
REBID ADDENDUM #1
Date of Addendum: **May 16, 2025**

NOTICE TO ALL BIDDERS AND PLANHOLDERS

The Contract Documents for the above-referenced Project are modified as set forth in this Addendum. The original Contract Documents and any previously issued addenda remain in full force and effect, except as modified by this Addendum, which is hereby made part of the Contract Documents. Bidder shall take this Addendum into consideration when preparing and submitting a bid and shall acknowledge receipt of this Addendum in the space provided on the Bid Form on Page BF-6.

BID SUBMITTAL DEADLINE

The bid submittal deadline remains **May 22, 2025 at 2:00 P.M.** The non-mandatory Pre-Bid conference was held on April 8th, 2025, at 11:00 A.M. **The deadline for bidder questions has passed.**

1.0 – SPECIFICATIONS

Item	Section No.	Description of Change
1.1		No changes at this time.

2.0 – DRAWINGS

Item	Drawing No.	Description of Change
2.1		No Changes at this time.

3.0 – QUESTIONS AND ANSWERS

The following questions and answers are provided as a matter of information to clarify issues raised about the Contract Documents. To the extent that changes to the Contract Documents are required based on the questions received, the Contract Documents have been modified as noted above in the Specifications and Drawings sections of this Addendum.

Item	Questions and Answers
3.1	See Attached Bidder Questions/Responses Document from original bid, Pages BQ-1 to BQ-2.

4.0 – INFORMATION

The following item(s) are provided to all bidders and plan holders and become part of the Contract Documents.

Item	Description
4.1	Pre-Bid Meeting Minutes. These are the pre-bid meeting minutes from the original bid. These are for information to new bidders for the rebid of the project.
4.2	Bid Schedule (Excel File). The bid schedule in excel format is included via email to planholders for their use in bid preparation. The bidder is responsible for checking formulas and entering their unit prices in the spreadsheet. The engineer does not take responsibility for any formula or formatting errors in the file.

Attachments:

1. Original Bid - Pre-Bid Meeting Minutes, Attendee List and Pre-Project Photos (12 pages)
2. Bid Schedule – Excel File (Via email to planholders, 3 pages)
3. Bidder Questions/Responses From Original Bid (2 pages)

END OF ADDENDUM NO. 1

RIDGELAND-CLAUDE DEAN AIRPORT
FAA AIP Project No. 3-45-0048-0XX-2025
2025 Emergency Generators and Pavement Rehabilitation Project
PRE-BID MEETING – APRIL 8, 2025, 11:00AM
MEETING MINUTES

The NON-MANDATORY pre-bid meeting for the project was held virtually on Microsoft Teams at 11:00am on April 8, 2025. Kevin Morris was in attendance representing Holt Consulting Company, the consulting engineer for the project. The purpose of the meeting is to familiarize the bidders with the contract documents, federal contract requirements and bid requirements for Jasper County. Andy Fulghum is the County Administrator, and Kim Burgess is Director of Administrative Services (both could not attend). Kim Burgess will answer questions related to the County's procurement requirements, and handles pay applications, change order approval. Danny Lucas is Jasper County Airport Manager and will be the day-to-day Owner contact during construction. All bidder questions shall be routed through Holt Consulting Company via email.

Kevin Morris provided a brief overview of the project. There are three bid schedules included in the documents.

1. Scope of Project

- a. **Bid Schedule A** is for 38kW/47.5kVA propane powered emergency generator for the airfield lighting. The generator will be located behind (north) of the existing lighting vault on the north side of the airfield. It will include a propane tank, concrete pads, and automatic transfer switch.
- b. **Bid Schedule B** is for 125kW/156.25kVA propane powered emergency generator for the Terminal area. The generator will be located east of the existing fuel farm area, just north of the terminal parking lot. It will include a propane tank, concrete pads, and automatic transfer switch.
- c. **Bid Schedule C** covers some pavement rehabilitation (combination of mill/overlay, small reconstruction, and some widening).

2. Jasper County Specific Requirements. All contractors working on the project will be required to obtain a Jasper County business license prior to beginning construction (does not apply to bidders). Ms. Lashera King is the Business License Coordinator for Jasper County, and handles all questions related to business licenses. You will need to account for the cost of this license in your mobilization/general conditions, and this license applies to all contractors (both prime and subcontractors) working on the project. Please contact Ms. King by email at businesslicenses@jaspercountysc.gov or by phone at 843-717-3657. Actual amounts would need to be calculated with Ms. King. Contractors will not be required to obtain a separate license from the Town of Ridgeland.

3. Bid Requirements

- a. **Bids are due Thursday, April 24th at 2:00pm.** Proposals will be received in the Jasper County Government Building at the Office of Ms. Kim Burgess, Director of Administrative Services, 358 Third Avenue, Ridgeland, South Carolina 29936 until 2:00 P.M. on April 24th, 2025, at which time and place bids will be publicly opened

and read aloud. Bids received after the stated time will not be accepted. Ms. Burgess' office is located on the third floor, next to the County Council chamber.

- b. Pre-bid meeting is **NON-MANDATORY**. Attendance today is not a requirement for bidders to submit a bid. You do NOT have to submit a bid on all three bid schedules. Electrical contractors can submit bids on Schedules A & B only, and paving contractors can submit bids on Schedule C only.
- c. Bid bond of 5% of total bid is required to be submitted with bid.
- d. Bids will be held for 90 days to allow time to review bids, recommend award, and execute contract documents.
- e. Obtaining bid documents. Bid documents are available exclusively at online plan room, QuestCDN, at www.questCDN.com. Download will require a free membership to Quest CDN online plan room. Create free user account and password and payment information. The go to www.holtconsultingco.com and select "PLANROOM". This will take you directly to the Ridgeland project. Download cost for PDF documents is **\$22.00**. Documents may then be printed at any reprographics company convenient to the bidders. PDF files may be distributed to subcontractors.
- f. One original Bid and one copy shall be submitted at the time and place indicated in the Advertisement in a sealed envelope. These may be mailed or hand-delivered. Each BID shall be marked and addressed as required in the Advertisement and shall be accompanied by the Bid Security and other required documents. If the BID is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with the notation **BID ENCLOSED, 2025 EMERGENCY GENERATORS AND PAVEMENT REHABILITATION PROJECT, RIDGELAND-CLAUDE DEAN AIRPORT" on the face thereof. DO NOT SUBMIT THE PROJECT MANUAL OR DRAWINGS WITH BID.**
- g. At the bid opening, all bids received will be read aloud. No announcements on bid award will be made until Engineer has time to review completeness of each bid, check math, and check references.

4. Highlights from Instruction to Bidders

- a. Self-performance. Bidder must self-perform work equivalent to at least **TWENTY-FIVE PERCENT (25%)** of the total amount of the Work to be performed for the bid schedule awarded.
 - i. Bidders need to let Engineer know if they feel this is unreasonable or unattainable.
- b. Bidders are required to be licensed Contractors in the State Of South Carolina at the time of submission of the bid.
- c. No geotechnical report was performed for this project.
- d. Bidders are encouraged to visit the site to familiarize themselves with the project area and develop any questions to submit prior to the bids.
- e. **All bidder questions must be received by end of day, April 17, 2025.** Questions received after that date will NOT be answered. Only questions answered by formal written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect. The best way to transmit the questions is via email. Email: kmorris@holtconsultingco.com or rhounshell@holtconsultingco.com with questions. Please include the drawing or specification that you are referencing in

- the questions. Our suggestion is to formulate your questions after this meeting, while fresh in your mind and transmit via email as soon as possible. If you have further questions as you go, you can submit another email. Best to submit in lists, not a question at a time.
- f. **Bid submission:** Pages BF-1 through BF-37, plus other documents required in the Bid Form, such as bid bonds, are required for complete bid submission. Print these from the electronic PDF set. Bid must be filled out in ink or typed. An Excel version of the bid schedule will be provided to bidders as part of Addendum No. 1. You may elect to use this to prepare the bid schedule. **Be sure and check the formulas prior to bid submission.**
 - g. Award of Contract. The project is funded through a combination of two FAA grants, State and local matches. After bid evaluation, the OWNER may enter an agreement with the lowest responsive bidder. Responsive is defined in Paragraph 16.1.1 on Page IB-7.
 - i. The completeness and regularity of Bid Form;
 - ii. A Bid Form without excisions or special conditions;
 - iii. A Bid Form having no alternative bias for any items unless requested in the Specifications;
 - iv. Bid Form without obviously unbalanced unit prices;
 - v. Submission of a properly executed Bid Bond; and
 - vi. A Bid responsive to the requirements of Part 152 of Federal Aviation Regulations.
 - h. DBE. A DBE percentage goal is shown in the bid documents. This value MAY change via addendum. If you do NOT meet the DBE goal and you are the apparent low bidder, you must supply evidence of "good faith effort" within 48 hours of the bid opening. If it is not submitted, you may be removed for consideration by the OWNER.
 - i. Signing of Contract. The contractor has 15 days from effective date of award to prepare and deliver the executed contract documents, including insurance certificates and bonds.
 - j. Quantities. Unless shown as "lump sum", all items are ESTIMATED quantities. Refer to each technical section for requirements for measurement and payment. Especially review the earthwork and paving item sections.
 - k. Wage Rates. This is a federally funded project, therefore wage determinations by Department of Labor will be in effect.
 - l. Federal Requirements. See section 23 of the IB section for federal requirements, such as equal opportunity, buy American, DBE, OSHA and affirmative action. In addition, reference the "FCP" section of the project manual for complete federal requirements that apply to this project.
 - m. Preconstruction Conference. A preconstruction conference will be held prior to construction.

5. Bid Form Highlights.

- a. No member of the County Council or other officers or employees of said OWNER is interested directly or indirectly in the Bid or in any portion of the Bid nor in the Contract or any part of the Contract which may be awarded the undersigned on the

basis of such BID.

- b. The Unit Prices includes all applicable taxes and fees.
- c. Contract Time. Maximum is approximately 30 consecutive calendar days for each bid schedule. This does not include time required for procurement of equipment.
- d. Quantities are approximate and estimated. Generally these are rounded up to be conservative.
- e. Submit entire BF-xx section, completely filled out, signed and notarized as required. Failure to complete ALL forms may disqualify you as non-responsive.
- f. Make sure to acknowledge all addenda with dates on Page BF-6 of the Bid Form.
- g. DBE Program. The DBE section starts on Page BF-12.
 - i. The DBE goal is 0.5%. Fill out percentage in Table on Page BF-16.
 - ii. Fill out table on Page BF-14.
 - iii. Good Faith Effort required if your bid does NOT meet goal. This requires actual documentation of the good faith effort.
 - iv. DBEs must be listed in the current SCDOT "DBE Certified List" and they shall be used in the manner of their DBE status based on the applicable NAICS codes. In other words, you can't have a DBE hauling subcontractor on the list doing airfield lighting. Bid items have multiple opportunities to meet the goal (supplies, testing, grassing).
 - v. A Letter of Intent is required for EACH DBE included in the percentage.

6. Highlights from CONTRACT.

- a. Liquidated Damages will be assessed. \$500/day. For failure to complete the punch list within 30 days of final inspection liquidated damages are \$500/day. In addition CONTRACTOR will be responsible for cost of inspector time and expenses after contract period has expired.
- b. Monthly Payments. Must follow procedures in Contract for approval. Refer to Article 5 of Contract. Engineer will provide an excel spreadsheet of the pay application form (AIA type) for contractor's use and this can be transmitted via email for quicker review and approval. Each pay application must include an updated project schedule and current DBE usage.
- c. Prompt payment of subcontractors within 7 days of receipt of payment from OWNER.
- d. Owner will receive pay application electronically once submitted and approved by ENGINEER. Electronic pay applications are preferred.
- e. Performance and Payment bonds are required for construction. Sample forms are included in this section.

7. Highlights from 00800, Supplementary Conditions (changes to General Provisions)

- a. SC-50-06, Page 6. Construction stakeout may be required. If needed, Contractor shall employ S.C. registered surveyor familiar with construction stakeout and follow requirements of each item specification for payment. Contractor will be provided with all CAD files, included pre-design survey data, prior to construction to aid construction staking. The majority of new work can be simply marked off accurately with measuring tapes.
- b. SC-70-11, Page 14 through 19. This provides specific insurance requirements for the project. Coverages are listed on pages 17-18. We recommend sending these to your

insurance provider to make sure your insurance meets coverage requirements. If not you will need to pay for the required insurance to submit the bid. Jasper County and Holt Consulting shall be named as additional insureds (See page 18 of Section 00800).

8. Highlights from General Requirements Section

- a. Section 01010, Scope of Work.
 - i. Phasing and construction time are matched to the phases shown on CSPP.
 - ii. Work Restrictions. Emergency Generators work limits are well clear of any active airfield areas, so no special restrictions apply, unless a crane is required for generators. Bid Schedule C work is within active taxilane and apron areas, and the contractor will need low profile barricades to block off work areas. Bid Schedule C will require NOTAMs for airfield impacts and careful coordination. Security is responsibility of Contractor. The airport has a complete security fence. Since this is a general aviation airport, there are no requirements for gate guards or badges.
 - iii. Radio communication. Contractor must have cell phone and working airfield radio monitoring the Unicom frequency.
 - iv. Use of facility. Limit contractor use to areas shown as project areas. Being awarded the project does not give license to use the entire property. The goal of the project is to limit contractor traffic on Barbara Clark Drive (main terminal entrance road) to absolute minimum to reduce chance of damage to existing pavements and inconvenience tenants.
 - v. Contractor work hours. The contractor may set his work schedule. Mr. Lucas' office is in the airport terminal building, and Holt personnel will visit regularly to check on progress.
 - vi. **CONCURRENT WORK:** None at this time. Pace Pavement will be performing work under a State Aeronautics contract immediately after completion of Bid Schedule C work.
- b. Section 01030, Airport Project Procedures. Pay careful attention to requirements of this section. Vehicles require marking and strict compliance with FAA Circular 150/5370-2G, Safety During Construction. A copy of this circular is included at the back of the project manual. In addition, the contractor must prepare a Safety Plan Compliance Document (SPCD) that covers the 18 points on Drawing G 1.02. All work is included in Mobilization pay item. Contractor can supply one SPCD that covers all work areas. Engineer will provide a template to Contractor to simplify the process.
- c. Section 01035, Weather Delays. Normal rain/weather days are NOT a consideration of time extension. See Page 1 of Section 01035 for rain days baseline based on 20 years of rainfall data at Savannah Airport and is based on days with greater than 0.1" of rain.
- d. Section 01040, Project Coordination. There will be no full-time inspection on the project (paving), so regular meetings will be held to include Contractor, Engineer and Owner. These meetings will be kept brief. Kevin Morris or someone else from the Holt office staff will attend the meetings. Contractor will be responsible to keep up with schedule and changes.
- e. Section 01300, Submittals. Review carefully on paperwork required for project.

These will be required. This section instructs on format and content for submittals. Electronic submittals are preferred, but must be complete.

- f. Section 01400, Quality Control Services. Contractor is responsible for providing the limited QC testing. This will be limited to subgrade, asphalt and base stone, including limited nuclear gage compaction testing and SCDOT required tests on small batch asphalt projects. Engineer will not have QA services. Soil Consultants, Incorporated, of Charleston has worked at the airport since 2016 and are eligible for use as the QC testing firm (Also a DBE firm). It is the Contractor's responsibility to review documents for what items require the QC testing and frequencies. (e.g., SCDOT earthwork, base, asphalt, etc.).
- g. Section 01510, Temporary Facilities. This is covered by the Mobilization pay item. This section tells what temporary facilities are required.
 - i. No field office is required. Meetings can be held in the Airport's terminal building.
 - ii. Water, power and internet/phone is available along US 276 (Town water, SCEG power, CenturyLink communication/telephone).
 - iii. One airfield radio is required for Contractor to monitor airfield communications.
 - iv. Staging area is adjacent to the Charlie Taxilane area and is smooth graded.
- h. Section 01530, Temporary Airfield Barricades. This is limited to some low-profile barricades for Bid Schedule C.
- i. Section 01700, Contract Closeout. This section gives the forms required at end of job that must be completed for final acceptance and release of retainage.
- j. Section 01720, Project Record Documents. No as-built surveys are required. O&M manuals for generators will be required (Bid Schedules A and B).

9. Project Specifics

- a. Permits/Coordination.
 - i. FAA Airspace Study – Underway, do not expect any issues.
 - ii. Dominion Energy Coordination. Chad Duncan, Dominion Technician, Phone: 843-505-0070 (cell) and 843-818-8837 (office), email: David.Duncan@scana.com.
 - iii. CenturyLink Coordination. Brian Moore. Phone: 803-942-8799. Email: Brian.T.Moore@centurylink.com.
- b. Section C-105, Mobilization. Read carefully what this item includes and does NOT include. Also read carefully how and when this item will be paid.
- c. Project Layout and Phasing. Refer to CSPP drawing.
 - i. Access via existing airport gates.
 - ii. Staging Area – For generators, it will be adjacent to each generator work area. For Bid Schedule C, located near Charlie Taxilane.
 - iii. Haul routes – contractor must stick closely to haul routes shown.
 - iv. Topsoil/stockpile location. South of existing terminal apron. Materials shall be compacted to extent to mitigate erosion (rills, etc.).
 - v. Project Work – 30 Days

1. **Phasing:** No specific phasing shown. Contractor will work around tenants as needed to accomplish work.
- d. Work Items.
 - i. **Bid Schedules A & B**
 1. Propane-powered emergency generators (38kW and 125kW, Kohler or Caterpillar are basis of design)
 2. Concrete pads
 3. Automatic Transfer Switch for each.
 4. Propane Tank for each generator (500 gal and 1750 gallon). Goal is for generator to run over a weekend in extended power outage situation.
 5. All required connections and electrical panel work in terminal area (includes feeder from existing transformer).
 6. Bid Schedule B also has one 30' tower and obstruction light to be installed near live oak tree adjacent to terminal apron. Refer to the Electrical Site Plan for more information.
 7. Minor erosion control (silt fence)
 - ii. **Bid Schedule C**
 1. SCDOT subgrade preparation – removal of existing soils, organics and compaction prior to paving.
 2. SCDOT 305 macadam base – 6" thick.
 3. SCDOT Type B asphalt – 3" thickness for new pavement, 2" for any mill/overlay.
 4. 3 aircraft tiedowns to be installed. 2 acceptable options given on plans.
- e. Engineers of Record. Holt Consulting will be the point of contact through bidding and construction. Ohmega Group will answer any electrical technical questions.

10. **QUESTIONS AND ANSWERS** – One question was received by pre-bid attendees.

- a. **Question 1:** The current delivery schedule for the emergency generators is a minimum of 26 weeks and the transfer switches are 8 weeks. We request a change to the project completion time of 30 days to the following:
 - Schedule A&B: On-site construction time to install the transfer switches, generator pads and obstruction light. Phase A: 30 days after receipt of the transfer switches
 - Schedule A&B On-site construction time to install the generators and propane tanks. Phase B: 30 days after receipt of the generators.
- i. **Answer:** This suggested schedule/phasing change is reasonable and acceptable for completion of the work. It shall be considered incorporated into the contract as an acceptable construction completion method if the contractor/bidder feels this works best for their work.

- 11. SITE VISIT.** Contractors are welcome to contact SkyBlue Aviation at 843.547.8380 to schedule a site visit if they desire.

This completes the minutes to the pre-bid meeting for this project. If anything stated herein differs from what was discussed, please inform the author of these minutes prior to the bid opening on April 24, 2025. **These minutes become part of the official bidding and contract documents.**

Meeting minutes prepared by:



Kevin Morris
Holt Consulting Company, LLC.

Attachments: Attendee List
 Pre-Project Photographs

**RIDGELAND-CLAUDE DEAN AIRPORT
2025 EMERGENCY GENERATORS AND PAVEMENT REHABILITATION PROJECT
PRE-BID MEETING – APRIL 8, 2025, 11:00AM
ATTENDEE LIST**

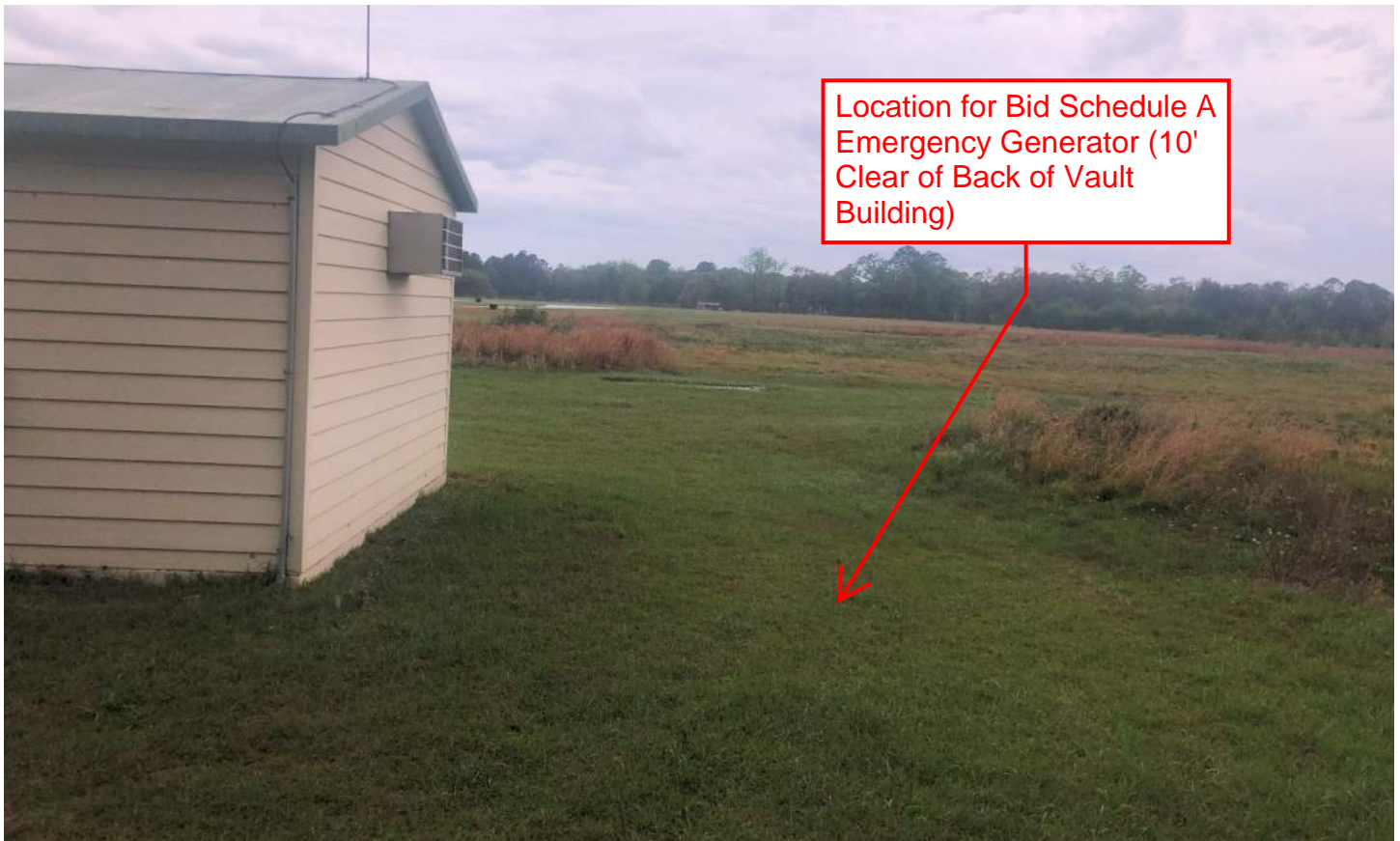
[illegible]



TAXILANE WIDENING – VARIABLE WIDTH TO ATTAIN 20' TOTAL WIDTH (LEFT SIDE)

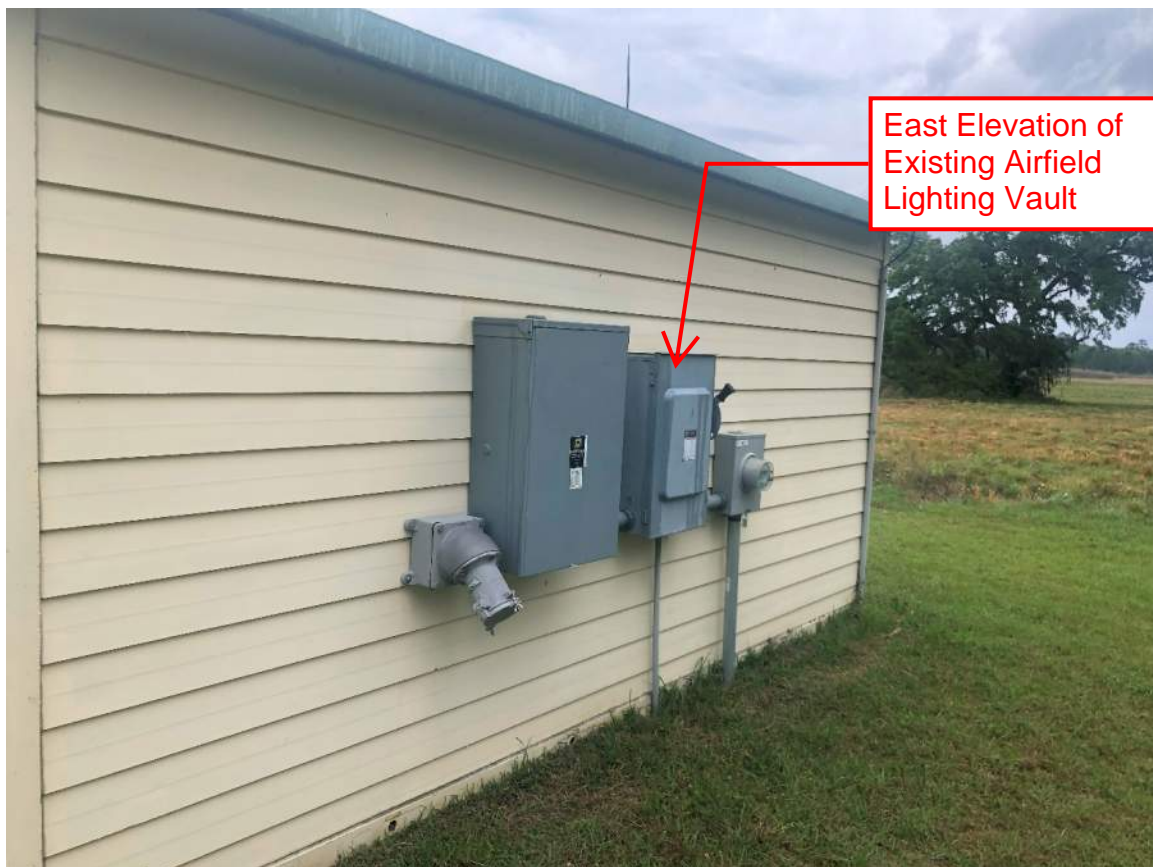


ISOLATED PAVEMENT REPAIR AREAS



Location for Bid Schedule A
Emergency Generator (10'
Clear of Back of Vault
Building)

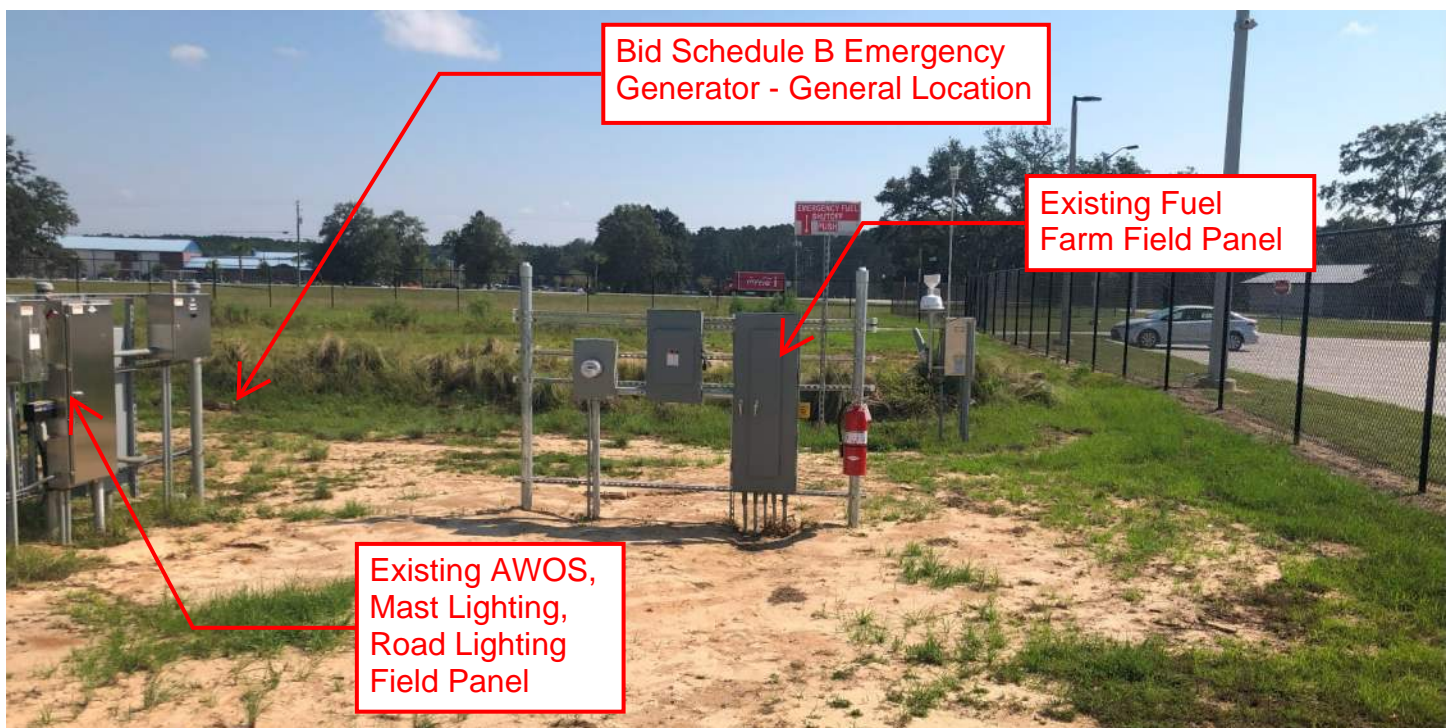
**EXISTING AIRFIELD LIGHTING VAULT – EMERGENCY GENERATOR TO BE LOCATED ON RIGHT SIDE
(NORTH WITH 10’ CLEARANCE TO VAULT)**



East Elevation of
Existing Airfield
Lighting Vault



OBSTRUCTION LIGHT NEAR LIVE OAK TREE



Ridgeland-Claude Dean Airport

2025 Emergency Generators and Pavement Rehabilitation Project - Bidder Questions/Responses From Original

5/16/2025

Item No.	Document Reference	Bidder Question	Date Sent	Design Team Response
1	Electrical General	1.Are the generators supposed to be LP, Natural gas or Dual Fuel? a.If LP, what size and where do the tanks need to be? b.If dual fuel, will the electrical contractor be required to coordinate the natural gas company hooking up to the generators?	4/9/2025	Provide LP or Diesel type. See Sheet E4.01, Key Note #8 and Sheet E4.02 Key Note #5 for proposed tank sizes. The contractor shall coordinate fuel service with the Owner. The Owner to contract with fuel service provider.
2	25 32 13--8	Spec page 25 32 13-8 refers to a 48-hour fuel oil tank. Is this correct?	4/9/2025	Yes. Also as indicated on Sheet E4.01, Key Note #8 and Sheet E4.02 Key Note #5
3	Electrical General	Will a remote annunciator be required? If so, where will it be installed?	4/9/2025	No, Jasper County does not require a remote annunciator for either emergency generator.
4	Electrical General	Is there a sound attenuation requirement that needs to be met with either generator?	4/9/2025	Refer to Specifications Section 263213-2.3J
5	Electrical General	Will the lighting protection system for the generators need to have a UL Master label?	4/9/2025	Any Certification agency shall be acceptable: LPI, UL, etc.
6	Electrical General	Please confirm that the electrical contractor will have to have a structural engineer perform calculations for the anchoring of the generators.	4/9/2025	Sheet E4.03 provide general anchoring guidelines for the generator pad. The Contractor shall use its own means and methods to install the pad to meet the requirements. Provide the calculations with the submittals for review.
7	E4.01	Sheet E4.01 states for the ATS to be a NEMA 12 enclosure, and the FDS to be N3R. Why should these panels right beside each other be different NEMA ratings? Which NEMA rating is correct?	4/9/2025	Provide NEMA 3R enclosure.
8	E4.02	Sheet E4.02 Detail 2 - What does EES stand for?	4/9/2025	Earth Electrode System (EES); same as the ground loop conductor; counterpoise system.
9	Electrical General	Please confirm that the lighting protection system for the generators do not need to have a UL Master Label.	04/10/2025	See Response #5
10	E1.01	Does the existing utility transformer (near future terminal) feed the existing interim terminal building?	04/10/2025	That is correct. This Dominion Energy 3-phase transformer was installed to serve the interim terminal building and the future permanent terminal building.
11	E1.01	Is the Feeder from the utility transformer intended to be a directional bore all the way to the proposed equipment rack? The proposed pathway is mostly in line with existing pavement, the trench could be moved over to the turf, but this may interfere with the future terminal	04/10/2025	Direction bore or conduit trench in turf are both acceptable.
12	Electrical General	At what times can the shutdowns happen for tying in the ATS at the vault and the terminal? a.This would likely be at least (1) day's work per ATS.	04/10/2025	Jasper County directs the contractors to perform any shutdown for the ATS installation for a Monday during construction, to be coordinated with the Airport Manager.

Ridgeland-Claude Dean Airport

2025 Emergency Generators and Pavement Rehabilitation Project - Bidder Questions/Responses From Original

5/16/2025

Item No.	Document Reference	Bidder Question	Date Sent	Design Team Response
13	Electrical General	Who is responsible for making connections in the existing utility transformer for the terminal ATS?	04/10/2025	The contractor shall coordinate all transformer connections with the Utility Company.
14	Electrical General	How much propane is the contractor responsible for providing at each generator?	04/10/2025	Provide a full tank at owner hand-over in accordance with the proposed
15	Bid Form	Would it be permissible for bidders to use a certified check for their bid bond?	04/17/2025	Yes, Jasper County will accept a certified check in the amount of 5% of the bidder's total bid in lieu of a bid bond.