



ADDENDUM # 1

TO : All Bidders

RE: Dry Storage Building
Piedmont Technical College
Greenwood, S.C.
CGD Project No. 25010
OSE Project No. H59-N309-TM

DATE: January 8, 2026

To Bidders:

Please note the following changes or clarifications which shall become a part of the contract documents for the above referenced project.

GENERAL INFORMATION & CLARIFICATIONS:

- G1 Pre-Bid Conference Sign In Sheet:**
See attached sign in sheet from the pre-bid conference held at 10:00 AM on 1/8/26.
- G2 Clarification regarding project deadlines prior to bid:**
Requests for substitutions must be submitted in writing before the close of business on 1/12/26. Questions requiring clarification must be submitted in writing prior to the close of business on 1/14/26. Final addendum, if required, will be issued not later than the close of business on 1/15/26.
- G3 Clarification regarding fill material:**
During the pre-bid conference, the Owner notified all present that fill material was available on campus to use for construction of the building pad. This material is less than a half mile from the project site on South Emerald Road. The material has been tested and the report will be made available. While this material is available at no cost to bidders and has been tested, the specific parameters of the project require that this fill material be properly tested by the General Contractor (at its expense) during placement and compaction of the material on site and be satisfactorily inspected prior to pouring of building foundations and slab.
- G4 Clarification regarding topsoil:**
Existing topsoil to be removed at the project site can be reused for final grading operations and any excess can be stockpiled at the rear of the building site for use by the Owner.

G5 Clarification regarding existing parking lot and roadways:

The Owner accepts all responsibility for the condition of the existing parking lot and roadways. It is a reasonable expectation that this infrastructure will receive wear and tear during the construction period, any significant damage caused by accidental or haphazard construction activity shall be repaired at the General Contractor's expense.

DRAWINGS:**D1 Sheet A101; PEMB Details; Detail 1/A101 Floor Plan:**

Change notes at both overhead coiling doors from 16'-0" wide to 20'-4" wide to comply with Owner's requirements and as noted on detail 3/A101.

PROJECT MANUAL:**PM1 SE-330, Lump Sum Bid Form:**

See revised SE-330, Lump Sum Bid Form Revised 1 8 26 with schedule and liquidated damages properly noted.

APPROVED MANUFACTURERS:**Name**

Ostro Metal Buildings
ACI Building Systems
Ascent Buildings


Product

Pre-Engineered Metal Buildings
Pre-Engineered Metal Buildings
Pre-Engineered Metal Buildings

END OF ADDENDUM #1

Sincerely,

CRAIG GAULDEN DAVIS | PBK



David L. Dixon, AIA
Senior Principal

Attachments: Pre-Bid Conference Sign in Sheet
 SE-330 Lump Sum Bid Form Revised 1 8 26

PRE-BID CONFERENCE ATTENDEES
PIEDMONT TECHNICAL COLLEGE
DRY STORAGE BUILDING
OSE Project No. H59-N309-TM
1.8.2026

(Please Print)

Name	Company	Phone No.	Email Address
Mallory Davis	Sterling Structure and Design	706-980-1152	mallory@sterlingsd.com ;
Daniel Brown	Reedy River Construction	864-346-7409	dan@reedyriverconstruction.com ;
Daniel Balfour	NOVA Engineering	864-666-9188	dbalfour@usanova.com ;
Tim Maddox	Palmetto Construction Management	864-992-0663	steve@palmc.com ;
Brandon Bihn	Bihn Construction	631-806-7908	brandon@Bihnconstruction.com ;
Wade Thomas	R.D. Brown Contractors	706-832-2222	wthomas@browntrusted.com ;
Dan Dockstater	CMI	706-667-9033	ddockstater@contractmgmtinc.com ;
Michelle Rozbitsky	MAR Construction	803-597-5353	estimating@marconstruction.com ;
Knowl Davis	Davis Builders, LLC	803-840-0149	knowldavis@gmail.com ;
Durell Benjamin	Mathis Plumbing and Heating	864-980-8621	durell@mathispha.com ;
Tony Young	Palmetto Construction and Services	864-617-4848	pcsbuilds@gmail.com ;
Doland Gore	Gore Construction	803-215-3334	dgoresc@gmail.com ;
Brian Shirley	All Things Electric	864-554-5949	Allthingselectric_bs@outlook.com ;
Ray Billings	RBD Group, LLC	864-680-3490	raybillingsinc@yahoo.com ;

Name	Company	Phone No.	Email Address
Matthew Waldrip	AMW Construction	803-444-1199	matthew@amw-gc.com ;
Caleb T. Curtis	On-Site Builders	864-200-7258	calebtcurtis@icloud.com ;
John Hetrick	JonScot General Contractors	864-444-4606	jhetrick@jonscot.com ;
Geoffrey Payne	J D Gaskins Construction	803-300-0077	construct@jdgaskins.com ;
Juan Adriatico	The Colt Firm	864-992-6158	coltfirm@gmail.com ;
Ethan Bell	Bell Excavation	864-940-4656	bellexcavate@gmail.com ;
George Sweet	A J Bright Construction	864-787-6538	george@ajbright.com ;
Craig Mayo	Piedmont Technical College		Mayo.w@ptc.edu ;
Rusty Denning	Piedmont Technical College		Denning.r@ptc.edu ;
Amber Campbell	Piedmont Technical College		Campbell.al@ptc.edu ;
David Dixon	Craig Gaulden Davis PBK	864-242-0761	ddixon@cgdarch.com

SE-330

LUMP SUM BID FORM

Bidders shall submit bids on only Bid Form SE-330.

BID SUBMITTED BY: _____
(Bidder's Name)

BID SUBMITTED TO: Piedmont Technical College
(Agency's Name)

FOR: PROJECT NAME: Dry Storage Building
PROJECT NUMBER: H59-N309-TM

OFFER

- § 1. In response to the Invitation for Construction Services and in compliance with the Instructions to Bidders for the above-named Project, the undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into a Contract with the Agency on the terms included in the Bidding Documents, and to perform all Work as specified or indicated in the Bidding Documents, for the prices and within the time frames indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.
- § 2. Pursuant to SC Code § 11-35-3030(1), Bidder has submitted Bid Security in the amount and form required by the Bidding Documents.
- § 3. Bidder acknowledges the receipt of the following Addenda to the Bidding Documents and has incorporated the effects of said Addenda into this Bid:
(Bidder, check all that apply. Note, there may be more boxes than actual addenda. Do not check boxes that do not apply)
- ADDENDA:** ☐ #1 ☐ #2 ☐ #3 ☐ #4 ☐ #5
- § 4. Bidder accepts all terms and conditions of the Invitation for Bids, including, without limitation, those dealing with the disposition of Bid Security. Bidder agrees that this Bid, including all Bid Alternates, if any, may not be revoked or withdrawn after the opening of bids, and shall remain open for acceptance for a period of **60** Days following the Bid Date, or for such longer period of time that Bidder may agree to in writing upon request of the Agency.
- § 5. Bidder herewith offers to provide all labor, materials, equipment, tools of trades and labor, accessories, appliances, warranties and guarantees, and to pay all royalties, fees, permits, licenses and applicable taxes necessary to complete the following items of construction work:

§ 6.1 **BASE BID WORK** (as indicated in the Bidding Documents and generally described as follows): _____

\$ _____, which sum is hereafter called the Base Bid.
(Bidder to insert Base Bid Amount on line above)

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LUMP SUM BID FORM

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§ 6.2 **BID ALTERNATES** as indicated in the Bidding Documents and generally described as follows:

ALTERNATE # 1 (Brief Description): _____

☐ ADD TO or ☐ DEDUCT FROM BASE BID: \$ _____

(Bidder to mark appropriate box to clearly indicate the price adjustment offered for each Alternate)

ALTERNATE # 2 (Brief Description): _____

☐ ADD TO or ☐ DEDUCT FROM BASE BID: \$ _____

(Bidder to mark appropriate box to clearly indicate the price adjustment offered for each Alternate)

ALTERNATE # 3 (Brief Description): _____

☐ ADD TO or ☐ DEDUCT FROM BASE BID: \$ _____

(Bidder to mark appropriate box to clearly indicate the price adjustment offered for each Alternate)

§ 6.3 UNIT PRICES:

BIDDER offers for the Agency's consideration and use, the following UNIT PRICES. The UNIT PRICES offered by BIDDER indicate the amount to be added to or deducted from the CONTRACT SUM for each item-unit combination. UNIT PRICES include all costs to the Agency, including those for materials, labor, equipment, tools of trades and labor, fees, taxes, insurance, bonding, overhead, profit, etc. The Agency reserves the right to include or not to include any of the following UNIT PRICES in the Contract and to negotiate the UNIT PRICES with BIDDER prior to including in the Contract.

<u>No.</u>	<u>ITEM</u>	<u>UNIT OF MEASURE</u>	<u>ADD</u>	<u>DEDUCT</u>
<u>1.</u>	_____	_____	\$ _____	\$ _____
<u>2.</u>	_____	_____	\$ _____	\$ _____
<u>3.</u>	_____	_____	\$ _____	\$ _____
<u>4.</u>	_____	_____	\$ _____	\$ _____
<u>5.</u>	_____	_____	\$ _____	\$ _____
<u>6.</u>	_____	_____	\$ _____	\$ _____

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LUMP SUM BID FORM

§ 7. LISTING OF PROPOSED SUBCONTRACTORS PURSUANT TO SECTION 3020(b)(i), CHAPTER 35, TITLE 11 OF THE SOUTH CAROLINA CODE OF LAWS, AS AMENDED (See Instructions on page BF-2A)

Bidder shall use the below-listed Subcontractors in the performance of the Subcontractor Classification work listed:

(A) LICENSE CLASSIFICATION or SUBCLASSIFICATION ABBREVIATION per SCLLR (Completed by Agency)	(B) NAME of SUBCONTRACTOR and/or PRIME CONTRACTOR (Completed by Bidder)	(C) SUBCONTRACTOR'S and/or PRIME CONTRACTOR'S SC LICENSE NUMBER (Completed by Bidder)
BASE BID		
MB		
HT/AC		
EL		
ALTERNATE #1		
ALTERNATE #2		
ALTERNATE #3		

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LUMP SUM BID FORM

INSTRUCTIONS FOR SUBCONTRACTOR LISTING

1. Section 7 of the Bid Form sets forth an Agency-developed list of subcontractor license classifications or subclassifications for which Bidder is required to identify the entity (subcontractor(s) and/or prime) Bidder will use to perform this work.
 - a. **Column A:** The Agency enters the appropriate SCLLR abbreviation to identify the subcontractor license classification / subclassification for which the Bidder is required to list either a subcontractor or itself as the entity that will perform the work. Abbreviations of licenses can be found at: <https://llr.sc.gov/clb/PDFFiles/CLBClassificationAbbreviations.pdf>. If the Agency has not identified a subcontractor license classification/subclassification, the Bidder does not list a subcontractor.
 - b. **Columns B and C:** The Bidder identifies the subcontractors, by name and license number, it will use for the work of each license listed by the Agency in Column A. Bidder must identify only the subcontractor(s) who will perform the work and no others. Bidders must make sure that their identification of each subcontractor is clear and unambiguous. A listing that could be any number of different entities may be cause for rejection of the bid as non-responsive. For example, a listing of M&M without additional information may be problematic if there are multiple different licensed contractors in South Carolina whose names start with M&M.
2. **Subcontractor Defined:** For purposes of subcontractor listing, a subcontractor is an entity who will perform work or render service to the prime contractor to or about the construction site pursuant to a contract with the prime contractor. Bidder should not identify sub-subcontractors in the spaces provided on the bid form but only those entities with which Bidder will contract directly. Do not identify material suppliers, manufacturers, and fabricators that will not perform physical work at the site of the project but will only supply materials or equipment to the Bidder or proposed subcontractor(s).
3. **Subcontractor Qualifications:** Bidder must only list subcontractors who possess a South Carolina contractor's license that includes the license classification and/or subclassification identified by the Agency in Column A. The subcontractor license must also be within the appropriate license group for the work (do not list the Group number). If Bidder lists a subcontractor who is not qualified to perform the work, the Bidder will be rejected as non-responsive.
4. **Use of Own forces:** If, under the terms of the Bidding Documents and SC Contractor Licensing laws, Bidder is qualified to perform the work of a listed subcontractor classification or subclassification and Bidder does not intend to subcontract such work but to use Bidder's own employees to perform such work, the Bidder must insert itself in the space provided.
5. **Use of Multiple Subcontractors:**
 - a. If Bidder intends to use multiple subcontractors to perform the work of a single license classification/subclassification, Bidder must insert the name of each subcontractor Bidder will use, preferably separating the name of each by the word **"and"**. If Bidder intends to use both his own employees to perform a part of the work of a single license classification/subclassification and to use one or more subcontractors to perform the remaining work, Bidder must insert itself and each subcontractor, preferably separating them with the word **"and"**. Bidder must use each entity listed for the work of a single license classification/subclassification in the performance of that work.
 - b. **Optional Listing Prohibited:** Bidder may not list multiple subcontractors for a license classification/subclassification in a form that provides the Bidder the option, after bid opening or award, to choose one or more but not all the listed subcontractors to perform the work for which they are listed. A listing, which on its face requires subsequent explanation to determine whether it is an optional listing, is non-responsive. If Bidder intends to use multiple entities to perform the work for a single listing, Bidder must clearly set forth on the bid form such intent. Bidder may accomplish this by simply inserting the word **"and"** between the names of each entity listed. Agency will reject as non-responsive a listing that contains the names of multiple subcontractors separated by a blank space, the word **"or"**, a virgule (that is a /), or any separator that the Agency may reasonably interpret as an optional listing.
6. If Bidder is awarded the contract, Bidder will not be allowed to substitute another entity as subcontractor in place of a subcontractor listed in Section 7 of the Bid except for one or more of the reasons allowed by the SC Code of Laws.
7. Bidder's failure to identify an entity (subcontractor or itself) to perform the work of a subcontractor listed in Column A will render the Bid non-responsive.

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LUMP SUM BID FORM

§ 8. LIST OF MANUFACTURERS, MATERIAL SUPPLIERS, AND SUBCONTRACTORS OTHER THAN SUBCONTRACTORS LISTED IN SECTION 7 ABOVE (*FOR INFORMATION ONLY*):

Pursuant to instructions in the Invitation for Construction Services, if any, Bidder will provide to Agency upon the Agency's request and within 24 hours of such request, a listing of manufacturers, material suppliers, and subcontractors, other than those listed in Section 7 above, that Bidder intends to use on the project. Bidder acknowledges and agrees that this list is provided for purposes of determining responsibility and not pursuant to the subcontractor listing requirements of SC Code § 11-35-3020(b)(i).

§ 9. TIME OF CONTRACT PERFORMANCE AND LIQUIDATED DAMAGES

a) CONTRACT TIME

Bidder agrees that the Date of Commencement of the Work shall be established in a Notice to Proceed to be issued by the Agency. Bidder agrees to substantially complete the Work within 180 Calendar Days from the Date of Commencement, subject to adjustments as provided in the Contract Documents.

b) LIQUIDATED DAMAGES

Bidder further agrees that from the compensation to be paid, the Agency shall retain as Liquidated Damages the amount of \$ 0.00 for each Calendar Day the actual construction time required to achieve Substantial Completion exceeds the specified or adjusted time for Substantial Completion as provided in the Contract Documents. This amount is intended by the parties as the predetermined measure of compensation for actual damages, not as a penalty for nonperformance.

§ 10. AGREEMENTS

- a) Bidder agrees that this bid is subject to the requirements of the laws of the State of South Carolina.
- b) Bidder agrees that at any time prior to the issuance of the Notice to Proceed for this Project, this Project may be canceled for the convenience of, and without cost to, the State.
- c) Bidder agrees that neither the State of South Carolina nor any of its agencies, employees or agents shall be responsible for any bid preparation costs, or any costs or charges of any type, should all bids be rejected or the Project canceled for any reason prior to the issuance of the Notice to Proceed.

§ 11. ELECTRONIC BID BOND

By signing below, the Principal is affirming that the identified electronic bid bond has been executed and that the Principal and Surety are firmly bound unto the State of South Carolina under the terms and conditions of the AIA Document A310, Bid Bond, referenced in the Bidding Documents.

ELECTRONIC BID BOND NUMBER: _____

SIGNATURE AND TITLE: _____

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LUMP SUM BID FORM**CONTRACTOR'S CLASSIFICATIONS AND SUBCLASSIFICATIONS WITH LIMITATION****SC Contractor's License Number(s):** _____**Classification(s) & Limits:** _____**Subclassification(s) & Limits:** _____

By signing this Bid, the person signing reaffirms all representation and certification made by both the person signing and the Bidder, including without limitation, those appearing in Article 2 of the SCOSE Version of the AIA Document A701, Instructions to Bidders, is expressly incorporated by reference.

BIDDER'S LEGAL NAME: _____**ADDRESS:** _____

TELEPHONE: _____**EMAIL:** _____**SIGNATURE:** _____ **DATE:** _____**PRINT NAME:** _____**TITLE:** _____