

SOLICITATION: 2026-17 Internal Demolition of Public Service Center

Addendum Number: 1

The purpose of this addendum is to modify the Expression of Interest Solicitation identified as **2026-17 Internal Demolition of Public Service Center** (“Solicitation”) to reflect the change(s) identified and described below.

Applicable Addendum Category:

- Modify bid opening date and time
- Modify specifications of product or service being sought
- Attachment of vendor questions and responses
- Attachment of pre-bid sign-in sheet
- Correction of error
- Other :

Description of Modification to Solicitation: Addendum 1 is issued to attach vendor questions and responses.

Additional Documentation: Documentation related to this Addendum (if any) has been included herewith and is specifically incorporated herein by reference.

Terms and Conditions:

1. All provisions of the Solicitation and other addenda not modified herein shall remain in full force and effect.
2. Vendor should acknowledge receipt of all addenda issued for this Solicitation by completing an Addendum Acknowledgment, a copy of which is included herewith. Failure to acknowledge addenda may result in bid disqualification. The addendum acknowledgement should be submitted with the bid to expedite document processing.



Charleston Public Safety Center

Questions from Bidders

1. Has there been an assessment to verify if asbestos or lead is present in this building?
As stated in Section 024119, 1.8, D, it is not expected that hazardous materials will be encountered in the Work. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.
2. Keyed note number one says masonry walls are diagonally hatched. I am not able to locate any diagonally hatched lines on the drawing. Can the masonry walls to be demolished be highlighted or called out in another way for clarification?
See revised drawing sheets AD1.01 and AD1.02.
3. Will the contractor be allowed to turn off the water during demolition to prevent possible activation of the sprinkler system during demolition?
The sprinkler system may be required to stay active during demolition to comply with NFPA 241 Standard for Safeguarding Construction, Alteration, and Demolition Operations.
4. Does the high-density file system mentioned in keyed note #20 need to be moved to allow removal of the carpet and wall vinyl?
The high-density filing system shall not be moved from its current location. Remove carpet and wall base within the space up to the filing system. Carpet and wall base that occurs within the footprint of the filing system shall remain.
5. Are the columns in keyed note #1 to have all drywall removed or just the bump rails, cove base, and vinyl wall covering?
All protective coverings, gypsum wallboard, framing and wall base shall be removed from all columns.
6. Who is the current local BAS/HVAC Controls System service contractor for the Charleston PSC building?
Mason and Barry is the local control company that handles the existing building.
7. Who is the manufacturer of the existing BAS / HVAC Controls System?
Andover Controls
8. Section 015000 – 1.4 - C
Fire-Safety Program. Project includes removing fire alarm system. Does contractor have any responsibilities in fire prevention to account for the fire alarm system being demolished?
Yes. The Contractor shall comply with the requirements of NFPA 241 and WV State Fire Marshal's Office during demolition activities. Contractor shall coordinate with WV State Fire Marshal's Office.
9. Section 015000 – 3.5 – C
Pest Control. Is this required on this project?
Pest Control shall not be required. Delete Paragraph 3.5 C in its entirety.
10. Section 017700 – 3.1 – B – 1 – h

Is contractor responsible for cleaning existing bathrooms, considering they have been in use before demo starts?

As specified, existing restrooms shall be cleaned to a sanitary condition at the completion of the Work.

11. Section 017700 – 3.1 – B – 1 – j

Is contractor responsible for cleaning existing ductwork, considering it has been in use before demo starts?

Cleaning of the existing ductwork is not required as part of this Work.

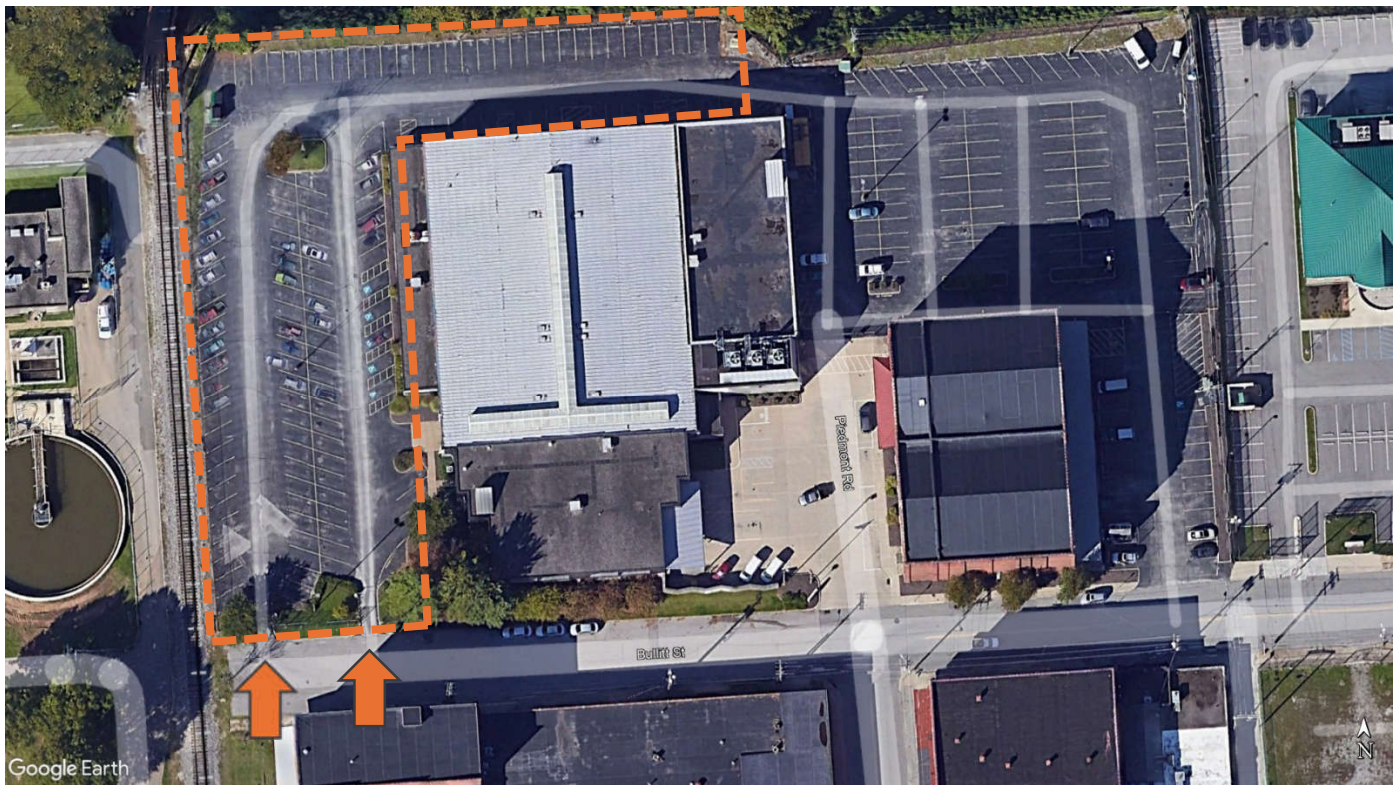
12. Section 024119 – 1.4 – A – 2

Can owner/architect provide structural load limitations of existing structure before bid? What weight can the second floor of the building support?

As there are no existing structural drawings available load limitations cannot be identified at this time.

13. Will contractor have access to full gated lot, to include access to open the gate?

There is access from Bullitt Street to a parking lot on the west and north sides of the building. There are currently Charleston Police Department vehicles parked in this lot. Contractor shall exercise caution to not damage CPD vehicles.



14. Walls adjacent to the loading dock downstairs on the Southeast corner of the first floor are block. Are these walls structural? Are these to be removed completely, including electrical disconnects?

See revised drawing sheets AD1.01 and AD1.02.

15. There is a planter on the ground floor under the stairwell shown in detail 1/AD1.04. Please advise if we are to do anything with this.

CMU planter shall be removed in its entirety.

16. Does the existing fire suppression system fully stay in place?

Yes.

17. Demo keyed notes 13 and 15 say to prep surface to accept new finish. Can you clarify what this means exactly? Are we to patch/finish the existing drywall? If so, to what level of finish?

Prep of the existing drywall after removal of wall protection or vinyl wallcovering is not required. See revised notes on drawing sheets AD1.01 and AD1.02.

18. Demo keyed note 13 says to remove existing wall protection. These walls typically have (3) bumper rails on them along with vinyl wall protection (VWP). This VWP often covers the entire wall from floor to ceiling. Does this note mean to only remove the bumper rails, or are we to also remove the VWP floor to ceiling?

Wall protection extends from floor to between 3'-9" and 4'-1" above floor. Vinyl wallcovering extends from that height to ceiling. Both the wall protection, wallcovering and adhesive for both shall be removed.

19. There is metal liner panel on the raised ceiling areas upstairs. Does this remain as is?

The metal ceiling/soffit panels, bulkheads and associated framing around the area of the skylight location shall be removed.

20. Please confirm that we will be able to use the 2nd floor exterior set of double doors to remove demolished items from the 2nd floor of the building. If so, we will have to demo the wall in front of the door. Do we just leave this wall demolished once we are done?

The double doors on the second floor visible from the exterior may be used for removal of demolition debris. Those doors are in a room and are currently covered with existing wall construction. The existing wall construction is indicated to be removed as part of the Work. Access to the doors will be possible once the existing wall construction is removed. A safety barrier shall be placed across the door opening upon completion of the Work.

21. When removing the raised access floor system, do we need to remove any adhesive from the support posts to the concrete floor below?

Yes. Adhesive for the access flooring supports shall be removed.

22. Demo keyed notes 7, 8, and 18 say to prep floors to receive new finishes. What does this consist of? This seems more appropriate to have in the scope with the new flooring.

Prep of the floors is not required.



ADDENDUM ACKNOWLEDGEMENT FORM

SOLICITATION: 2026-17 Internal Demolition of Public Service Center

Instructions: Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

Acknowledgment: I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

Addendum Numbers Received: (Check the box next to each addendum received)

Addendum No. 1

Addendum No. 6

Addendum No. 2

Addendum No. 7

Addendum No. 3

Addendum No. 8

Addendum No. 4

Addendum No. 9

Addendum No. 5

Addendum No. 10

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Company Name:	
Authorized Signature:	
Printed Name:	
Date:	

NOTE: This addendum acknowledgment should be submitted with the bid to expedite document processing