 Schedule.
27. A-701 – Training Room Finish Floor Plan Update
28. A-781 – Casework schedules updated per Training Room Revision; Countertop clarified as solid surface.
29. A-901 – Updated to include signage schedules and some sign types removed.

30. P-100 – Added TD1 to Plumbing Specialties Schedule
31. P-101 – Added relevant piping & tags for refrigerator and ice maker added to fieldhouse.
32. P-102 – Added relevant piping & tags for refrigerator and ice maker added to fieldhouse.
33. P-151 – Sheet added for greenhouse plumbing plans

34. P-400 –Added details for greenhouse water service entrance and ice maker added to fieldhouse.

35. E-001 – Schedule notes edited to fit phase 2.
    a. TV details updated.
36. E-004 – Low voltage momentary switch detail added, Pedestrian Pole Base detail added
    a. Dimming control removed, Emergency relay detail removed.
37. E-005 – Baseball Sound system speakers quantity reduced.
38. E-006 – Irrigation detail updated
39. E-050 – Conduits and notes added, timeclock notes added,
40. E-101 – P1 poles circuits updated.
41. E-120 – Add alt #2 note added
42. E-130 – Pathway lighting circuit updated.
43. E-210 – Fire bell, tamper and flow modules, CO and duct detectors added. Light switches added where missing, corridor controls updated, and power packs added. Roof power, EF-f1 power, RIV F1, RCP1 power added. Cameras updated to exterior. Concession equipment updated.
44. E-202 – Baseball pole circuits updated, including pathway, and emergency. Waterproof switches in dugouts.
45. E-203 – Softball pole circuits updated, including pathway, and emergency. Waterproof switches in dugouts.
46. E-204 – Time Clocks added, FATC power added, EF-F2 power added. Emergency lighting added to Observation tower.
47. E-211 – Duct detector and CO detector added.
48. E-220 – Power, lighting and systems updated.
49. E-251 – Phase 1 phase 2 scope of work noted. Greenhouse notes added.
50. E-260 – Field power added. Football pole circuits adjusted. Speakers added.
51. E-263 – Concession equipment updated and mechanical equipment powered. Restroom lighting adjusted.
52. E-264 – Speakers, Sound rack, sound controls added.
53. E-701 – Riser updated.
54. E-702 – Schedule updates
55. E-703 – Schedule updates
56. E-704 – Schedule updates
57. E-705 – Mechanical notes

58. E-800 – Light fixtures updated, Sporting lighting loads updated. Lighting sequence added.

C. List of Specification Revisions:

1. Project Title Sheets – Volume 1 and Volume 2
    a. Address updated.
2. 000107 – Table of Contents
    a. Shows deleted spec sections.
3. 001116 – Invitation to Bid
    a. Address updated
    b. Bid Submittal and Opening date and time updated
4. AIA A305 – A.2.1 language updated
5. AIA A701
    a. 3.4.1 section updated
    b. 4.2.1 – Bid Security amount updated
    c. 4.2.4 – Bidders may withdraw after 60 days if no contract has been awarded
    d. 4.3.1 – Bid shall be submitted as a paper copy
    e. 4.4.3 – Bids withdrawn for clerical errors shall have their bid security returned.
6. 002114 – Bid Form
    a. Bid Security clarification
7. AIA A101
    a. Article 1 – updated language
    b. 4.5 – Liquidated Damages language updated
8. 011000 – Summary
    a. Address updated.
9. 012300 – Alternates
    a. Updated Alternate 2 Base Bid: Baseball and Softball Accessory structures are not included in Base Bid.
10. 013300.1 – Digital Data Letter of Agreement
    a. Address updated.
11. 055100 – Exterior Aluminum Stairs
    a. Updated specification section title.
    b. Clarified aluminum type for exterior.
    c. Clarified stair width indicated on Drawings.
    d. Clarified finish type as clear anodized aluminum.

12. 071326 – Self-Adhering Sheet Waterproofing section removed.
13. 072100 – Thermal Insulation section removed.
14. 072119 – Foamed-In-Place Insulation section
    a. Deleted reference to thermal insulation.
    b. 2.2 updated.
    c. 3.2.G Deleted.
    d. 3.2.H Deleted.
15. 089119 – Fixed Louvers section removed.
16. 089516 – Wall Vents section removed.
17. 096513 – Duplicated section removed.
18. 096555 – Resilient Athletic Flooring action submittals, accessories, and field-applied finishes updated.
19. 105113 – Metal Lockers
    a. Changed to Knocked-down athletic lockers.
    b. Clarified lock types
    c. Updated Football Lockers basis-of-design to Penco and size clarified.
20. 112300 – Institutional Laundry Equipment
    a. Updated athletic washer and dryer basis-of-design products and characteristics.
21. 113013 – Appliances updated.
22. 116843 – Exterior Scoreboards football score board basis of design updated.
23. 133400 – Engineered Post Frame Structures summary clarified.
24. 133413 – Greenhouses update to include irrigation system.
25. 133419 – Metal Building Systems updated to remove reference to thermal insulation. PEMB buildings are uninsulated.
26. 133423 – Prefabricated Observation Tower height of structure specified.
27. 265668 – Exterior Athletic Lighting specification updated.
    a. Page 1 and 5 updated. Practice/recreation field included.

D. <u>Bidder Questions:</u>

1) Please advise Signage quantities per attached, or sheet A902 as it calls out in notes. Sheet A902 is not in drawings. Also, when providing quantities be sure to give quantities for each base bid/ and Alt's so they can be broken out. A picture of the existing signage would be helpful for pricing purposes.

a. Response: Sheet A-901 updated with signage schedules. Signage for Phase 1 is not currently available but may be released in Addendum #2 scheduled for December 2nd.

2) The landscape notes advise us to water the planted areas for 6 months by hand or temporary system. Provide more clarity on this scope.

a. Response: The sodded fields only will be irrigated by an automatic irrigation system. Irrigation design is provided with Addendum 1. Balance of required irrigation is limited to proposed trees. Provide two watering bags per tree to be filled as needed to maintain tree health until substantial completion. Owner to provide watering post substantial completion. Keep in mind that seeded areas will require coverage in order to close out the project. Supplemental irrigation should be provided as necessary to obtain grass coverage of seeded areas.

3) On the track surface portion of the drawings, it still lists polyurethane in one spot and the current designs suggest it may have been as well at one point polyurethane. I wanted to see if there would be any alternate or approvals to install anything other than Latex for the track surfacing. Also, on the details it appears they may have it designed for a sealed polyurethane track system that will shed the water directly into the drainage. Currently the concrete casing (one side) and asphalt are ½" lower than the top of the drain to sheet flow water off. One issue being a 3/8" system is not thick enough to meet the level height and the two, the bigger issues being it's the system chose is permeable and the water is going to go through and drain under the surface and pool up at the ½" lip. A sealed system would allow water to sheet flow off the top and not pass through to the asphalt base.

a. Response: The basis of design is Plexitrac Lightning which is a hybrid system. We are open to latex or polyurethane surfacing with the track and drainage system modified per the surfacing system selected.

4) Ref. dwg. A901, General Notes. Item B. "See A902 for Signage Schedule." Could not find that drawing. Will A902 be issued?

a. Response: Sheet A-901 updated with signage schedules.

5) Is it the intent to pour some type of slab underneath this batting cage area for alternate 2? Or we just leaving as dirt? Nothing on Civil or Structural show concrete underneath this structure.

a. Response: See specification section 133400; Cast-in-place concrete foundations are delegated design.

6) Regarding bleachers at the baseball/softball field and alternate 3 tennis, is there a firm number of seating required at these events? You show a note in the base bid drawing A-050 for bleachers at baseball/softball. No size or seating capacity given.

a. Response: See C202; Softball field to have seating capacity for 100 people, baseball field to have seating capacity for 300 people. No bleachers to be provide at the tennis courts.

7) The BB/SB One-lines and BOM calls for 3X Loudspeakers per field, but I cannot find their locations on any E drawing.

a. Response: Please see revised drawings issued in Addendum #1

8) Please confirm that speakers are building mounted VS. two speakers per pole on all 4 tall Stadium Lighting poles mounted at upper corners of the stadium seating.

a. Response: Please see revised drawings issued in Addendum #1

9) Paragraph 1.5 Bid Security has 3 items to be completed. Item 1 appears to be the amount of the bid security which will be 5% of our base bid. What do items 2 and 3 represent? Item 2 seems to mean that we can select whatever percentage we want for the bid security. Item 3 references the Instructions to Bidders, but not sure what that means. Your direction here would be greatly appreciated.

a. Response: Items 2 and 3 have been removed in updated Specification Section 002114 reissued in Addenda #1.

10) Paragraph 1.7 Time of Completion has two items. They appear to be the exact same verbiage. Can you please provide an explanation for two durations? According to

section 002513 Pre-bid Meeting the schedule was to be discussed. Was this addressed? If so, when will the meeting minutes be distributed?

a. Response: Pre-Bid sign in sheet, Agenda, and responses to questions asked during the meeting are included as part of this transmittal of Addenda #1.

11) What order will the alternates be awarded? The order may affect the overhead assigned to each one of the alternates, so the order is important in pricing the overhead.

a. Response: No order is currently set. School District has the discretion to select any alternates upon review of the bids.

12) Will the alternates be awarded at the same time as the base bid?

a. Response: Yes, School District will award one contract for the scope selected.

13) On what basis will the apparent low bidder be determined?

a. Response: Please refer to section 5.3 of the A701-2018 Instruction to Bidders.

14) Will the contractor determined duration be a factor for award?

a. Response: See bidding documents and provide all information requested.

15) Will the bids be read aloud at the time of the bid opening?

a. Response: Yes.

16) Can the bid be postponed a week?

a. Response: No.

17) Can the bid time be moved to 3pm?

a. Response: Bid time has been moved to 2pm on December 9th.

E. Substitution Requests: Additional Approved Manufacturers

1) Section 105113 – METAL LOCKERS – Lockers MFG – Acceptable manufacturer
2) Section 105113 – METAL LOCKERS – Scranton Tufftec – Acceptable manufacturer
3) Section 265668 – EXTERIOR ATHLETIC LIGHTING – Qualite Sports Lighting – Acceptable manufacturer