



Georgetown County, South Carolina

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Georgetown, SC 29442-1270
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ADDENDUM #1 TO BID #16-059

BID NUMBER: 16-059

ISSUE DATE: Tuesday, August 16, 2016

(REVISED) OPENING DATE: Wednesday, September 7, 2016
(NIST Eastern)

OPENING TIME: 3:00 PM

Bid Opening Location: Georgetown County Historic Courthouse, Suite #239 (Purchasing)

Pre-Bid Conference/Site Inspection: [Voluntary-On Own]

PROCUREMENT FOR: Design/Build of Expandable Speculation Shell Building

Commodity Code(s): **90664, 91846**

This addendum will amend **BID #16-059, Design/Build of Expandable Speculation Shell Building** originally issued on Friday, August 5, 2016. This clarification is being provided to all known and registered correspondents in response to questions received. All addenda and original bid documents are also available online at: <http://www.georgetowncountysc.org>, select Quick Links, "Bid Opportunities" and "Current Bids."

Question 1: Is there an estimated cost or budget available for this project?

Answer: **The targeted budget for this project per the department is \$1.5 Million.**

Question 2: Do either of the sites need storm water retention ponds?

Answer: **The speculation shell building site currently has an engineered retention pond to accommodate a 40,000 sq. ft. pad so additional storm water engineering will need to be done to accommodate the 60,000 sq. ft. speculation shell building. The new pad ready site currently has none, so yes, storm water will need to be done for this site.**

Question 3: If they don't where do we need to pipe storm water to?

Answer: **In addition to the listed on-site retention, all public infrastructure is located at curb.**

Question 4: What size building do we grade lot 10 for & parking?

Answer: Please grade lot 10 for a 40,000 sq. ft, building with appropriate parking.

Question 5: Are we responsible for civil engineering drawings for both sites?

Answer: Yes, Contractor is responsible for civil engineering drawings for both sites.

Question 6: Are OCRM permits still valid for both sites or are we responsible for getting those permits?

Answer: Yes, per the department, Owner provided OCRM permits are still valid for both sites.

Question 7: Can bid time be extended? Contractors are busy right now and another week or two for a design/build proposal would help make bids more competitive.

Answer: Yes, we will extend the bid out by one week. The new timeline is as follows:

(REVISED) Time Line: Invitation for Bid #16-059

Item	Date	Time	Location*
Advertised Date of Issue:	Friday, August 5, 2016	n/a	n/a
Pre-Bid Conference & Site Inspection:	Voluntary-On Own	n/a	n/a
Inquiry Cut-Off Time:	Wednesday, August 24, 2016	3:00PM ET	Suite 239
Bids Must be Received on/or Before:	Wednesday, September 7, 2016	3:00PM ET	Suite 239
Public Bid Opening & Tabulation:	Wednesday, September 7, 2016	3:00PM ET	Suite 239
Interviews:	Monday, September 26, 2016	TBD	TBD
County Council Review:	Tuesday, October 11, 2016	5:30PM ET	Council Chambers
Target Notice to Proceed (NTP):	Monday, October 24, 2016	n/a	n/a

*All locations in the Old County Courthouse, 129 Screven Street, Georgetown, SC unless otherwise stated.

Question 8: Are there any documents that might show the setbacks and easements for the lot the building is to be constructed on?

Answer: Please see the combination Plat attached that has been provided by the planning department. According to the planning department, "This property is zoned HI. The setbacks are 50' front, 30' side, 30' rear, and 33' corner, using Technology Drive as the front. HI does allow for a height increase above 35', the setbacks are then increased to accommodate the height. The 50' front yard setback is in place regardless of height."

Question 9: Are site drawings available for the grading that was done previously?

Answer: **No, we do not have this information.**

Question 10: Who was the grading contractor that did the grading?

Answer: **Our contract was with Roebuck Buildings Co., Inc. so grading would have most likely been sub-contracted out by that contractor. Therefore, we cannot confirm who the sub-contractor was that did the grading but the County is aware of two sub-contractors, Stantec Consulting Services, Inc. and Sabine & Waters, Inc., as being sub-contractors used by the awarded Contractor that had some involvement with the last project.**

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REFERENCES:

1. PLAT SHOWING NEWLY CREATED LOTS 2 & 3, DATED JULY 6, 2011, PREPARED BY CUNNINGHAM LAND SURVEYING, LLC, RECORDED IN PLAT SLIDE 733, PAGE 9.
2. DEED RECORDED IN RECORD BOOK 1772, PAGE 297.
3. GEORGETOWN COUNTY TAX MAP: SEE PLAT

NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, PER F.L.R.M. COMMUNITY PANEL 450085 0200 D, REVISED MARCH 3, 1989.
2. OWNER OF RECORD: GEORGETOWN COUNTY
718 PRINCE STREET
GEORGETOWN, SC 29440
3. ZONED: HI
BUILDING SETBACKS: FRONT = 50'
SIDE = 30'
REAR = 30'
* SETBACKS TO BE VERIFIED BY GEORGETOWN COUNTY (AND IF APPLICABLE, VERIFIED BY APPROPRIATE HOA OR ARB).
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY APPEARING ON SAID SURVEY. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT AN EXPRESSED RECERTIFICATION BY PARKER LAND SURVEYING, LLC.
6. THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.
7. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM 1983. DISTANCES SHOWN HEREON ARE HORIZONTAL (GROUND) DISTANCES, NOT GRID DISTANCES.

I hereby certify that the subdivision plat shown here has been found to comply with the Land Development regulations for Georgetown County, South Carolina, with the exception of such variance, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Register of Deeds.

Dated 12/15/15

[Signature]
Planning Signature

[Signature]
Planning Signature

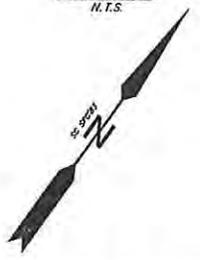
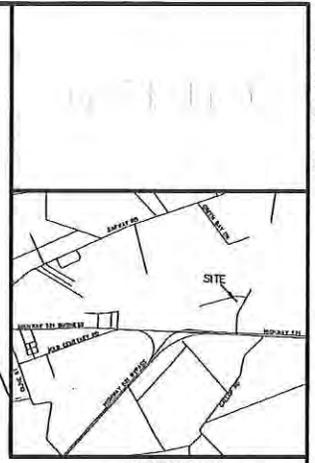
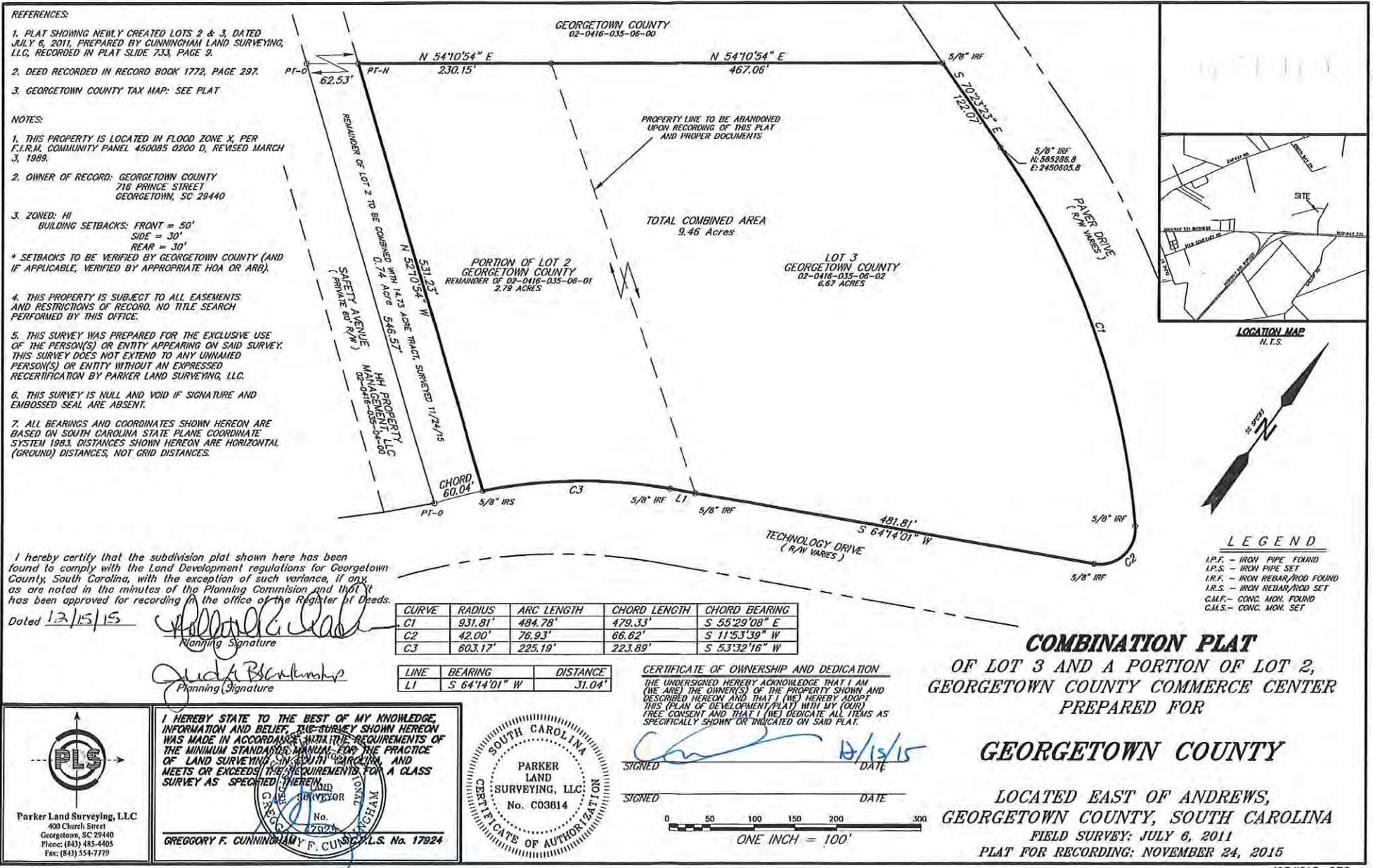
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	931.81'	484.78'	479.33'	S 55°29'08" E
C2	42.00'	76.93'	66.62'	S 11°53'39" W
C3	603.12'	225.19'	223.89'	S 53°32'16" W

LINE	BEARING	DISTANCE
L1	S 64°14'01" W	31.04'

CERTIFICATE OF OWNERSHIP AND DEDICATION
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS (PLAN OF DEVELOPMENT/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (WE) DEDICATE ALL ITEMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

[Signature] 12/15/15
SIGNED DATE

SIGNED DATE



- LEGEND**
- I.P.F. - IRON PIPE FOUND
 - I.P.S. - IRON PIPE SET
 - I.R.S. - IRON REBAR/ROD FOUND
 - I.R.S. - IRON REBAR/ROD SET
 - C.M.F. - CONC. MARK FOUND
 - C.M.S. - CONC. MARK SET

COMBINATION PLAT
OF LOT 3 AND A PORTION OF LOT 2,
GEORGETOWN COUNTY COMMERCE CENTER
PREPARED FOR

GEORGETOWN COUNTY

LOCATED EAST OF ANDREWS,
GEORGETOWN COUNTY, SOUTH CAROLINA
FIELD SURVEY: JULY 6, 2011
PLAT FOR RECORDING: NOVEMBER 24, 2015

Parker Land Surveying, LLC
400 Church Street
Georgetown, SC 29440
Phone: (843) 485-4405
Fax: (843) 554-7719

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS SURVEY AS SPECIFIED THEREIN.

REGISTERED PROFESSIONAL LAND SURVEYOR
No. 17524
GREGORY F. CUNNINGHAM P. CUNNINGHAM P.L.S. No. 17924

Covenants:
100' from property line
parallel to frontage rd

50' from interior side
& rear lines



ADDENDUM ACKNOWLEDGEMENT

Bid #16-059

Design/Build of Expandable Speculation Shell Building
Mandatory Submittal Form

To be returned with the final proposal submission to Georgetown County.

COMPANY NAME: _____

- | | | |
|-------------------------------------|----------------------------------|---------------------|
| <input checked="" type="checkbox"/> | Addendum #1 Received Date: _____ | Initialed By: _____ |
| <input type="checkbox"/> | Addendum #2 Received Date: _____ | Initialed By: _____ |
| <input type="checkbox"/> | Addendum #3 Received Date: _____ | Initialed By: _____ |
| <input type="checkbox"/> | Addendum #4 Received Date: _____ | Initialed By: _____ |
| <input type="checkbox"/> | Addendum #5 Received Date: _____ | Initialed By: _____ |
| <input type="checkbox"/> | Addendum #6 Received Date: _____ | Initialed By: _____ |

If your Bid submission has already been mailed, acknowledgment may be provided by faxing this form to (843)545-3500, or attaching a digital scan and sending by e-mail. .

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