



1501 Main St. Columbia, SC 29201
Post Office Drawer 7 Columbia, SC 29202
T 803.765.0320 F 803.254.6209

PROJECT: Midlands Technical College
President's Suite Renovation

ADDENDUM NUMBER: **TWO**

DATE OF ISSUE:

PROJECT NUMBER: H-59-6338-SG

TO: ALL BIDDERS OF RECORD

This addendum modifies the Contract Documents only in the manner and to the extent stated herein and shown on any accompanying drawings and will become a part of the Contract Documents. Except as specified or otherwise indicated by this addendum, all work shall be in accordance with the basic requirements of the Contract Documents.

BIDDER SHALL ACKNOWLEDGE RECEIPT OF ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM, FAILURE TO DO SO MAY CONSTITUTE AN INFORMALITY IN THE BID.

The following clarifications, amendments, additions, revisions, changes and/or modifications shall take precedence over the drawings and specifications for the above named project only in the amount and to the extent hereinafter specified in this addendum. Where any item called for in the specifications or indicated on the drawings is not supplemented hereby, the original requirements shall remain in effect. Where any original item is amended, voided or superseded hereby, the provision of such item not specifically amend, voided or superseded shall remain in effect.

Addendum to the Specifications – ARCHITECTURAL:

Item No.	Section	Description
A 2 - A S01	TOC	Table of Contents - Section 00419.00-1 removed from table of contents – section not relevant.

Addendum to the Drawings – ARCHITECTURAL:

Item No.	Sheet	Description
A 2 - AD 01	AD-110	<ul style="list-style-type: none">- Photos updated to show room where proposed removal of glass/storefront has been changed- Storefront/glazing shown to remain at boardroom balcony- Notes updated to indicate removal of glazing at Office 110- North arrows added to show orientation from aerial map to floor plan
A 2 - AD 02	AE-110	<ul style="list-style-type: none">- Storefront/glazing shown to remain at boardroom balcony- Elevation of board storefront removed- Elevations of storefronts at Office 110 added, elevations include +/- dimensions of these storefronts. GC to determine extent of storefront removal and whether removal at project southwest or southeast works better as part of their means and methods. Either is acceptable. Storefronts removed and to be reinstalled to pre-construction condition.- North arrows added to show orientation from aerial map to floor plan

General Instructions:

Item No.	Description
A 2 - G 01	<p>Bidder Question: Who is responsible for disassembly and removal of the furniture to the point of rigging?</p> <p>Response: This shall be the responsibility of the general contractor.</p>
A 2 - G 02	<p>Bidder question: Who is responsible for Rigging the furniture, both for removal and for reinstall?</p> <p>Response:</p>



1501 Main St. Columbia, SC 29201
Post Office Drawer 7 Columbia, SC 29202
T 803.765.0320 F 803.254.6209

	<p>This shall be the responsibility of the general contractor.</p>
A 2 - G 03	<p><u>Bidder question:</u> The existing A/V equipment and Appliances that are to be removed. Are they to be taken to another location or disposed?</p> <p><u>Response:</u> Existing A/V equipment has already been removed. Any existing appliances are to be removed by general contractor as part of furniture removal and loaded onto owner's box -truck.</p>
A 2 - G 04	<p><u>Bidder question:</u> Finish schedule is calling for PFT1 which I assume is porcelain floor tile in a few rooms however no PFT1 is listed on the finishes. There is a CWT1 for the ceramic wall tile and base listed. Do they want that on the floor as well?</p> <p><u>Response:</u> See reissued Finish Schedule and Room Finish Sheet.</p>
A 2 - G 05	<p><u>Bidder Question:</u> At Room 311, ADA TLT, Are we to provide backing for the grab bars?</p> <p><u>Response:</u> Yes.</p>
A 2 - G 06	<p><u>Bidder Question:</u> Are the cabinets to be American Face or European frameless?</p> <p><u>Response:</u> American Face</p>
A 2 - G 07	<p><u>Bidder Question:</u> Who is responsible for taking from the rigging to the renovated area to be reassembled?</p> <p><u>Response:</u> General Contractor shall remove items from renovated area and load onto owner's box -truck. Owner will take responsibility from this point forward for removed furniture. Removed furniture shall not be returned to space. General Contractor shall provide removal of furniture from owner's delivery truck up to space and into each appropriate room. Owner's vendors will assemble furniture.</p>
A 2 - G 08	<p><u>Bidder Question:</u> Which of the two forms do we complete for subcontractors?</p> <p><u>Response:</u> SE-330, Lump Sum Bid Form is the appropriate bid form to use for this project. Form included in spec section 000419.00-1 should be ignored.</p> <p>The owner does not require a list of subcontractors as part of the SE-330 Lump Sum Bid Form and the field in section 7 of the form may be left blank.</p>



1501 Main St. Columbia, SC 29201

Post Office Drawer 7 Columbia, SC 29202

T 803.765.0320 F 803.254.6209

A 2 - G 09	<p><u>Bidder Question:</u></p> <p>What is the specific Office of State Engineer code/chapter are we to reference?</p> <p><u>Response:</u></p> <p>The list of relevant building codes can be found on Sheet GI-200.</p> <p>If you are referring to the OSE project manual referred to at the bid opening that dictates project management procedures during construction, this can be found at https://procurement.sc.gov/manual</p>
A 2 - G 10	<p><u>Per the announcement at the pre-bid conference, all bidder questions must be received by the design team by 5pm on February 5th. Final addendum will be issued February 10th.</u></p>

END OF ADDENDUM NUMBER

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

000000.....	SCOPE TABLE OF CONTENTS-DESIGN-BID-BUILD	2
000107.....	PROFESSIONAL SEALS.....	1
000115.....	LIST OF DRAWING SHEETS	1
000419.00.....	SUBCONTRACTOR LISTING (Deleted – Addendum 2)	1

DIVISION 01 – GENERAL REQUIREMENTS

011000.....	SUMMARY	5
012500.....	SUBSTITUTION PROCEDURES.....	3
012600.....	CONTRACT MODIFICATION PROCEDURES	3
012900.....	PAYMENT PROCEDURES	4
013100.....	PROJECT MANAGEMENT AND COORDINATION.....	9
013200.....	CONSTRUCTION PROGRESS DOCUMENTATION.....	6
013233.....	PHOTOGRAPHIC DOCUMENTATION.....	4
013300.....	SUBMITTAL PROCEDURES.....	9
016000.....	PRODUCT REQUIREMENTS	7
017300.....	EXECUTION.....	11
017700.....	CLOSEOUT PROCEDURES	7
017839.....	PROJECT RECORD DOCUMENTS	5

DIVISION 02 – EXISTING CONDITIONS

024119.....	SELECTIVE DEMOLITION	7
-------------	----------------------------	---

DIVISION 08 – OPENINGS

081213.....	HOLLOW METAL FRAMES.....	5
081416.....	FLUSH WOOD DOORS.....	5

DIVISION 09 – FINISHES

092216.....	NON-STRUCTURAL METAL FRAMING.....	5
092900.....	GYPSUM BOARD.....	8

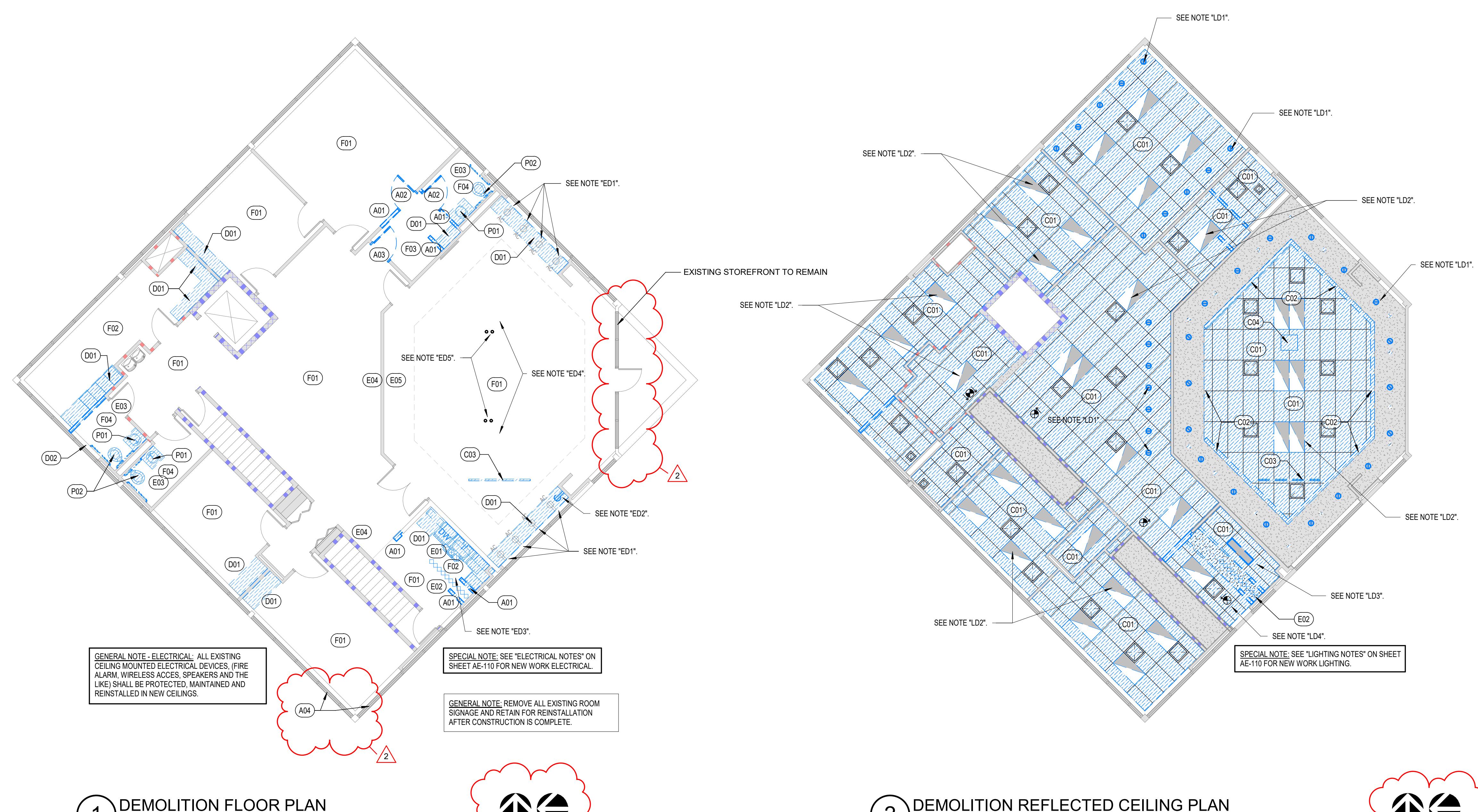
DIVISION 10 – SPECIALTIES

104413.....	FIRE PROTECTION CABINETS.....	5
-------------	-------------------------------	---

APPENDIX

SSOE PRODUCT SUBSTITUTION FORM
SSOE ELECTRONIC FILE TRANSFER AGREEMENT

END OF SECTION 000000



ELECTRICAL DEMOLITION NOTES	
ED1	EXISTING ABOVE COUNTER DUPLEX RECEPTACLES TO REMAIN. EXISTING CASEWORK IS BEING REMOVED AND REPLACED WITH NEW. MAINTAIN EXISTING ELECTRICAL WORK AND REINSTALL IN NEW CASEWORK. PROVIDE NEW OUTLET DEVICES IN NEW CASEWORK.
ED2	EXISTING DUPLEX RECEPTACLE IN CABINET. RELOCATE TO NEW LOCATION AS INDICATED ON SHEET AE-110.
ED3	TYPICAL: WHERE EXISTING APPLIANCES (REFRG, DISHWASHER, ETC) ARE REMOVED, MAINTAIN EXISTING ELECTRICAL WORK FOR REUSE WITH NEW APPLIANCES.
ED4	REMOVE EXISTING FLOOR RECEPTACLES AND ASSOCIATED ELECTRICAL WORK COMPLETE. FILL/PATCH HOLES.
ED5	APPROX. LOCATIONS OF EXISTING 2" CONDUITS STUBBED FLUSH WITH FLOOR. CUT EXISTING CONDUITS FROM FLOOR BELOW AND FILL/PATCH HOLES. MAINTAIN HORIZONTAL RUNS FOR COUPLING TO NEW POKE-THRU DEVICES.

LIGHTING DEMOLITION NOTES	
LD1	TYPICAL: REMOVE EXISTING DOWN LIGHT FIXTURES COMPLETE. MAINTAIN EXISTING BRANCH CIRCUIT ELECTRICAL WORK FOR REUSE WITH NEW LIGHTING.
LD2	TYPICAL: REMOVE EXISTING 2X4 TROFFERS COMPLETE. MAINTAIN EXISTING BRANCH CIRCUIT ELECTRICAL WORK FOR REUSE WITH NEW LIGHTING.
LD3	REMOVE EXISTING LIGHT FIXTURE COMPLETE. MAINTAIN EXISTING BRANCH CIRCUIT FOR RE-USE AS REQUIRED.
LD4	TYPICAL: FOUR (4) EXISTING EXIT SIGNS SHALL BE MAINTAINED AND RE-INSTALLED IN NEW CEILINGS.

DEMOLITION LEGEND		GENERAL DEMOLITION NOTES
C01	DEMOLITION KEYNOTE - SEE DEMOLITION KEYNOTE LEGEND	1. DEMOLITION DRAWINGS ARE INTENDED TO INDICATE SCOPE AND GENERAL INTENT OF THE GENERAL DEMOLITION WORK REQUIRED, BUT DO NOT IN ANY WAY LIMIT THE AMOUNT OF DEMOLITION. REFER TO THE ITEMS SHOWN, REFER TO THE SPECIFICATIONS AND ALL OTHER CONSTRUCTION DOCUMENTS FOR ALL OTHER DEMOLITION WORK. ALL INFORMATION IS BASED ON THE CONTRACT DOCUMENTS, FIELD OBSERVATION AND FIELD OBSERVATIONS AND MAY NOT COMPLETELY REFLECT ACTUAL FIELD CONDITIONS. UPON DISCOVERY OF ANY INCONGRUITIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, UNKNOWN CONDITIONS THAT ARE NOT INFERABLE AND DETERIMENTAL TO THE COMPLETION OF THE WORK AS DEFINED IN THE CONTRACT DRAWINGS, IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF THE CONDITION BEFORE PROCEEDING WITH THE WORK.
	AREA OF "NO WORK"	2. DO NOT SCALE DRAWINGS. CONTRACTOR TO CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE PRIOR TO PROCEEDING WITH WORK. EXISTING DIMENSIONS NOTED ON DRAWINGS ARE FROM OWNER PROVIDED DOCUMENTS AND WILL REQUIRE FIELD VERIFICATION BY CONTRACTOR.
	AREA OF DEMOLITION AS DESCRIBED	3. ALL CODED DEMOLITION NOTES ARE NOT REFLECTED IN THE DRAWINGS. CODED DEMOLITION NOTES ARE GROUPED FOR CLARITY BUT IN NO WAY SHOULD BE CONSTRUED AS LIMITING THE SCOPE OF WORK TO EACH PARTICULAR SECTION. ALL NOTES SHOULD BE REVIEWED BY THE CONTRACTOR TO ESTABLISH THE OVERALL SCOPE OF WORK.
	CONSTRUCTION TO BE DEMOLISHED (PLAN) [SEE KEYNOTES FOR MORE DETAIL]	4. DEMOLITION DRAWINGS ARE INTENDED TO INDICATE SCOPE AND GENERAL INTENT OF THE GENERAL DEMOLITION WORK REQUIRED, BUT DO NOT IN ANY WAY LIMIT THE AMOUNT OF DEMOLITION ONLY TO THE ITEMS SHOWN. DEMOLITION WORK INCLUDES REMOVING EXISTING MATERIALS THAT ARE IN THE CONSTRUCTION AND PATCHING AS REQUIRED AT ALL DISTURBED AREAS WITHOUT LIMITATION.
	CONSTRUCTION TO BE DEMOLISHED (ELEV) [SEE KEYNOTES FOR MORE DETAIL]	5. CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS WITH PRE-DEMOLITION PHOTOGRAPHS OR VIDEOTAPES PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. INSPECT AREAS IN WHICH SELECTIVE DEMOLITION WORK IS TO BE PERFORMED. CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS OF STRUCTURES, SURFACES, EQUIPMENT, AND SURROUNDING PROPERTIES WHICH COULD BE MISCONSTRUED AS DAMAGE RESULTING FROM DEMOLITION WORK. NOTIFY OWNER AND OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
	EXISTING EXTERIOR CONSTRUCTION (PLAN)	6. INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND REINSTALLED AND ITEMS TO BE REMOVED AND SALVAGED.
	EXISTING INTERIOR NON-RATED CONSTRUCTION	7. IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED DURING PROGRESS OF WORK, IMMEDIATELY CEASE OPERATIONS, NOTIFY OWNER, MAINTAIN STOP-WORK MODE UNTIL DIRECTED IN WRITING BY OWNER OR AUTHORIZED AGENT OF OWNER TO RE-COMMENCE WORK. COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION OF HAZARDOUS MATERIALS AND ENVIRONMENTAL POLLUTION, WITH RESPECT TO ANY SUCH MATERIALS FOR WHICH DIRECTIONS HAVE BEEN GIVEN TO THE CONTRACTOR IN WRITING BY OWNER FOR REMOVAL UNDER THIS CONTRACT.
	EXISTING INTERIOR 1 HOUR CONSTRUCTION	8. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER.
	EXISTING INTERIOR 2 HOUR CONSTRUCTION	9. DO NOT CLOSE, BLOCK OR OTHERWISE OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES. IN THE EVENT OF AN EMERGENCY FROM AUTHORITIES HAVING JURISDICTION, PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFICWAYS IF REQUIRED BY GOVERNING REGULATIONS.
DEMOLITION KEYNOTE LEGEND		10. TRAFFIC: CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
KEYNOTE #	DESCRIPTION	11. PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS REQUIRED TO COMPLETE WORK INDICATED ON DRAWINGS IN ACCORDANCE WITH DEMOLITION SCHEDULE AND GOVERNING REGULATIONS.
WALLS AND DOORS	A01 REMOVE EXISTING WALL TO THE EXTENT SHOWN ON PLANS. PREPARE ADJACENT FLOORS AND WALLS TO RECEIVE NEW FINISHES.	12. REPAIR DEMOLITION PERFORMED IN EXCESS OF WHICH IS REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN IN CONDITION EXISTING PRIOR TO DEMOLITION. REMOVE EXISTING CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.
	A02 REMOVE EXISTING DOOR AND ASSOCIATED FRAME. PREPARE ADJACENT FLOORS AND WALLS TO RECEIVE NEW FINISHES.	13. ENVIRONMENTAL CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SPREADING DURING DEMOLITION WORK. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIVE CONDITIONS SUCH AS ELECTROCUTION, ICE, FLOODING, AND POLLUTION.
	A03 REMOVE EXISTING DOOR AND ASSOCIATED FRAME. PREPARE ADJACENT FLOORS AND WALLS TO RECEIVE NEW FINISHES. RESERVE DOOR AND HARDWARE FOR RE-INSTALLATION.	14. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS RELATED TO DEMOLITION WORK. CONDUCT SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.
	A04 REMOVE EXISTING STOREFRONT AND GLAZING AS REQUIRED TO MOVE MATERIALS AND FURNITURE IN AND OUT OF SPACE. GO TO RE-INSTALL SALVAGED STOREFRONT PARTS AND GLAZING TO DOCUMENT EXISTING CONDITION. GC TO DOCUMENT STOREFRONTS PRIOR TO REMOVAL. GC TO PROVIDE MOVE-OUT SERVICES FOR FURNITURE - SEE SPECIFICATION 01100 FOR MORE INFORMATION.	15. DESIGN, EXECUTION, INSTALLATION OF SHORING OF THE EXISTING STRUCTURE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
CEILINGS	C01 REMOVE ACOUSTICAL PANEL CEILING COMPLETELY. CAP ANY UTILITIES AS REQUIRED - SEE PLUMBING AND ELECTRICAL DRAWINGS FOR MORE INFORMATION. PREPARE ADJACENT WALL SURFACES TO RECEIVE NEW FINISHES AS SPECIFIED.	16. DEMOLITION WORK INCLUDES REMOVAL OF ALL THAT WILL INTERFERE WITH THE CONSTRUCTION AND PATCHING AS REQUIRED AT ALL DISTURBED AREAS WITHOUT LIMITATION.
	C02 REMOVE WOOD CROWN MOLDING COMPLETELY. PREPARE ADJACENT WALL SURFACES TO RECEIVE NEW FINISHES AS SPECIFIED.	17. PROVIDE PROTECTIVE MEASURES AS REQUIRED FOR MAINTAINING FREE AND SAFE PASSAGE OF THE GENERAL CONTRACTOR AND STAFF ON PROJECT SITE, THE PUBLIC WAY AND SIDEWALKS DURING CONSTRUCTION WORK. ERECT TEMPORARY COVERED PASSAGeways AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
	C03 REMOVE EXISTING PROJECTION SCREEN AND ASSOCIATED COMPONENTS COMPLETELY. PREPARE ADJACENT SURFACES TO RECEIVE NEW FINISHES.	18. REMOVE ALL DEBRIS PROMPTLY TO PREVENT FIRE AND SAFETY HAZARDS. PROTECT ITEMS TO BE REUSED OR REMAIN FROM DUST AND DEBRIS.
	C04 REMOVE EXISTING PROJECTOR AND ASSOCIATED COMPONENTS COMPLETELY. REPAIR ADJACENT SURFACES TO RECEIVE NEW FINISHES.	19. REMOVE ALL KNOWN HAZARDOUS MATERIALS PRIOR TO DEMOLITION. REFER TO THE HAZARDOUR MATERIALS, LEAD AND ASBESTOS REPORTS FOR ABATEMENT SCOPE AND COORDINATION.
CASEWORK	D01 REMOVE ALL EXISTING CASEWORK AND ASSOCIATED SINKS COMPLETELY. PREPARE EXISTING PLUMBING ROUGH-OUTS WHERE APPLICABLE TO RECEIVE NEW SINKS. WHERE NO SINK IS BEING REMOVED, CAP EXISTING PLUMBING AT WALL WITH PLATE.	20. REMOVE AND TURN OVER TO THE OWNER ANY AND ALL EQUIPMENT AND FURNISHINGS NOT IDENTIFIED TO BE DEMOLISHED.
	D02 REMOVE EXISTING SILL AT WINDOW. PREPARE SURFACES TO RECEIVE NEW FINISH.	21. THE OWNER SHALL REMOVE ALL EQUIPMENT, MECHANICAL COMMUNICATIONS AND SECURITY EQUIPMENT FROM THE FACILITY THAT IS TO BE RETURNED PRIOR TO TURNING CONSTRUCTION AREA OVER TO CONTRACTOR.
EQUIPMENT	E01 REMOVE ALL EXISTING APPLIANCES COMPLETELY.	22. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF DEMOLITION. CONTACT THE PUBLIC UTILITIES BEFORE BEGINNING DISCONNECT.
	E02 REMOVE EXISTING FIRE DOOR AND ALL ASSOCIATED WIRING, TRACKS, AND DOORS COMPLETELY. REMOVE OR PAINT OVER ANY FIRE DOOR LABELS AND MARKINGS.	
	E03 REMOVE EXISTING TOILET ACCESSORIES AND INSTALL NEW ACCESSORIES AS SPECIFIED.	
	E04 REMOVE EXISTING SIGNAGE AND TRIBUTE ARTWORK. RETAIN FOR USE BY OWNER.	
	E05 REMOVE EXISTING LETTERING AND RETAIN FOR INSTALLATION BY CONTRACTOR AFTER COMPLETION.	
FLOORING	F01 REMOVE CARPET COMPLETELY. PREPARE FLOOR TO RECEIVE NEW FLOOR FINISHES.	
	F02 REMOVE VINYL COMPOSITION TILE COMPLETELY. PREPARE FLOOR TO RECEIVE NEW FLOOR FINISHES.	
	F03 REMOVE EXISTING VINYL PLANK FLOORING COMPLETELY. PREPARE FLOOR TO RECEIVE NEW FLOOR FINISHES.	
	F04 REMOVE EXISTING FLOOR AND WALL TILE COMPLETELY. PREPARE FLOOR AND WALL TO RECEIVE NEW FINISHES.	
PLUMBING	P01 REMOVE EXISTING COUNTER AND SINK AND PREPARE FLOOR TO RECEIVE NEW FINISHES.	
	P02 REMOVE EXISTING TOILET AND PREPARE FLOOR TO RECEIVE NEW IN-KIND ADA COMPLIANT FIXTURE.	
		23. THE DRAWING IS THE PROPERTY OF SSOE GROUP. UNAUTHORIZED USE IS PROHIBITED.



CONSULTANTS:

KEYPLAN		
SUBMITTAL/REVISION SCHEDULE:		
NO	DATE	DESCRIPTION
1	11/14/25	PERMIT DRAWINGS
2	01/30/26	ADDENDUM 2

□ APPROVED FOR CONSTRUCTION
■ NOT APPROVED FOR CONSTRUCTION



JHA PROJECT #: H59-6338-SG

PROJECT INFORMATION:

PRESIDENT'S SUITE
RENOVATION
BELTLINE CAMPUS

316 S BELTLINE BLVD
COLUMBIA, SOUTH CAROLINA

SSOE PROJECT #: 025-0054-00

SSOE MANAGER: ADRIANE MCGILLIS



THIS DRAWING IS THE PROPERTY OF SSOE GROUP. UNAUTHORIZED USE IS PROHIBITED.

© SSOE, INC. 2025

LEVEL 03
DEMOLITION PLAN
AND RCP

AD-110

