



CHEROKEE COUNTY BOARD OF COMMISSIONERS
Purchasing Department
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ADDENDUM TWO

Solicitation Number: 2023-023
Solicitation Name: Design & Engineering Services – 94 North Street
Addendum Release Date: May 4, 2023

Prime Bidders/Proposers acknowledge the receipt of this Addendum by inserting the number and date in the appropriate position on the Proposal Form. Failure to do so may subject the Bidder/Proposer to disqualification. This Addendum is a part of the Contract Documents. It modifies them as follows:

1. Please verify if all restrooms are to be brought into ADA compliance or only those on the lowest level?

Answer: Yes

2. Will the church congregation continue to occupy the building after these repairs and renovations are completed? If so, would we consider this religious assembly use as the primary occupancy type as it relates to code compliance and HVAC equipment design / sizing?

Answer: No

3. Will the county handle hazardous material remediation separately from the Design drawings and renovation / alteration construction contract? Or does the County anticipate the hazardous material remediation be included in the awarded General Contractor's scope of work?

Answer: the remediation will be done in advance and independently.

4. Regarding replacement of 2nd level flooring with LVT is this only in areas / rooms that do not currently have hardwood or tile floors? This bullet appears to conflict with the requirements to sand, stain and seal wood flooring.

Answer: For the existing hardwood floors; sand, stain, and seal wood flooring. Replace existing linoleum floors with Luxury Vinyl Tile (LVT). Replace any existing carpeting with 2'x 2' carpet squares.

5. Has the County Fire Marshal assessed this building recently and or will they be able to provide any additional required renovation / alterations to address life safety? For example, exterior exit from 3rd floor requires stepping over windowsill and through an irregular door to access exterior fire escape stair. Only stair is mentioned in scope of work for replacement.

Answer: Everything need to be brought up to code consistent with the Life Safety requirements.

6. Please verify if a building section and typical wall section are required if no new walls are anticipated as part of this renovation / alteration scope.

Answer: No new walls.

7. Please clarify the location of three-dimensional concept drawing (interior, exterior, etc.). Is this drawing required to be photorealistic and in color?

Answer: No 3D needed

8. Please verify the estimated construction budget of \$1M is still accurate given added interior scope from previously bid exterior scope.

Answer: \$1.8MM

9. Is the replacement of the fire exit stairs referring to the metal stairs on the west side of the building?

Answer: Yes

10. Are the New handrails on the main staircase referring to the concrete exterior stairs in front of the building?

Answer: Yes

11. Is "provide new HVAC equipment throughout the building" include interior mechanical ducts? Is the new equipment to be engineered to support the existing floor plans and current occupancy?

Answer: The requirements for the HVAC (duct work, equipment sizing & locations) shall be determined using the maximum occupancies in the drawings provided.

12. Does your description of "Install Lift at the podium", refer to the 2nd-level Theater Stage?

Answer: Yes

13. Does your description of "Remove and replace existing windows in the rear of the building" include other wood frame windows around the building?

Answer: Replace the windows in the back and sides if windows are original single pane design.

14. Is the Building Code & Life Safety Plan required to occupy the building when complete? If so, should the life safety plan be based on the current layout & occupancy?

Answer: Yes / Yes.

15. Should the “Building Shell Floor Plan” include an interior floor plan layout because of the Life Safety Plan requirement?

Answer: To the extent necessary.

16. Are the “Building Section & One Typical Wall Section Details required? If so, what is your intent for them?

Answer: No.

****END****