

## **Addendum No. 1**

Date: **January 18, 2024**

Re: **Educational Coded Modular Classroom**

RFP No.: **424-58-1-31**

The following information becomes part and parcel of Invitation for Bid (IFB) #424-58-1-31 effective this date. Firms must acknowledge receipt of this addendum in their solicitation response.

The listed items add to, modify, or otherwise alter the specifications and become part of the solicitation documents. Where a portion of the original specifications are added to, modified, or also altered, the portion not so affected shall remain. Firms may have the right to protest this addendum.

### **Clarifications**

1.) **Please see REVISED Bid Form attached. Only REVISED Bid Form will be accepted.**

2.) **Delete the following statement in the IFB Specifications:**

*6 Classroom modular unit with ADA accessible restrooms and entrances as an alternate.*

### **Inquiries/ District Responses**

Before the solicitation inquiry deadline of **January 18, 2024**, the District received inquiries regarding this solicitation. The District's response to each question follows in **bold** font.

1.) Could you please confirm that OSF will have jurisdiction over plan review & inspections?

**CONFIRMED**

2.) Could you please confirm that Greenville County Schools will have the A&E team for Site Plans & OSF review in their scope?

**CONFIRMED**

- 3.) Could you confirm that Greenville County Schools will have Electrical & Fire Alarms in their scope?  
**The District will provide electrical service (with main disconnect) to the point of termination (main distribution panel) within the modular unit.**  
**The District will provide complete fire alarm, intrusion alarm, intercom, video security and access controls services within the modular unit.**  
**Each manufacturer shall provide raceways, boxes, etc. as required to meet Codes and Standards.**
  
- 4.) Surewall should not be required on a standard height installation in the area. Could you confirm that this cost is required in bid?  
**Foundation pier treatments shall be the responsibility of the manufacturer as required to meet all Codes and Standards.**
  
- 5.) Should we assume an ABS pad installation in lieu of footers?  
**As stated in the Specifications for an Educational Coded Modular Classroom included within the IFB: “*Set-up to include all necessary foundation work*”. Foundation installation shall be the responsibility of the manufacturer as required to meet all Codes and Standards. The District will provide a generally flat, stable, grassed surface.**
  
- 6.) By code, sprinklers would be required in the 10 classroom modular. Would you consider a smaller 10 classroom floor plan to avoid the requirement? If not, would you like sprinklers included in our scope?  
**Fire sprinkler piping WILL NOT be provided by the District. Occupancy will not exceed 300, and this design should include a building that does not exceed 12,000 SF.**
  
- 7.) Could you please confirm the target occupancy date?  
**Target occupancy date is August 01, 2024**
  
- 8.) Would you like to see pricing per item (ie. Delivery, install, skirting, ramps etc.) or one lump sum on the provided chart?  
**See revised Bid Form.**
  
- 9.) Is a business license required for the bid? Why would one not be required for the low bidder?  
**The successful bidder is responsible for any cost associated with obtaining a business license from the City of Fountain Inn (if required).**
  
- 10.) Will Greenville County Schools guarantee a minimum of a full 36 month lease?  
**Building lease should be quoted for a 24-month period (with an option to renew annually after the initial lease period) – this supersedes (corrects) the reference to a 36-month lease within the IFB.**

- 11.) Do you want the Decks and Ramps to be leased?  
**Ramps and steps should be quoted for a 24-month lease period (with an option to renew annually after the initial lease period), similar to the building lease. Also similar to the building lease, demobilization / removal should be included in the quotation.**
- 12.) Aluminum or wood deck/steps/ramps?  
**Aluminum decks, ramps and steps are preferred.**
- 13.) Is the building to be new or used?  
**Building may be either new or used, but must be in like-new condition or better.**
- 14.) Is the purchase price for after the lease?  
**Purchase price is in lieu of the lease, which will also delete the demobilization / removal fee associated with a leased building. All other fees should remain the same.**
- 15.) Do you have a floor plan?  
**Floor plans are not being provided, as specific manufacturers may choose differing arrangements to achieve the same goals.**
- 16.) Are there any building specifications?  
**Specifications are not being provided, as specific manufacturers may choose differing products and configurations to achieve the same goals.**
- 17.) Will Greenville County Schools be responsible for all OSF inspections?  
**The District will hire (and pay for) third-party inspectors.**
- 18.) Who is responsible for the following?
  - Electrical sub panels to and including the MDP Panel  
**The District will provide electrical service (with main disconnect) to the point of termination (main distribution panel) within the modular unit.**
  - Manifolding all water and sewer lines to one point of connection for water and sewer  
**As stated in the Specifications for an Educational Coded Modular Classroom included within the IFB: The District will provide “...final connection of sewer and domestic water to a single point at building lines.”**
- 19.) Is Greenville County Schools responsible for all sidewalks?  
**The District will install sidewalks as required.**
- 20.) Is Greenville County Schools getting the building permits?  
**No building permits will be required as part of this solicitation.**
- 21.) VI-Bid Schedule does not have a separate line item for delivery, installation, decks and ramps And teardown/freight for each building. Do you want these one-time charges rolled into the lease or as a separate line item for each building?  
**See revised Bid Form.**

- 22.) Who is responsible for the electrical connections of the building sub panels to the permanent electrical service on site?  
**The District will provide electrical service (with main disconnect) to the point of termination (main distribution panel) within the modular unit.**
- 23.) Who is responsible for the fire alarm?  
**The District will provide complete fire alarm, intrusion alarm, intercom, video security and access controls services within the modular unit.**  
**Each manufacturer shall provide raceways, boxes, etc. as required to meet Codes and Standards.**
- 24.) OSF requires an architect of record. Will the school hire the architect of record to work directly with OSF? OSF will not work with the modular provider or the modular factory architect as they are not the architect of record.  
**The District will provide professional design services (including OSF coordination) for the modular unit installation.**  
**Each manufacturer is specifically responsible for architectural and engineering costs required to facilitate manufacturing, delivery and set-up.**
- 25.) Do you have detailed building specifications that the bidders need to bid to for the building?  
**Specifications are not being provided, as specific manufacturers may choose differing products and configurations to achieve the same goals.**
- 26.) Are there floor plans available?  
**Floor plans are not being provided, as specific manufacturers may choose differing arrangements to achieve the same goals.**
- 27.) Are there restrooms in the modulares, it sounds like there are?  
**As stated in the Specifications for an Educational Coded Modular Classroom included within the IFB, and as clarified above, the configuration to be included in the bid:**  
• *10 classroom modular unit with ADA accessible restrooms and entrances*
- 28.) Are below grade concrete foundations required?  
**As stated in the Specifications for an Educational Coded Modular Classroom included within the IFB: “Set-up to include all necessary foundation work”. Foundation installation shall be the responsibility of the manufacturer as required to meet all Codes and Standards. The District will provide a generally flat, stable, grassed surface.**
- 29.) The lease term begins in the month of July. Is that for this year 2024?  
**Lease should begin July 2024**
- 30.) Are prevailing wages or union wages required?  
**No**

31.) The bid sheet shows a lump sum item for each option, would it be possible to separate each option into the following below?

**See revised Bid Form**

32.) Are there any modular bldg. specifications (interior/exterior finishes etc..) that are preferred, or do we use our standard?

- No specifications called out in bid documents.

**Specifications are not being provided, as specific manufacturers may choose differing products and configurations to achieve the same goals.**

33.) The solicitation states that the vendor is responsible for All architectural and Engineering costs.

- Does the District Facilities Department have an Architect of Record?
- If the District Facilities Dept is responsible for the site work, are they also responsible for the engineering of the utilities, and fire sprinkler water line?

**The District will provide professional design services (including OSF coordination) for the modular unit installation.**

**Each manufacturer is specifically responsible for architectural and engineering costs required to facilitate manufacturing, delivery and set-up.**

34.) Is there a soils report?

**No -- The District will provide a generally flat, stable, grassed surface**

35.) Are there any additional site plans showing any details for the utility and fire Sprinkler connections to main source?

**Fire sprinkler piping WILL NOT be provided by the District. Occupancy will not exceed 300, and this design should include a building that does not exceed 12,000 SF.**

**As stated in the Specifications for an Educational Coded Modular Classroom included within the IFB: The District will provide "...final connection of sewer and domestic water to a single point at building lines."**

36.) We are providing foundation plan, tie down plan and stamped building plans. It is assumed the County will have an Engineer of Record for the job? please confirm.

**The District will provide professional design services (including OSF coordination) for the modular unit installation.**

**The District will hire (and pay for) third-party inspectors.**

37.) Can one exterior door be accessible with just stairs or do both means of egress need a ramp?

**Only one accessible means of egress is required.**

38.) Who is responsible for tapping the existing electric and bringing it to the modular bldg. site?

**The District will provide electrical service (with main disconnect) to the point of termination (main distribution panel) within the modular unit.**

- 39.) Who is responsible for tapping and bringing the utilities and fire sprinkler water to site?  
**Fire sprinkler piping WILL NOT be provided by the District. Occupancy will not exceed 300, and this design should include a building that does not exceed 12,000 SF.**
- 40.) Who is responsible for manifolding the sanitary and water in the modular crawlspace?  
**As stated in the Specifications for an Educational Coded Modular Classroom included within the IFB: The District will provide "...final connection of sewer and domestic water to a single point at building lines."**
- 41.) Who is responsible for the MDP, and final sub panel connections to the modular classroom?  
**The District will provide electrical service (with main disconnect) to the point of termination (main distribution panel) within the modular unit.**
- 42.) Is Three phase electric required or is Single phase acceptable?  
**Single phase service is acceptable**
- 43.) Who is responsible for the Fire alarm and data? Does the Fire alarm and Data have to be tied into the existing school? If so, who is responsible and where are the connection points in the school. Is Mass notification required?  
**The District will provide complete fire alarm, intrusion alarm, intercom, video security and access controls services within the modular unit.  
Each manufacturer shall provide raceways, boxes, etc. as required to meet Codes and Standards.**
- 44.) Are ABS pads acceptable? Are below grade foundations required? If so, are augured concrete footings acceptable?  
**As stated in the Specifications for an Educational Coded Modular Classroom included within the IFB: "Set-up to include all necessary foundation work"  
Foundation installation shall be the responsibility of the manufacturer as required to meet all Codes and Standards  
The District will provide a generally flat, stable, grassed surface**
- 45.) Who is responsible for the new sidewalks?  
Are aluminum decks, steps, and ramps acceptable and if so, will they need to be anchored down?  
**The District will install sidewalks as required.**
- 46.) Who is responsible for the Fire Sprinkler system that is required? Modular factory can rough in, but connections across the mate lines, backflow preventor, and riser will be responsibility of Client.  
**Fire sprinkler piping WILL NOT be provided by the District. Occupancy will not exceed 300, and this design should include a building that does not exceed 12,000 SF.**

47.) Please confirm that there are no propane or natural gas requirements.  
**CONFIRMED**

**End of Section – Inquiries/District Responses**

All other terms and conditions remain unchanged and in force.

Thank you for your interest in the District.

*Valarie W. Southerlin*  
Valarie W. Southerlin  
Buyer I

FOUNTAIN INN HS  
MODULAR 10 CLASSROOMS + TOILETS, LANDINGS, RAMPS AND STEPS

24-MONTH LEASE OPTION				
	QTY	UNIT	UNIT COST	TOTAL
MODULAR 10 CR + TOILETS -- <b>LEASE</b>	24	MO	\$ -	\$ -
ADA DECKING	24	MO	\$ -	\$ -
DELIVERY	1	LS	\$ -	\$ -
ABS PADS	1	LS	\$ -	\$ -
BONDING AGENT	1	LS	\$ -	\$ -
SET-UP	1	LS	\$ -	\$ -
SKIRTING	1	LS	\$ -	\$ -
DEMOBILIZE BUILDING	1	LS	\$ -	\$ -
DELIVER + INST ADA DECKING	1	LS	\$ -	\$ -
DEMOBILIZE ADA DECKING	1	LS	\$ -	\$ -
				\$ -
PURCHASE OPTION				
	QTY	UNIT	UNIT COST	TOTAL
MODULAR 10 CR + TOILETS -- <b>PURCHASE</b>	1	LS	\$ -	\$ -
ADA DECKING	24	MO	\$ -	\$ -
DELIVERY	1	LS	\$ -	\$ -
ABS PADS	1	LS	\$ -	\$ -
BONDING AGENT	1	LS	\$ -	\$ -
SET-UP	1	LS	\$ -	\$ -
SKIRTING	1	LS	\$ -	\$ -
DEMOBILIZE BUILDING	N/A	N/A	N/A	N/A
DELIVER + INST ADA DECKING	1	LS	\$ -	\$ -
DEMOBILIZE ADA DECKING	1	LS	\$ -	\$ -
				\$ -

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_



VII. *Revised* BIDDING SCHEDULE

Name of item	Price
10 Class Modular Unit Lease	
10 Class Modular Unit Purchase	

Per Addendum 1, an attachment has been added to itemize the cost of both the Lease and Purchase Option of this solicitation. The itemized attachment are required to be submitted for consideration.

By submission of a response, the Proposer certifies that it has read and understands all of the requirements contained in this solicitation and agrees to be bound by all the terms and conditions of this solicitation without exception. It is understood that no payment will be made until the project is completed in accordance with the specifications set forth within this solicitation. The Proposer has availed itself of every opportunity to understand the requirements of this solicitation.

The District appreciates the proposer’s interest in meeting the District’s needs.

Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_