



## **Nardmoor Capital Project**

### **Addendum 1**

October 7, 2022

**1. Has the plan review fee been paid to the City of Myrtle Beach?**

No, plan review fee will be at cost of the Owner.

**2. Will the utility impact fees be paid for by Owner or waived? If not, can an allowance be issued on the bid form by Owner?**

It is not anticipate that impact fees will be associated with this project, and should not be included in the solicitation pricing

**3. Is there a Davis Bacon requirement for this project?**

There are no Davis Bacon requirements for this project.

**4. Does this project require certified payroll?**

There are no requirements for certified payroll for this project.

**5. What line item on the bid form should the bond cost be included? Can a line item be added to the bid form for bond?**

Yes, please articulate costs as part of the permitting line item to include a break out of costs for both.

**6. Is builders risk insurance covered by the Owner under existing policy rider?**

The owner will coordinate its' own insurance requirements and will be discussed as a part of executing the contract.

**7. The base bid roof tear off & new roof is on the bid form, but not on the plans. What is the bid specification for new metal roof and high temp underlayment for the roof?**

Kynar 500 cool roof – Color Evergreen. The bid form should require you to include everything to tear off and replace including underlayment, etc. as per manufacturer's specifications and recommendations. Sheathing repairs are not included in this line item.

**8. Is cleaning & repairing the gutters included in the base bid? Can a line item allowance be added to the bid form by Owner?**

Cleaning should be part of the roof tear off and replacement. Repairs will be a separate change order once roof is installed.

**9. Are the porch, stairs & ramp to be included in the base bid? If so what line item on the bid form shall be used?**

Include in overall base bid. An alternate was provided for the railing systems.

**10. Is the sidewalks grinding for ADA to be included in base bid . If so what line item on the bid form shall be used?**

No this is not included.

**11. Is the crawl space to be included in the base bid. If so what line item on the bid form shall be used?**

The structural repairs have an allowance. Any upgrade to the crawl space will be addressed as part of the allowance.

**12. Are new PTAC units excluded from bid? There are some noted in the report but not in the bid documents.**

Yes, PTAC units are excluded from the scope of work.

**13. Can the base project duration be changed to 150 days due to lead times and phasing in an occupied building?**

A no cost time extension may be granted due to documented delivery time of supplies.

**14. What is the liquidated damages amount per day?**

Liquidated damages of \$500 per day.

**15. Is there an early completion bonus per day?**

No, there are no bonuses associated with this contract.

**16. Are the replacement windows to be impact rated?**

Yes, the contractor must comply with all commercial window specifications

**17. Is there an area outside which can be designed for storage containers and porto-jons for storing material?**

Yes, on the far left side as you face the building from the street. Bidder will also need to provide lockable storage unit(s) for materials.

**18. What is the color for the roof?**

Evergreen

**19. Bathroom alternates**

Provide pricing as indicated in the bid document. In addition, you may provide your alternate solutions with pricing compared to the current specification. This will not be a factor in the overall bid selection but may be negotiated with the selected contractor

**20. Additional Notes:**

A. Any additional alternatives that bidders would like considered may be submitted as an additional alternative. Bidders should submit pricing based on current design and bid specifications.

B. Communications should be submitted directly in writing to [cfrappaolo@echousing.org](mailto:cfrappaolo@echousing.org). Bidders should not contact directly ECHO staff or Palmetto Architecture via telephone or email communications to discuss this procurement opportunity.

C. Closing Due Date: October 13, at 5:00 p.m. Local Time. Sealed bids shall be submitted to the Eastern Carolina Housing Organization (ECHO) offices. Fax, email, telephone or text bid submittals will be rejected, pricing must be provided as indicated on the bid sheet. The only acceptable means of submitting a bid is by submitting a bid via sealed envelope, via US mail or hand delivered, to the following address with the words "Nardmoor Capital Project Bid" in the lower left-hand corner.

Eastern Carolina Housing Organization  
Attn: Joey Smoak, Nardmoor Capital Project  
407 Broadway St.  
Myrtle Beach SC 29577