

Lander University

Centennial Hall – Painting

Project Information:

- Lander University is interested in having the interior walls of Centennial Hall painted. Centennial Hall is a student housing dormitory. The building consists of the following:
 - i. 90 thousand square feet, 4 stories, 2 elevators, 3 stairwells.
 - ii. There are 75, 4 occupant living suites. Each occupant has their own bedroom.
 - iii. The corridors are carpeted with acoustic ceilings.
 - iv. The student suites have VCT flooring, with acoustic ceilings.
 - v. There is a trash room and trash chute room on each floor.
 - vi. Lander University is providing sketches and dimensions of the select rooms, areas, corridors, ceiling heights (dimensions taken from the construction drawings), and floorplans for your convenience. Lander University has prepared the sketches and provided dimensions in good faith to be as accurate as possible. However, good intentions do not always translate into 100% accuracy.
 - vii. All interested contractors should make the effort to visit the site and verify all project dimensions prior to generating a competitive bid.
 - viii. Lander University has made the following paint selections that will use Sherwin Williams ProMar 400 Satin as the base:

Corridor wall color – (to be determined)

Corridor wall color where suite doors intersect – (to be determined)

Suite bedroom wall color – (to be determined)

Suite common space wall color – (to be determined)

Door Frame color – (to be determined)

1. Bid Structure:

Base Bid:

To provide paint, labor, necessary equipment and supplies to **paint the selected interior walls of the 2nd, 3rd, and 4th floors of Centennial Hall**. Provide total project cost to complete the project scope as defined in the project narrative and attached sketches, to include, but not limited to business license cost, insurance, transportation, equipment, material, labor, profit, etc....

Bid Alternate 01:

To provide paint, labor, necessary equipment and supplies to **paint the selected interior walls of the 1st floor of Centennial Hall**. Provide total project cost to complete the project scope as defined in the project narrative and attached sketches, to include, but not limited to business license cost, insurance, transportation, equipment, material, labor, profit, etc....

Bid Alternate 02:

To provide paint, labor, necessary equipment and supplies to **paint the interior walls and stairwell surfaces of the three (03), 4-story stairwells of Centennial Hall**. Provide total project cost to complete the project scope as defined in the project narrative and attached sketches, to include, but not limited to business license cost, insurance, transportation, equipment, material, labor, profit, etc....

Lander University
Centennial Hall – Painting

2. Lander University Department of Engineering Services:

Mr. Jeff Beaver
320 Stanley Ave. (US Mail) / 204 West Henrietta Ave. (shipping)
Greenwood, SC 29649
(864) 388-8208
jbeaver@lander.edu

3. Lander University Maintenance Manager:

Mr. Glenn Shaw
320 Stanley Ave. (US Mail) / 204 West Henrietta Ave. (shipping)
Greenwood, SC 29649
(864) 388-8260
msargent@lander.edu

4. Project Timeline:

Lander University’s intent is to award the project to the most Responsive, Responsible, and Insured contractor. Due to the anticipated value of the project, following the bid opening, yet prior to award, Lander University will observe the State Procurement Code’s Mandatory 7 Business Day Protest Period. It is Lander University’s intent to have the project commence as soon as possible after May 02, 2024. (the conclusion of the Spring Semester)

The project completion is no later than August 02, 2024.

5. Pre-Bid Meeting:

There is not a scheduled Pre-Bid meeting.
However, contractors are encouraged to contact the Lander University Campus Maintenance Manager or the Engineering Services Manager for a site visit.

6. Base Bid Building Dimensions:

a. Suites:

There are 240 student bedrooms with ceiling heights of 9ft. 6 inches:
 $(2 \times 7.5' \times 9.5') + (2 \times 12 \times 9.5) = 370 \text{ sq. ft. each}$
 $(240 \times 370) = 88,920 \text{ sq. ft}$

There are 75 student suites, with a common/ public area of 227 sq. ft. each
 $(60 \times 227) = 13,620 \text{ sq. ft.}$

$2^{\text{nd}}, 3^{\text{rd}}, 4^{\text{th}}$ Floor Suite Total – $(88,920 + 13,620) = 102,540 \text{ sq. ft}$

Lander University
Centennial Hall – Painting

b. Corridors:

There are 278 linear feet of corridor per floor, with a ceiling height of 8 ft.

$$(4 \times 278 \times 8) = 8,896 \text{ sq. ft. per floor}$$

$$(3 \times 2,224) = 26,688 \text{ sq. ft.}$$

There are 20 corridor suite door junctions with a length of 9 ft. 9 inches and a ceiling height of 8 ft. 4 inches.

$$(2 \times 9.75 \times 8.33) = 162.4 \text{ sq. ft. each}$$

$$(20 \times 162.4) = 3,249 \text{ sq. ft per floor}$$

$$(3 \times 3,249) = 9,747 \text{ sq. ft.}$$

$$\underline{2^{\text{nd}}, 3^{\text{rd}}, 4^{\text{th}} \text{ Floor Corridor Total} - (26,688 + 9,747) = 36,435 \text{ sq. ft}}$$

c. Trash / Chute Rooms

i. There are two trash rooms per floor.

$$(2 \times 8.92 \times 8) = 142.7 \text{ sq. ft}$$

$$(2 \times 12 \times 8) = 192 \text{ sq. ft.}$$

$$(142.7 + 192) = 334.7 \text{ sq. ft. per trash room}$$

$$(2 \times 334.7) = 669 \text{ sq. ft. per floor}$$

ii. There are two chute rooms per floor.

$$(2 \times 8.92 \times 8) = 142.7 \text{ sq. ft}$$

$$(2 \times 12 \times 8) = 192 \text{ sq. ft.}$$

$$(142.7 + 192) = 334.7 \text{ sq. ft. per trash room}$$

$$(2 \times 334.7) = 669 \text{ sq. ft. per floor}$$

$$(669 + 669) = 1,338 \text{ sq. ft. per floor}$$

$$\underline{2^{\text{nd}}, 3^{\text{rd}}, 4^{\text{th}} \text{ Floor Trash / Chute Rooms Total} - (3 \times 1,338) = 4,014 \text{ sq. ft.}}$$

d. Study / Break Rooms

i. There is one study room per floor.

$$(42.4 \times 9) = 382 \text{ sq. ft.}$$

ii. There is one Break Room per floor.

$$(42.4 \times 9) = 382 \text{ sq. ft.}$$

$$(382+382) = 764 \text{ sq. ft per floor}$$

$$\underline{2^{\text{nd}}, 3^{\text{rd}}, 4^{\text{th}} \text{ Floor Study / Break Rooms Total} - (3 \times 764) = 2,292 \text{ sq. ft.}}$$

e. Elevator Landings

There is one elevator landing per floor

$$= 1,030 \text{ sq. ft.}$$

$$\underline{2^{\text{nd}}, 3^{\text{rd}}, 4^{\text{th}} \text{ Floor Elevator Landings} = (3 \times 1,030) = 3,090 \text{ sq. ft.}}$$

Lander University
Centennial Hall – Painting

f. Base Bid Totals:

2nd, 3rd, 4th Floor Suite Total = 102,540 sq. ft

B2nd, 3rd, 4th Floor Corridor Total = 36,435 sq. ft

2nd, 3rd, 4th Floor Trash / Chute Rooms Total = 4,014 sq. ft.

2nd, 3rd, 4th Floor Study / Break Rooms Total = 2,292 sq. ft.

2nd, 3rd, 4th Floor Elevator Landings = 3,090 sq. ft.

Gross sq. ft. = 148,371

Adjustment: Door Surface Area

240 – Bedrooms

12 – Trash / Chute Rooms

60 - Suite Entrances

6 – Break / Study Rooms

60 – Mechanical / Electrical Rooms

Total = 378 @ (7ft. x 3 ft) = 7,938 sq. ft

Adjustment: Exterior Window Surface Area

240 – Bedroom windows

Total = (240x 3ft. x 4 ft.) = 2,880 sq. ft.

Base Bid Total Sq. Ft. = (148,371 – 7,938 – 2,880) = 137,533

7. Bid Alternate One Building Dimensions:

a. **1st Floor Suites:**

There are 60 student bedrooms with ceiling heights of 9ft. 6 inches:

$(2 \times 7.5' \times 9.5') + (2 \times 12 \times 9.5) = 370 \text{ sq. ft. each}$

$(60 \times 370) = 22,200 \text{ sq. ft}$

There are 15 student suites, with a common/ public area of 227 sq. ft. each

$(15 \times 227) = 3,405 \text{ sq. ft.}$

1st Floor Suite Total – (22,200 + 3,405) = 25,605 sq. ft

b. **1st Floor Corridors:**

There is 301 linear feet of corridor, with a ceiling height of 8 ft.

$(4 \times 301 \times 8) = 9,632 \text{ sq. ft.}$

There are 09 corridor suite door junctions with a length of 9 ft. 9 inches and a ceiling height of 8 ft. 4 inches.

$(2 \times 9.75 \times 8.33) = 162.4 \text{ sq. ft. each}$

$(09 \times 162.4) = 1,461 \text{ sq. ft}$

1st Floor Corridor Total – (4,816 + 1,461) = 6,277 sq. ft

Lander University
Centennial Hall – Painting

c. Study / Break Rooms

- i. There is one study room per floor.
(44 lin. ft. x 9) = 396 sq. ft.

- ii. There is one Break Room per floor.
(44 lin. ft. x 9) = 396 sq. ft.
(396 + 396) = 792 sq. ft per floor

1st Floor Study / Break Rooms Total - 792 sq. ft.

d. Public Restrooms

There are two restroom on the 1st Floor
(30 lin. ft x 8) = 240 sq. ft.
(2 x 240) = 480 sq. ft.

1st Floor Public Restrooms Total - 480 sq. ft.

e. Vestibule (area between the public restrooms and break / study rooms)

(47 lin. ft. x 9 ft) = 423 sq. ft. wall area
190 sq. ft of ceiling area
(423 + 190) = 613 sq. ft.

1st Floor Vestibule Total - 613 sq. ft.

f. Trash Rooms

There are two trash rooms on the 1st Floor
(15' lin. ft. x 8 ft) = 120 sq. ft.
(2 x 120) = 240 sq. ft.

1st Floor Trash Room Totals - 240 sq. ft.

g. Elevator Landings

There is one elevator landing per floor, to include front entrance and foyer exit areas, to include painted ceiling areas
Approx. 1,500 sq. ft.

1st Floor Elevator Landing / Entrance Foyer = 1,500 sq. ft.

h. Laundry Room

There is one laundry room on the First Floor
(130 lin. ft. x 9 ft.) = 1170 sq. ft.

1st Floor Elevator Laundry Rom = 1,170 sq. ft.

i. Bid Alternate 01 Totals:

1st Floor Suite Total – 25,605 sq. ft

1st Floor Corridor Total – 6,277 sq. ft

1st Floor Study / Break Rooms Total - 792 sq. ft.

1st Floor Public Restrooms Total - 480 sq. ft.

1st Floor Vestibule Total - 613 sq. ft.

Lander University
Centennial Hall – Painting

1st Floor Trash Room Totals - 240 sq. ft.

1st Floor Elevator Landing / Entrance Foyer = 1,500 sq. ft.

1st Floor Elevator Laundry Rom = 1,170 sq. ft.

Gross sq. ft. = 36,677

Adjustment: Door Surface Area

60 – Bedrooms

2 – Public Restrooms

15 - Suite Entrance

2 – Trash Room

20 – Mechanical / Electrical Rooms

2 – Janitor Room

2 – Break / Study Rooms

Total = 103 @(7ft. x 3 ft) = 2,163 sq. ft

Adjustment: Exterior Window Surface Area

60 – Bedroom windows

Total = (60x 3ft. x 4 ft.) = 720 sq. ft.

Bid Alternate 01 Total Sq. Ft. = (36,677 – 2,163 - 720) = 33,794

8. Bid Alternate Two:

There are 3, 4-story stairwells in the building. The painted surfaces are too plentiful to quantify here.

There are varying wall heights, the underside of the exposed stairs, handrails, etc..

The contractor is encouraged to make a site visit to establish a sq. ft. total from which a competitive bid is based on.

9. Standard Operating Procedures:

- a. Primary contractor and sub-contractors will be properly licensed (if applicable) for the type of work and the value of the work. Lander University will verify with LLR the licensing qualifications before work is awarded
- b. Primary contractor and sub-contractors will be properly insured for the type of work and the value of the work. Lander University will verify insurance before work is awarded
- c. Primary contractor and sub-contractors are required to be properly licensed with the City of Greenwood.
- d. Contractor to coordinate with the Lander University Project Manager for issues such as start date, daily schedule, weekend work.
- e. Contractor responsible for enlarging the project documents or obtaining scaled drawings from RMS Architecture
- f. Contractor has the responsibility to provide waste containers and ensure the proper disposal for all waste generated.
- g. Lander University has a zero-tolerance standard for allegation that contractor personnel acted in ways considered un-becoming to the university, have partaken in activity including, but not limited to, harassment, intimidation, catcalling, threatened, and/or

Lander University Centennial Hall – Painting

undertaken an unwelcomed approach towards university faculty, staff, students, and camp attendees.

- h. Lander University is a tobacco product free campus. The university project manager will handle violations.
- i. Contractor is responsible for providing an on-site facility for restroom use, if needed.
- j. Contractor is responsible for maintaining a clean project site throughout the project and once the work is complete.
- k. Lander University's project manager, the contractor superintendent will walk the project site together, prior to acceptance by the owner.
- l. The contractor is responsible for resolving all punch-list items, prior to the university making the final payment.
- m. The Lander University Police Department is empowered to enforce state law on the university campus. Any violators of state law will be handled accordingly.

10. Project Location

Lander University
Centennial Hall
LVT Flooring Installation

Centennial Hall
202 West Sproles Ave.
Greenwood, SC 29649

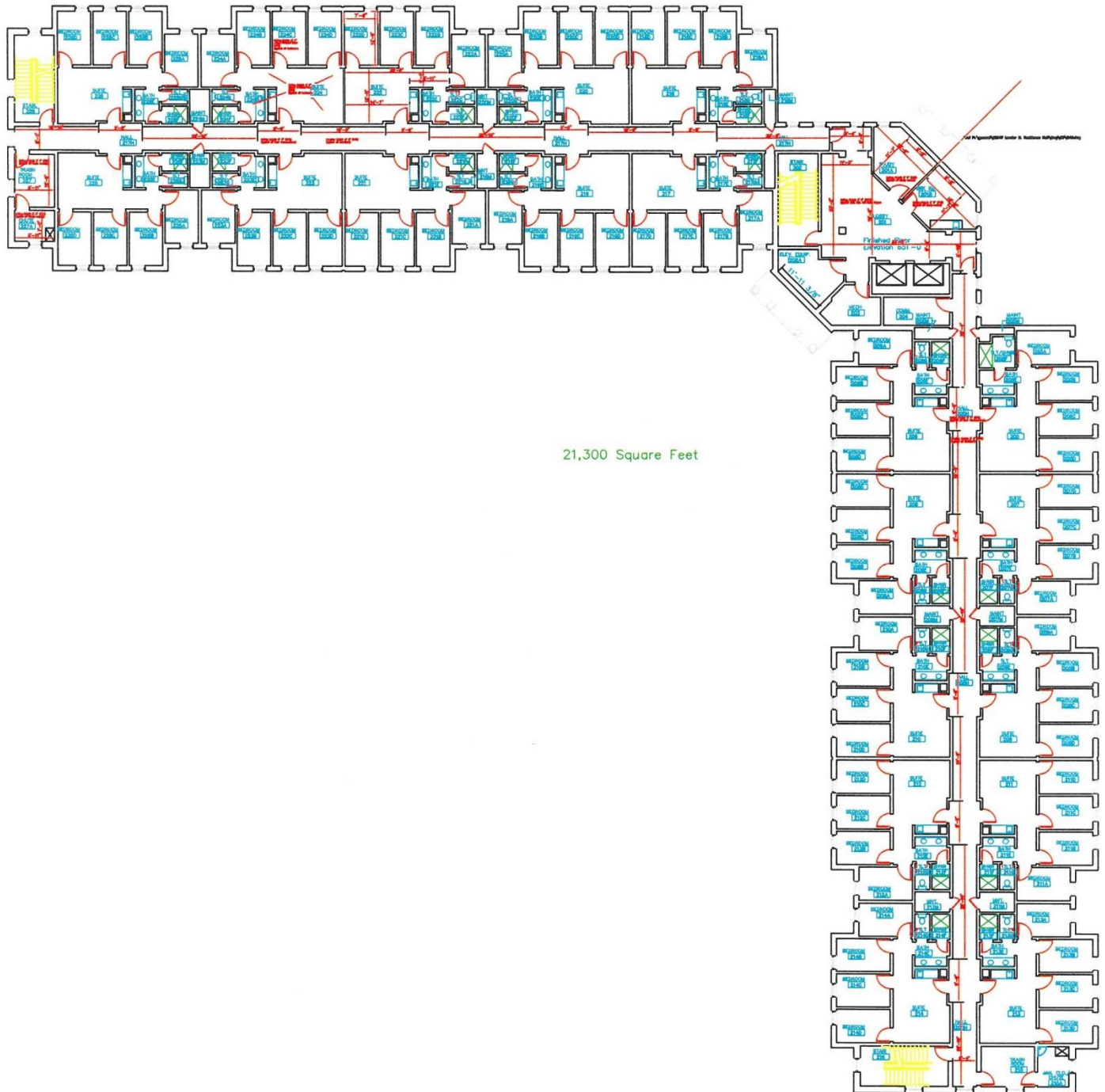


Lander University Centennial Hall – Painting

Building Floorplan :

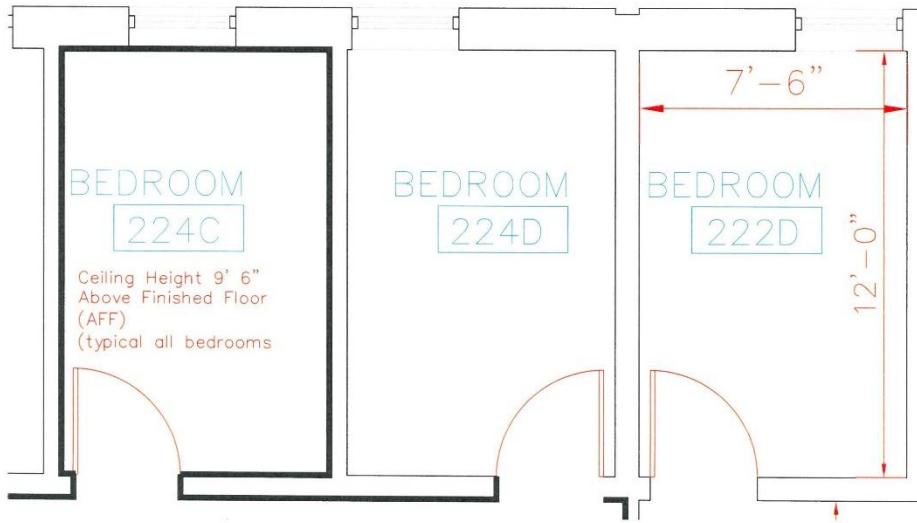
The second, third, and fourth floors are mirrors of each other. The first floor is unique.

The sketch below represents the 2nd, 3rd, and 4th floors.

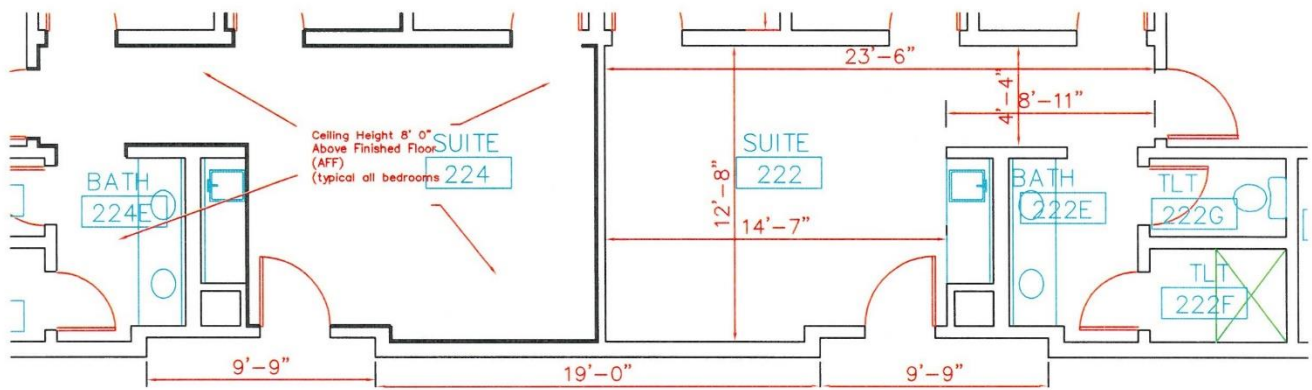


Bedroom Suite Configuration

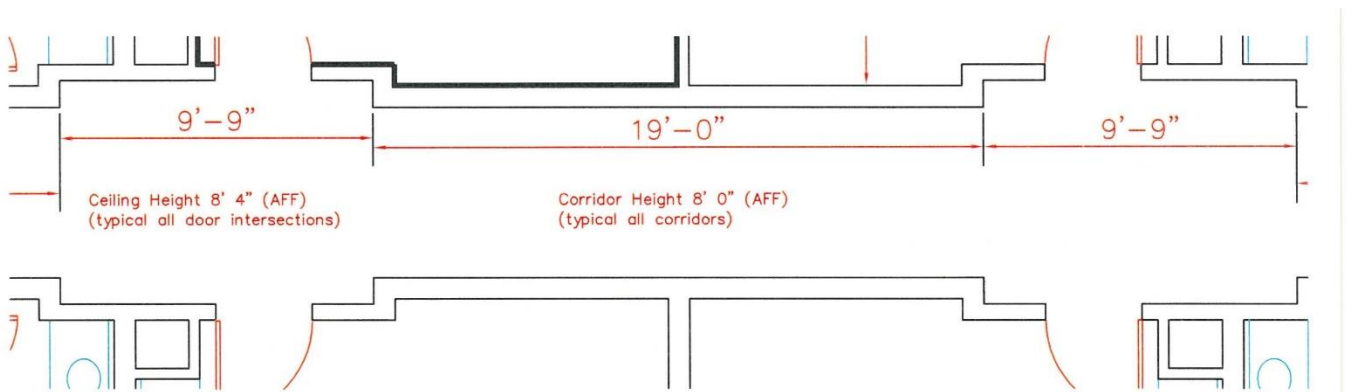
Lander University
Centennial Hall – Painting



Student Suite Configuration

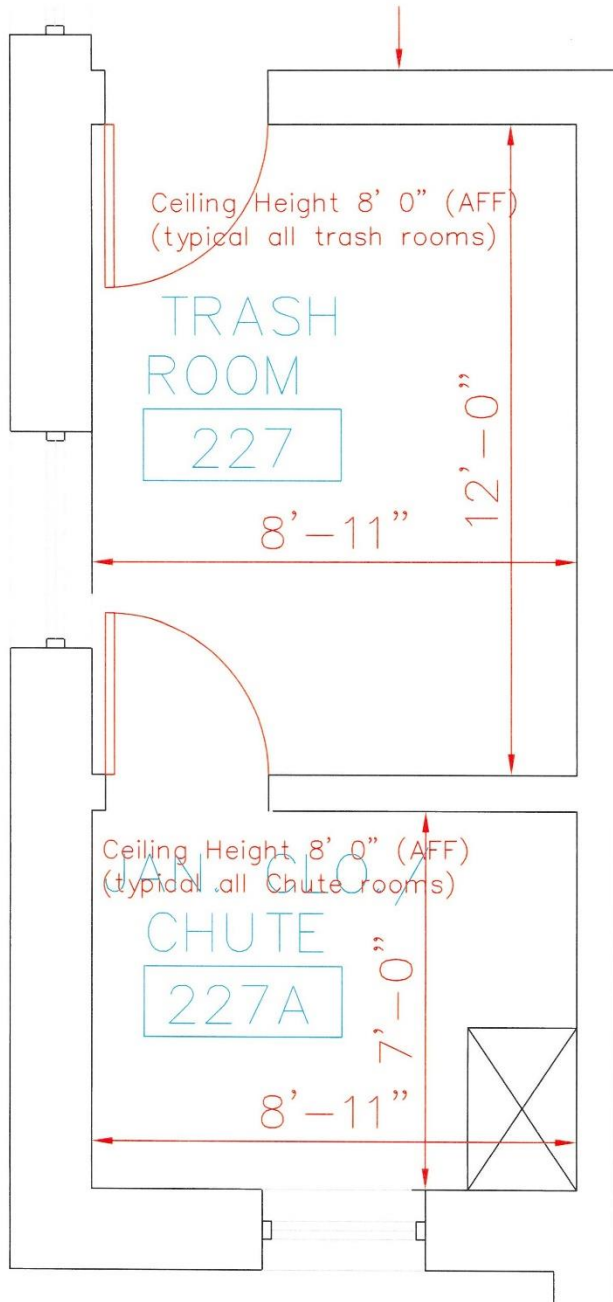


Corridor Configuration (Typical layout, dimensions may vary by building location)

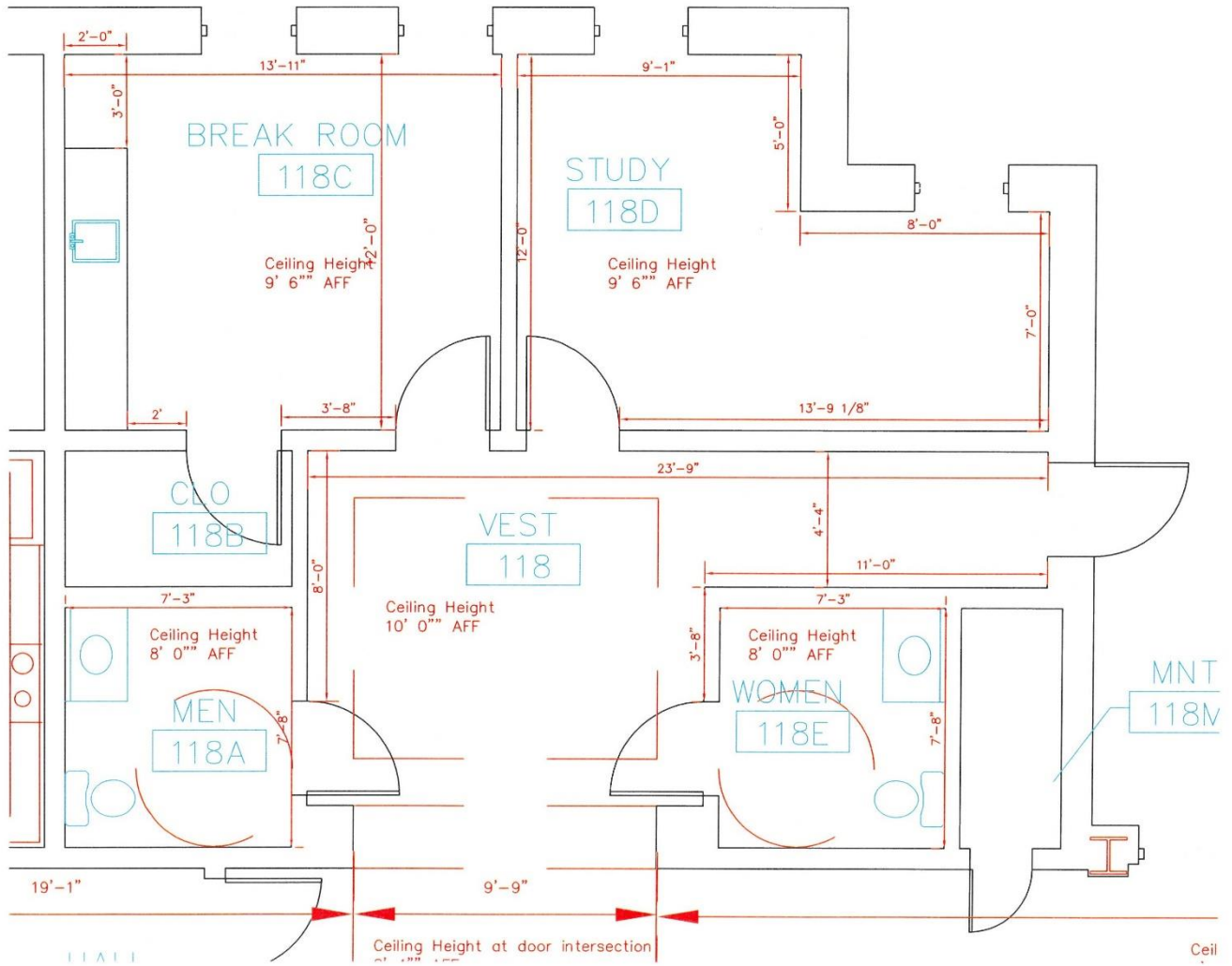


2nd, 3rd, 4th Floor Trash Room / Chute Room Configuration

Lander University
Centennial Hall – Painting

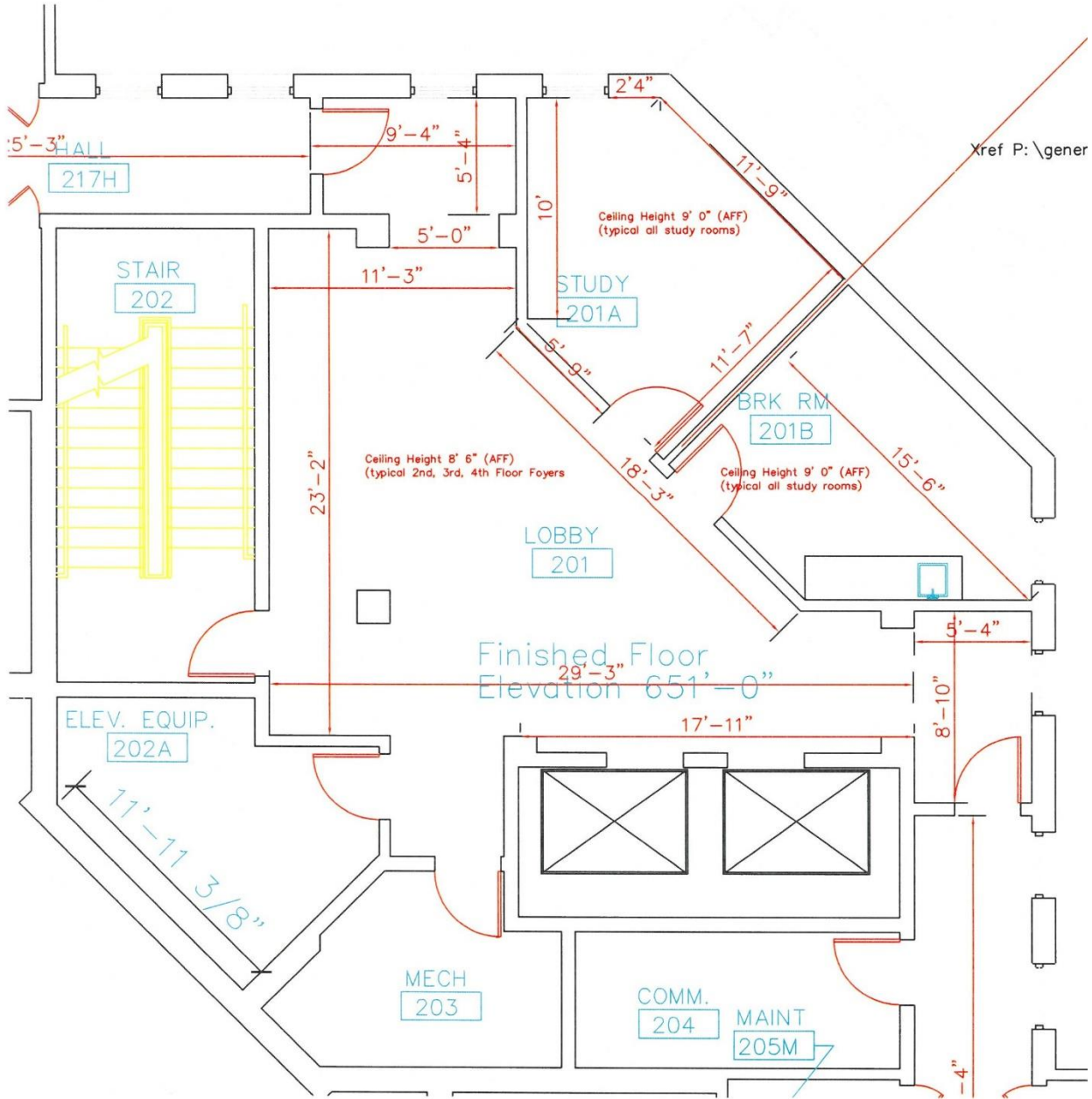


Lander University
Centennial Hall – Painting



First Floor Entrance Foyer

Lander University
Centennial Hall – Painting



2nd, 3rd, 4th Floor Elevator Landings / Break / Study Room

Lander University
Centennial Hall – Painting

