

TOWN OF PAGELAND

ADDENDUM NO. 1

REQUEST FOR BIDS

Project: Roof Replacement – Old Lawn Mower Shop, Tower Building, and Lean-to

Owner:

Town of Pageland

307 E. McGregor Street

Pageland, South Carolina 29728

Bid Opening: August 4, 2026 – 2:00 PM

Addendum Issue Date: July 17, 2026

NOTICE TO ALL BIDDERS

This Addendum No. 1 forms a part of the Contract Documents for the above-referenced project and shall be incorporated into the Bid submitted by each Contractor.

All bidders shall acknowledge receipt of this Addendum by completing and returning the Addendum Acknowledgment Form included herein with their bid package.

Failure to acknowledge receipt of this Addendum may result in the bid being considered non-responsive.

Except as modified herein, all terms, conditions, specifications, and requirements of the Request for Bids remain unchanged.

CHANGES TO THE REQUEST FOR BIDS

ITEM NO. 1 – RIDGE VENT REQUIREMENT

Section II – Scope of Work is amended as follows:

The Contractor shall furnish and install a continuous ridge vent system on the Old Lawn Mower Shop Building.

The ridge vent shall be installed in accordance with the roofing manufacturer's specifications and all applicable building code requirements.

This work shall be included in the Base Bid.

ITEM NO. 2 – SIDE (INTAKE) VENT REQUIREMENT

Section II – Scope of Work is amended by adding the following:

The Contractor shall furnish and install all required side/intake ventilation necessary to provide a complete and balanced attic ventilation system for the Old Lawn Mower Shop Building in accordance with the currently adopted International Residential Code, roofing manufacturer recommendations, and all applicable building codes.

All required vents, accessories, labor, and materials shall be included in the Base Bid.

ITEM NO. 3 – BLACK DRIP EDGE

Section II – Scope of Work is amended as follows:

The Contractor shall furnish and install black prefinished metal drip edge around the entire perimeter of the Old Lawn Mower Shop Building.

The drip edge shall be installed in accordance with manufacturer specifications and applicable building codes.

This work shall be included in the Base Bid.

ITEM NO. 4 – SHINGLE REMOVAL AND ADJACENT PROPERTY REQUIREMENTS

During the Pre-Construction Meeting, it was discussed that the rear property line of the Old Lawn Mower Shop Building adjoins privately owned property.

The Town has coordinated with the adjoining property owner. Accordingly, the Contractor shall comply with the following requirements:

1. Roofing materials, shingles, felt paper, nails, and all demolition debris shall not be intentionally thrown, dropped, or deposited onto the adjoining private property.
2. The Contractor shall remove all roofing materials by carrying or otherwise transporting the materials to a dumpster located on Town-owned property.
3. The adjoining property owner has granted permission for the Contractor to enter the adjoining property only for the following purposes:
 - Retrieving roofing materials or debris that accidentally fall onto the property;
 - Magnetic sweeping and removal of roofing nails;
 - Final cleanup of construction debris.
4. The Contractor shall exercise reasonable care to avoid damage to the adjoining property.
5. At the conclusion of each workday and upon final completion, the Contractor shall ensure the adjoining property is free of roofing debris, nails, and construction materials.
6. Any damage to the adjoining property resulting from the Contractor's operations shall be repaired by the Contractor at no additional cost to the Town.

ITEM NO. 5 – REMOVAL OF ABANDONED ELECTRICAL CONDUIT

Section II – Scope of Work is amended by adding the following requirement:

The Contractor shall remove the existing abandoned electrical conduit that currently penetrates the roof of the Old Lawn Mower Shop Building.

Upon removal of the conduit, the Contractor shall:

1. Remove the conduit completely or flush with the roof structure, as directed by the Town.
2. Remove any damaged or compromised roof decking associated with the roof penetration.
3. Install new wood roof decking matching the existing thickness, dimensions, and material to completely patch the opening.
4. Install synthetic roofing underlayment over the repaired area.

5. Install new architectural shingles, flashing, and all associated roofing materials necessary to match the surrounding roof and provide a complete watertight roofing system.

6. Ensure the completed repair is structurally sound and installed in accordance with the roofing manufacturer's specifications and all applicable building code requirements.

This work shall be included in the Base Bid, and no separate payment shall be made for this work.

ITEM NO. 6 – BID SUBMISSION REQUIREMENTS

Section V – Contractor Qualifications & Insurance is amended as follows:

Each bidder shall include the following documents with their sealed bid:

- A copy of the bidder's current South Carolina Contractor's License.
- A current Certificate of Insurance demonstrating compliance with the insurance requirements contained in the Request for Bids.

Failure to submit these documents may cause the bid to be deemed non-responsive and rejected by the Town.

ITEM NO. 7 – BASE BID CLARIFICATION

The Base Bid shall include, at a minimum, all labor, materials, supervision, permits, equipment, transportation, disposal, cleanup, and incidentals necessary to complete the following work for the Old Lawn Mower Shop Building:

- Removal and disposal of existing roofing materials.
- Synthetic roofing underlayment.
- Starter shingles.
- Thirty (30) year architectural shingles.
- Continuous ridge vent.
- Code-required side/intake ventilation.
- Black metal drip edge around the entire building.
- Ridge cap shingles.
- Flashing.
- Pipe boots.
- Fascia replacement where necessary.
- Painting of all fascia boards.
- Protection of adjacent structures and property.
- Final cleanup.

The Contractor shall provide a complete, watertight, code-compliant roofing system.

ALL OTHER TERMS AND CONDITIONS

Except as specifically modified by this Addendum No. 1, all terms, conditions, specifications, drawings, and requirements contained in the Request for Bids shall remain unchanged and in full force and effect.

ISSUED BY

Town of Pageland

Shane M. Sligh

Town Administrator

307 E. McGregor Street

Pageland, South Carolina 29728

Phone: (843) 672-7521

ADDENDUM NO. 1 ACKNOWLEDGMENT

Project: Roof Replacement – Old Lawn Mower Shop, Tower Building, and Lean-to

The undersigned Bidder acknowledges receipt of Addendum No. 1 and certifies that all changes contained therein have been incorporated into the Bid Proposal.

The Bidder further understands that failure to include this signed acknowledgment with the bid submission may result in the bid being deemed non-responsive.

BIDDER INFORMATION

Company Name: _____

Address: _____

Authorized Representative: _____

Title: _____

CERTIFICATION

I certify that I have received, reviewed, and incorporated all requirements contained in Addendum No. 1 into the Bid submitted for the Roof Replacement – Old Lawn Mower Shop, Tower Building, and Lean-to Project.

Authorized Signature: _____

Printed Name: _____

Date: _____

**THIS ACKNOWLEDGMENT FORM MUST BE COMPLETED, SIGNED, AND RETURNED WITH THE BID PACKAGE.
FAILURE TO INCLUDE THIS FORM MAY RESULT IN THE BID BEING DETERMINED NON-RESPONSIVE.**