

PROJECT: North Hope Center Improvements– ITB #1-26/27

OWNER: City of 21 N. Main Street
Sumter, SC 29150

ENGINEER: The LandPlan Group South, Inc.
1206 Scott Street
Columbia, SC 29201

PROJECT #: 1283

ADDENDUM NO. 1 – July 9, 2026

TO: All holders of bid documents
Acknowledge receipt of this Addendum by inserting its number and date in Document 01140 *BID*, page 2 in the space provided for acknowledging ADDENDA. Failure to do so may subject BIDDER to disqualification. This addendum forms a part of the Contract Documents.

CLARIFICATIONS:

- The mandatory Pre-bid meeting agenda with minutes and sign-in sheet has been attached to this addendum.
- DO NOT modify bid tab quantities or add verbiage to your bid tab, (i.e. ALLOWANCE). These bids will be considered non-responsive.
- Contractors MUST fill out all unit prices on the bid tab as well as the total price column for your bid to be accepted.
- Bidders without the correct licensing for site work projects and are not self-performing more than 50% of the work will NOT have their bids accepted. Bidders must also hold the correct dollar limit per job to have bid accepted.

GENERAL QUESTIONS:

N/A

SPECIFICATIONS:

Section 01250 Measurement and Payment:

Remove and replace with attached Section 01250 Measurement and Payment with new 01250 Measurement and Payment. Revisions to Line item 3b, add painting of existing fence to scope of work..

DRAWINGS:

N/A

North Hope Center Improvements ITB#1 26/27

Sumter, SC

Mandatory Pre-Bid Meeting W/ Minutes

July 2, 2026 10am

- I) Introductions
- II) Sign in Sheet
- III) Points of Contact
 - Charles Howell (The LandPlan Group South) 803-256-0562
 - Tony Butts (City of Sumter)
 - David Ferrell (City of Sumter)
 - Eric Burnette (City of Sumter)
 - Tripper Lee (City of Sumter) Project Manager
- IV) Review Project
 - A) Project narrative – Improvements to North Hope Center to include but not limited to removing of existing wrought iron fencing, adding brick columns and re-installing the wrought iron fencing. Repair and relocation of existing irrigation heads and electrical boxes located along existing and new fence line. Minor sidewalk repair and new sidewalk installation. Alternate for powder coating ex. fencing.
 - B) Addendums – Must be on Sign in Sheet with legible email address
 - C) Funding Sources – City of Sumter (**Hospitality Tax Funding**)
 - D) Laydown Yard –City Public Works/ On site
 - E) Street Ownership – SCDOT
 - F) Private property and permissions (Adjacent homeowners)
 - G) Please see licensing, bonding and insurance requirements within the specs.

V) Questions & Answers

Deadline for Questions – July 8, by 5pm

VI) Schedule of Bid:

Bids due July 16, 2026 by 2pm (by 2pm, not 2:00:01) (location)

Plans are available on-line for free upon request (admin@landplansouth.com), or hardcopy for \$100.00 – make checks payable to The Landplan Group South.

QUESTIONS:

1. Two bricks are listed for the columns?

Olde Marlboro is the preferred brick, if unavailable the Biltmore modular will be accepted.

2. The Bid Alternate is for powder coating, does the base bid not include painting?

No, the base bid will include re-painting of the existing fencing prior to reinstallation and after modification, this will be covered in an addendum.

3. Is the electricity located inside the fence post?

Yes, the electrical outlets are located in the mid-post and will need to be repaired and replaced to working condition.

4. How many Columns are there on the job?

8 Large columns and 31 small columns

Comments:

- 1. Maybe add a line item for 10' section of fencing in case we need to add a section of fencing, this will be covered in an addendum.*



City of Sumter – North Hope Center Improvements ITB #1 26/27

Sumter, SC

Mandatory Pre-Bid Meeting

July 2, 2026 – 10AM

INVEST. INVITE. SERVE.

Name	Company	Prime? (Y or N)	Phone number	Email address
Charles W. Howell Jr.	The LandPlan Group South	N	803.256.0562	chowell@landplansouth.com
Tony Butts	City of Sumter	N		
David Ferrell	City of Sumter	N	803-436-2572	dferrell@sumter.sc.gov
Eric Burnette	City of Sumter	N	803-305-7058	EBURNETTE@SUMTERSC.GOV
Mike Siple	C Simmons	Y	803-494-5400	MIK@CSIMMONSCONSTRUCTION.COM
Walter Lee	City		803 464 1459	tlc@sumter.sc.gov
Brian Sautres	3D Diagnostics	Y	803-968-0300	bsquires26@yahoo.com
Jonathan McElven	JF. Contractors LLC	Y	803-983-2342	jonathan.m@jcontractors.com
Mike Brown	Thompson Turner	Y	803-406-6094	ma brown @ thompson construction group.com mmartin @ thompsonturner.com
Eric Smith	Buddy Williams Builders	Y	803-360-4266	cyberdyw@buddywilliams@yahoo.com

GENERAL: The following paragraph establishes the basis for Measurement and payment for the Work to be performed under the respective Bid items listed in the BID, Section 01140.

The Bid Price shall constitute full compensation for doing each item of work including all activities and incidentals required for the installation and completion of each item and accordance with the Contract Drawings, Specifications and requirements.

The Bid Price for each item shall be full compensation for the following activities: Furnishing and installing all materials and equipment, including excavation, disposal of surplus excavated or material, backfill, compaction, all necessary sheeting and bracing, dewatering, handling water flows, removing and replacing base and pavement outside the limits of demolition, property corners, signs, fences, shrubs, lawns, water lines, gas lines, storm drain lines and storm drainage structures, maintenance of drives and streets and protection of power and communication lines. The price shall also constitute full compensation for all barricades, lighting and flagmen as required for the protection of the public and public property.

Each price stated in the BID shall constitute full compensation for each completed item of work.

ITEM NO. 1 MOBILIZATION

The Lump Sum Bid for mobilization shall include:

- 1) The establishment of all temporary offices, buildings, fencing, staging areas, haul routes, and other facilities necessary for the work on the project.
- 2) Surveying and construction staking.
- 3) Performance bond, labor, and materials bond.
- 4) General Liability Insurance; and
- 5) All other work and operations which must be performed, or costs incurred prior to beginning work on the various items on the project site.

The mobilization cost will be paid with the first pay request and shall be limited to 9% of the total contract amount.

Payment, at the amount stated, will be full compensation for the work satisfactorily completed.

ITEM NO. 2 DEMOLITION

The Lump Sum Bid for demolition shall include, but not be limited to), all costs for furnishing labor and equipment for the complete removal, salvage, and disposal of existing material necessary for the installation of new brick columns, concrete sidewalk, and reinstallation of fencing, gates, irrigation and electrical receptacles. Demolition work includes removal and disposal of concrete sidewalk, trees and incidental items necessary to install new work. Demolition work shall be performed in accordance with Specification Section 02219, DEMOLITION AND REMOVAL. This item does not cover (minor demolition) preparing areas

that are currently grassed or planted that will eventually have pavement. Preparing these areas should be included in the Unit Price for the finished surfaces.

Measurement will be on a Lump Sum basis of the demolition work accomplished on site.

Payment, at the Unit Price Bid, will be full compensation for the work satisfactorily completed.

ITEMS NO. 3a REINSTALLATION OF EX. WELDED STEEL FENCING (between new columns)

The Unit Price Bid for reinstallation of ex. welded steel fencing (between new columns) shall include (but not be limited to), all costs for furnishing all material, labor, and equipment required to reinstall of ex. welded steel fencing (between new columns at the locations indicated on the plans and as specified herein.

Measurement will be in linear feet of reinstalled ex. welded steel fencing (between new columns in place and accepted. Completed length of fencing will be measured.

Payment will be made at the Unit Price Bid for reinstallation of ex. welded steel fencing (between new columns), measured as specified above and constitute full compensation for the work satisfactorily completed.

ITEMS NO. 3b REINSTALLATION OF EX WELDED STEEL GATES

The Lump Sum Bid for reinstallation of ex. welded steel gates shall include (but not be limited to), all costs for furnishing all material, labor, and equipment required to paint (black), reinstall, ex. welded steel gates at the locations indicated on the plans and as specified herein.

Measurement will be on completed and working reinstalled ex. welded steel gates in place and accepted.

Payment at the lump sum Bid will be full compensation for the work satisfactorily completed.

ITEMS NO. 3c VINYL COATED CHAN-LINK FENCE AND GATES (tie to existing)

The Lump Sum Bid for vinyl coated chain-link fence shall include (but not be limited to), all costs for furnishing all material, labor, and equipment required to construct and install vinyl coated chain-link fence at the location indicated on the plans and as specified herein.

Measurement will be on completed and working vinyl coated chain-link fence in place, and accepted.

Payment at the lump sum Bid will be full compensation for the work satisfactorily completed.

ITEMS NO. 4a CONCRETE WORK (4" SCORED CONCRETE SIDEWALK)

The Unit Price Bid for concrete sidewalk: 4" thick shall include all costs for furnishing all materials, labor, and equipment to install concrete sidewalks at locations on the drawings and in CAST-IN-PLACE CONCRETE. The Bid Price shall also include all preparation costs, including but not necessarily limited to, excavation, grading, forming, reinforcing, compaction, and disposal of any excess materials.

Measurement will be on a square yard basis of the completed concrete sidewalk surface installed and accepted.

Payment at the Unit Price Bid will be full compensation for the work satisfactorily completed.

ITEMS NO. 4b CONCRETE WORK (6" SCORED CONCRETE SIDEWALK)

The Unit Price Bid for concrete sidewalk: 6" thick shall include all costs for furnishing all materials, labor, and equipment to install concrete sidewalks at locations on the drawings and in CAST-IN-PLACE CONCRETE. The Bid Price shall also include all preparation costs, including but not necessarily limited to, excavation, grading, forming, reinforcing, compaction, and disposal of any excess materials.

Measurement will be on a square yard basis of the completed concrete sidewalk surface installed and accepted.

Payment at the Unit Price Bid will be full compensation for the work satisfactorily completed.

ITEM NO. 5a LARGE BRICK COLUMNS WITH CAP

The Unit Price Bid for brick work shall include (but not be limited to), all cost for furnishing material, labor and equipment required for the installation of Large Brick Columns with Cap in accordance with the drawings and specifications including detailing as shown in the drawings. The price shall also include the installation of columns, concrete foundations, cast stone cap and any other ancillary portions of the work.

Measurement will be on a per each cost of large brick column and cap installed and completed.

Payment will be made at the Unit Price Bid for each large brick column and cap, measured as specified above. Payment will constitute full compensation for the work satisfactorily completed and accepted.

ITEM NO. 5b SMALL BRICK COLUMNS

The Unit Price Bid for brick work shall include (but not be limited to), all cost for furnishing material, labor and equipment required for the installation of Small Brick Columns in accordance with the drawings and specifications including detailing as shown in the drawings. The price

shall also include the installation of steel columns at gates, concrete foundations, and any other ancillary portions of the work.

Measurement will be on a per each cost of small brick column installed and completed.

Payment will be made at the Unit Price Bid for each small brick column, measured as specified above. Payment will constitute full compensation for the work satisfactorily completed and accepted.

ITEM NO. 6a ELECTRICAL -COORDINATION WITH DUKE ENERGY

The Lump Sum Price for this item shall include costs for coordination with Duke Energy for relocation of existing power meter and utility relocation, to include but is not limited to meter power pole relocation on Brown Street and services as shown and as directed by the Owner.

The amount to be paid under this item shall be compensation for coordination with Duke Energy.

Payment at the Unit Price Bid will be full compensation for satisfactorily electrical work installed and completed.

ITEM NO. 6b ELECTRICAL -RELOCATE AND REPAIR EX. ELECTRICAL RECEPTICALS

The Lump Sum Price for this item shall include costs for design, repair, relocation and reinstallation of existing electrical receptacles, to include but is not limited to testing, coordination with the owner at existing locations on site along Brown Street, Vining Street and North main Street and as directed by the Owner.

Measurement will be on a lump sum basis for relocated and repaired electrical receptacles installed and accepted.

Payment at the Unit Price Bid will be full compensation for the work satisfactorily completed.

ITEM NO. 7 IRRIGATION - RELOCATION AND REPAIR

The Lump Sum Price for this item shall include costs for design, repair, relocation and reinstallation of existing irrigation along the existing roadways and fencing, to include but is not limited to testing, coordination with the owner at existing locations on site along Brown Street, Vining Street and North main Street and as directed by the Owner.

Measurement will be on a lump sum basis for relocated and repaired irrigation installed and accepted.

Payment at the Unit Price Bid will be full compensation for the work satisfactorily completed.

BID ALTERNATE NO 1

BID ALT. ITEM NO. 1 POWER COAT EXISTING FENCING

The Lump Sum Price for this item shall include costs for repair and re-powder coating the existing fencing while it is removed before reinstallation on site, to include but is not limited to repair of bent and or broken sections, at locations on site along Brown Street, Vining Street and North main Street and as directed by the Owner.

Measurement will be on a lump sum basis for repaired and re-powder coated fencing installed and accepted.

Payment at the Unit Price Bid will be full compensation for the work satisfactorily completed.

(End Section 01250)