



RESPONSE TO PRE-BID QUESTIONS

Project Name	Spartanburg Community College – Tyger River Building Cosmetology Renovation
Project Number	H59-N306-JM
Date Issued	May 23 rd , 2025

RESPONSES

The following responses are to questions received during and after Pre-Bid Conference meeting and after the Pre-Bid Conference for the above referenced project.

1. Mechanical drawings have been revised to indicate items to be removed during demolition are to be salvaged and turned over to the owner, as requested by the owner.
2. The existing building utilizes a Siemens operating system for the building mechanical controls.
3. The existing building utilizes a JCI operating system for the building fire alarm system.
4. The bid opening time has been changed to 2pm on 6/03/2025 in lieu of 10am on 6/03/2025. The bid opening location and mailing addresses have not been changed.
5. The wood lockers indicated on the plans are to be contractor furnished and contractor installed.
6. All VCT flooring in the demolition and construction area(s) shall be cleaned and waxed as part of the contractor's final cleaning before the building is turned over to the owner.
7. Accent paint bands in the corridors shall be 8" in width, interior elevations on sheets A4.2.1 and A4.2.2 have revised and included in Addendum No. 1.
8. The design intent is to maintain the existing 24x48 ceiling grid system because it is very good condition and the contractor is to install additional grid members as needed for the new 24x24 ceiling tile. If the existing ceiling grid is damaged during construction or demolition activities, contractor is responsible for replacing damaged grid components.
9. Ceiling tile demolition is as indicated on drawing A9.0.2.
10. No existing ceiling grid components have been observed to be damaged or in poor condition required replacement. An assumed percentage of damaged grid will not be provided as it is
11. New wall base in the corridors is not in the project scope other than where patching is required due to the demolition of existing walls.

12. Rubber wall base has been added to the wood knee/chase walls, see revised sheet A4.2.2.
13. Provide rubber wall base on all new interior partitions and patch rubber wall base where existing walls were demolished.
14. Contractor is responsible for determining footing size and requirement for chainlink fence post refer to specifications 323113, 1.02, B, Design Calculations.
15. Structural detail for houskeeping pad has been added to sheet S2.1.1 in addendum no. 1.
16. Landscaping demolition is to be performed by owner and any new landscaping once project is completed will be provided by the owner.
17. The revision cloud on sheet A2.1.2 in room 211 is a legacy revision from a permitting comment response, the cloud has been removed from the revised sheet in addendum no. 1.
18. As indicated in the drawings the pedicure station chairs are to be owner furnished and contractor installed (OFCI). The pedicure stations already procured by the owner include an integral sink that the plumbing subcontractor is responsible for providing connections (ie water service, waste line) this is why the pedicure station is listed in the plumbing schedule.
19. As indicated in the drawings the hairwash stations are to be owner furnished and contractor installed (OFCI). The hairwash stations already procured by the owner include an integral sink that the plumbing subcontractor is responsible for providing connections (ie water service, waste line) this is why the hairwash station is listed in the plumbing schedule.
20. Stacked washer and dryer is to be provided by the contractor and installed by the contractor, keynote #3 on A7.2.1 has been revised in addendum no. 1.
21. The project identification signs are optional or elective, if the successful contractor decides to erect one then it shall not be included in the project cost or the bid amount. The project identification sign included in the drawings does not indicate that the successful contractor must install one, instead these are references for the size, layout and content of the sign should the successful contractor elect to erect one.
22. The use of a temporary office trailer is the contractor's option, contractor also has the option to establish a temporary field office on the second floor where the cosmetology lab renovation work is being executed.
23. The limitations of temp fencing and/or barriers are to be determined by the successful contractor as they are considered part of means and methods. The successful contractor shall coordinate the location of temp fencing and barriers with the owner, architect, and AHJ. The facility will remain occupied while demolition and construction activities are ongoing.
24. The elevator may not be used by construction personnel during demolition and construction activities.
25. New ceilings are not to be insulated.

26. The intent is to replace the existing can light fixtures in the existing gypsum board ceiling in the lobby. The fixture replacement is considered an in-kind fixture replacement that is not expected to require demolition or modification of the existing gypsum board ceiling. The existing gypsum board ceiling is labeled as out-of-scope for clarity as there is no work expected to demolish or modify the existing gypsum board ceiling.
27. The cosmetology equipment for the cosmetology lab have already been procured by the owner and are being stored on site. Cutsheets for the equipment are not available but the owner's and installation instruction manuals are included in the boxes for each of the items that will be available to the successful contractor.
28. Please refer to the South Carolina Office of State Engineer's project manual and sample contracts included in the project manual for guidance on testing and inspections.