



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**

**ADDENDUM NUMBER: THREE**

**President's Suite Renovation**

**DATE OF ISSUE: 02/09/2026**

**PROJECT NUMBER: H59-6338-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 Where any original item is amended, voided or superseded hereby, the provision of such item not specifically amend, voided or superseded shall remain in effect.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:**

<i>Item No.</i>	<i>Section</i>	<i>Description</i>
A 3 - A S 0 1	TOC	TABLE OF CONTENTS - Revised to include new appendix – Furniture List
A 3 - A S 0 2	APPENDIX	FURNITURE LIST - Issued for information

**Addendum to the Drawings – ARCHITECTURAL:**

<i>Item No.</i>	<i>Sheet</i>	<i>Description</i>
A 3 - A D # #	AE-110	LEVEL 03 FLOOR PLAN AND RCP - Elevation callouts added for revisions to board room walls
A 3 - A D # #	AE-710	LEVEL 3 FINISH PLAN, SCHEDULE & LEGEND - Elevations added to clarify intent at screen walls in boardroom.

**General Instructions:**

<i>Item No.</i>	<i>Description</i>
A 3 - G 0 1	<b><u>Bidder Question:</u></b> Does the casework manufacturer have to be AWI certified? Will a qualified manufacturer capable of creating shop drawings and all other specific requirements of the casework be acceptable?  <b><u>Response:</u></b> AWI Certification is required.
A 3 - G 0 2	<b><u>Bidder Question:</u></b> The casework elevations appear to be America Face. Will European Frameless also be acceptable?  <b><u>Response:</u></b> Refer to Addendum 2 response.
A 3 - G 0 3	<b><u>Bidder Question:</u></b> What is the space below the conference room? Classroom? Office? Other?  <b><u>Response:</u></b> The space below is a student commons.



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

A 3 - G 0 4	<p><b><u>Bidder Question:</u></b> The plans show existing 2' x 4' ceiling grid throughout the space. Yesterday, the conference room was 2' x 4' but the rest of the space was 2' x 2'. Are we to still demo and replace all the ceiling grid and tile?</p> <p><b><u>Response:</u></b> All existing ceilings shown in blue and dashed are to be demolished as shown at AD-110. The board room (conference room) does have 2x4 ceilings tiles existing. The renovation plans shows new 4x4 ceiling tiles with the existing perimeter soffit to remain. All other rooms show new 2x2 ceiling grids or gwb soffits as shown at the renovation plans on AE-110. This is the design intent. Please include in your price, installing new 1/4" layer of gwb to the horizontal surface of this soffit to provide a new even surface and reduce patching around new lighting fixtures to be installed at the new soffit.</p>
A 3 - G 0 5	<p><b><u>Bidder Question:</u></b> Can you provide a list of the new furniture?</p> <p><b><u>Response:</u></b> See issued Appendix for furniture list as part of this Addendum.</p>
A 3 - G 0 6	<p><b><u>Bidder Question:</u></b> Is there an asbestos survey for the project? Or do we have to include one in our bid?</p> <p><b><u>Response:</u></b> No hazmat report is available for the space to be renovated. GC should test suspicious materials if uncovered during the course of work.</p>
A 3 - G 0 7	<p><b><u>Bidder Question:</u></b> The cabinet doors are they to be inset or overlay? If overlay what are the door dimensions?</p> <p><b><u>Response:</u></b> Cabinet doors are overlay. See casework elevations and sections for dimensions.</p>
A 3 - G 0 8	<p><b><u>Bidder Question:</u></b> Are the built-ins to be saved or disposed? Please see picture.</p>



**Response:**

See notes at demolition plans. Built-ins to be removed by GC.

A 3 - G 0 9

**Bidder Question:**

Will the doors and drawer fronts be inset of face frames or sit on the face frames?

**Response:**

Previously answered.

A 3 - G 1 0

**Bidder Question:**

AD-110 Demolition Keynote Legend Casework D02 - Remove Existing Sill at Window (ADA Toilet 311). AE-110 Floor Plan Keynote 04 - New Solid Surface Sill at Window. This Call Out can be found on D7/AE-400. Enlarged Toilet Plan at ADA Toilet 311. AE-710 Room Finish Schedule calls out to paint the windowsill PNT-4. AE-710 Finish Legend calls for Solid Surface Sill. Please confirm, solid surface or replaced with wooden sill?

**Response:**

Provide solid surface sill

A 3 - G 1 1

**Bidder Question:**

Item # A2 - G04. I am not able to find the reissued Finish Schedule and Room Finish Sheet.

**Response:**

Reissued as part of this addendum.

**END OF ADDENDUM NUMBER**

**DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIRMENTS**

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

**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 REQUIRMENTS .....	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.....	GYPSON BOARD.....	8

**DIVISION 10 – SPECIALTIES**

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

**APPENDIX**

SSOE PRODUCT SUBSTITUTION FORM  
SSOE ELECTRONIC FILE TRANSFER AGREEMENT  
~~MTC – PRESIDENTS SUITE FURNITURE LIST - DURANT~~

END OF SECTION 000000

## APPENDIX

**MTC - President's Suite Project**

<b>Item #</b>	<b>Area</b>	<b>Qty</b>	<b>Description</b>
<b>Reception (301)</b>			
1		4	Elara, 32x27x31.25, Lounge Chair with Swivel Base
2		1	Embrace 32x32x18 Round Cocktail Table
3		2	Elara, 32x27x31.25, Lounge Chair with Swivel Base
4		1	Embrace 24x24x23 Round End Table
5		1	Classic Credenza 72"W X 23.5"D X 30.25"H ----- Classis Credenza Lateral File Side by Side Special feature: size, pulls.
6		1	Classic Hutch 71.375"W X 16.3125"D X 49.25"H Standard Size ----- Special features: doors, shelves, pulls, lights.
<b>Kim   Exec Assistant (315)</b>			
7		2	Elara, 32x27x31.25, Lounge Chair with Swivel Base
8		1	Classic Bridge 48"W X 24"D X 30.25"H Standard Size ----- Special feature: modesty panel, grommet.
9		1	Classic Desk 66"W X 32"D X 30.25"H Standard Size ----- Special feature: pulls. 45-6632SRP with Cambria Asbury pulls(A1P).
10		1	Classic Credenza 152"W X 30"D X 30.25"H ----- Special feature: pedestals, pulls.
11		1	Pur 23.75x24.5x46.25 High Back Swivel
<b>Kim   Admin (308)</b>			
12		2	Elara, 32x27x31.25, Lounge Chair with Swivel Base
13		1	Classic Bridge 48"W X 24"D X 30.25"H Standard Size ----- Special feature: modesty panel, grommet.
14		1	Classic Desk 66"W X 32"D X 30.25"H Standard Size ----- Special feature: pulls. 45-6632SLP with Cambria Asbury pulls(A1P).
15		1	Classic Credenza 72"W X 23.5"D X 30.25"H Standard Size ----- Classic Credenza Door Special feature: pulls, grommet.
16		1	Classic Credenza 72"W X 23.5"D X 30.25"H Standard Size ----- Special feature: pulls and grommet.
17		1	Classic Bookcase 66"W X 16.44"D X 79.5"H ----- Special feature: size, doors, pulls, tasklights. 45-7972BCCF at special width.
18		1	Pur 23.75x24.5x46.25 High Back Swivel
<b>Laronda (306)</b>			
19		2	Elara, 32x27x31.25, Lounge Chair with Swivel Base
20		1	Classic Bridge 48"W X 24"D X 30.25"H Standard Size ----- Special feature: modesty panel, grommet.
21		1	Classic Desk 66"W X 32"D X 30.25"H Standard Size ----- Special feature: pulls. 45-6632SRP with Cambria Asbury pulls(A1P).
22		1	Classic Credenza 72"W X 23.5"D X 30.25"H Standard Size ----- Classic Credenza Door Special feature: pulls, grommet.
23		1	Classic Credenza 72"W X 23.5"D X 30.25"H Standard Size ----- Special feature: pulls and grommet. 45-7224CRLL with
24		1	Classic Bookcase 66"W X 16.44"D X 79.5"H ----- Special feature: size, doors, pulls, tasklights. 45-7972BCCF at special width.
25		1	Pur 23.75x24.5x46.25 High Back Swivel
<b>Greg   President (316)</b>			
26		2	Elara, 32x27x31.25, Lounge Chair with Swivel Base
27		1	Elara, 87x27x30.25, Sofa with Glides
28		1	Classic Bookcase 44"W X 15"D X 54"H ----- Special feature: size, center divider, pulls and doors. 45-48BCBD2 at special size.
29		1	Classic Credenza 72"W X 23.5"D X 30.25"H Standard Size ----- Special feature: pulls and grommet.
30		1	Classic Desk 72"W X 36"D X 30.25"H Standard Size ----- Special feature: pulls. 45-7236TD with Cambria Asbury pulls(A1P).
31		1	Classic Storage 37.13"W X 26.69"D X 79.5"H ----- Special feature: size, crown, base moulding, pulls. 5-3672SW at special size.
32		1	Classic 75.13x16.44x79.25 Bookcase, Full Crown and Base
33		2	Meeting Room 22.1875x3.8125x28.75 Dbl Clmn Panel Base
34		1	Meeting Room 72x36x1 Long Grain Rectangular Top-LB edge
35		4	Pur 23.75x24.5x37.5 Mid Back Swivel
36		1	Pur 23.75x24.5x46.25 High Back Swivel

**MTC - President's Suite Project**

Boardroom

37	4	Round Grommet - Black
38	3	Power Supply Power Supply 9.5"W X 9.8125"D X 0"H Standard Size ----- Byrne E2X power supply.
39	4	Meeting Room 22.25x22.25x28.75 Cylinder Base
40	6	Meeting Room Base 30"W X 9.75"D X 28.75"H ----- Special feature: size, moulding and turnings.
41	1	Meeting Room Conference Top 288"W X 59.5"D X 1"H ----- Meeting Room Conference Top Rectangular W/Internal Lumber Banded Edge.
42	4	Meeting Room 48x48x1 Straight Grain Round Top-LB edge
43	16	Pur 23.75x24.5x37.5 Mid Back Swivel
44	20	Pur 23.75x24.5x46.25 High Back Swivel









---

**GENERAL NOTES:**

1. AT ALL TRANSITIONS BETWEEN DIFFERENT FLOOR FINISH MATERIALS, INSTALL SILLS OR THRESHOLDS AS FOLLOWS:

1. WALLS SHALL RECEIVE MFR'S RECOMMENDED PRIMER COAT AND TWO (2) COATS MIN. OF LATEX EGGSHELL FINISH. UNO.
2. GRILLES, DIFFUSERS AND ACCESS PANELS SHALL BE PAINTED TO MATCH THE WALL OR CEILING ON WHICH THEY ARE LOCATED UNO.
3. GYPSUM BOARD SOFFITS & CEILINGS SHALL BE PAINTED (PNT-4) AND RECEIVE MFR'S RECOMMENDED PRIMER COAT AND TWO (2) COATS MIN. OF LATEX FLAT FINISH. UNO.
4. HIGH METAL SURFACES SHALL BE PAINTED (PNT-4) AND RECEIVE MFR'S RECOMMENDED PRIMER COAT AND TWO (2) COATS MIN OF LATEX SEMI-GLOSS FINISH. UNO.

1. AT ALL MILLWORK BASE CABINETS, PROVIDE BASE AS SCHEDULED FOR ADJACENT WALLS UNO.
2. MATCH EXISTING FINISHES TO EXISTING MILLWORK PATCH AREAS OF CONSTRUCTION WITH BASE MATCHING EXISTING PROFILE. DO NOT INSTALL SHORTER OR LONGER LENGTHS THAN EXISTING SPACES WHERE INFILL WOULD REQUIRE BASE JOINTING AND SHORTER LENGTHS WOULD REQUIRE ADDITIONAL PIECES AND INSTALL LONGER LENGTHS.
3. ALL INTERIOR WOOD FRAMES AND TRIM SHALL BE PAINTED WITH COATS MINIMUM TWO RECOMMENDED PRIMER COAT AND TWO (2) COATS MIN. OF LATEX SEMI-GLOSS FINISH UNO.
4. ALL WOOD CASEWORK IS TO BE PRIMED INSTALLED IN BOARDROOM FOR CLOSETS, PAINT DOORS TO MATCH WALL COLOR WITH MFR'S RECOMMENDED PRIMER COAT AND TWO (2) COATS MIN. OF LATEX SEMI-GLOSS FINISH UNO.
5. BATHROOM CASEWORK IS TO BE PAINTED (PNT-4) WITH MFR'S RECOMMENDED PRIMER COAT AND TWO (2) COATS MIN. OF LATEX SEMI-GLOSS FINISH UNO.
6. SEE CASEWORK AND INTERIOR ELEVATIONS FOR IDENTIFICATION OF ARCHITECTURAL CASEWORK FINISHES. SELECT FINISHES TO MATCH EXISTING FINISH SELECTIONS FOR CASEWORK COMPONENTS. ALL HINGS TO BE HEAVY-DUTY CONCEALED HINGES UNO. ALL DRAWERS TO BE MAXIMUM WEIGHT CAPACITY 100 LBS.
7. ALL DRAWERS TO HAVE MINIMUM WEIGHT CAPACITY 100 LBS.
8. CABINET HARDWARE TO BE:

PROFESSIONAL SEALS

CONSULTANTS:

## KEYPLAN

☐ APPROVED FOR CONSTRUCTION  
☒ NOT APPROVED FOR CONSTRUCTION

1260 LEXINGTON DRIVE  
WEST COLUMBIA, SC  
29170-2176

JHA PROJECT #: H59-6338-SG

PROJECT INFORMATION:

316 S BELTLINE BLVD  
COLUMBIA, SOUTH CAROLINA

SSOE PROJECT #:	025-00554-00
SSOE MANAGER:	ADRIANE MC



1501 Main Street, Suite 730  
Columbia, SC 29201  
T. (803) 765-0320

THIS DRAWING IS THE PROPERTY OF SECO GROUP.  
INCLUDING USE ON OTHER PROJECTS.

THIS DRAWING IS THE PROPERTY OF S&B GROUP. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS, IS PROHIBITED.

AF 310

# AE-710