

Lander University Genesis Building Interior Renovations

Scope:

Lander University is soliciting for licensed and insured contractors to perform the interior renovation of a portion of Genesis hall. Genesis Hall is the home of Student Testing, Tutoring , and Advising.

- Lander University has contracted with RMS Architecture to develop project drawings to accomplish the following:
- Lander University will contract with a State Approved construction inspection firm to perform the project construction inspections.
- Lander University will contract with a firm that designs, installs, and tests EST Fire Alarm Systems (Edward System Technologies) for any system changes (devices, additions, deletions, and relocations) and system operational verification. This includes system devices and the annunciator panel.
- The restrooms shown on the floorplan, are NOT included in the project scope.
- The asbestos containing material abatement, in the limited areas, is to be complete prior to the contractor commencing project work. Lander University will contract with a licensed abatement contractor, outside of the contractor's scope of work.
- The attached floorplan sketches indicate what flooring material will be abated/ removed. The contractor will find a metal stud once the gypsum board is removed.
- The attached floorplan sketches indicate what gypsum board material will be abated/ removed. The contractor will find a concrete floor in these areas.
- Architect to provide electronic copies of project drawings and specifications, upon request.

The renovation scope of work is defined in the project documents. As a courtesy, the primary renovation actions include, but are not limited to the following:

- a. Demolition of identified office walls.
 - b. Demolition of identified portions of the ceiling grid.
 - c. Due to budget restraints, the intent is to re-use the existing 2x4 ft. LED lay-in light fixtures. Lander University will self-perform the task of securing the light fixtures.
 - d. Due to budget restraints, Lander University will self-perform the task of securing the existing HVAC supply registers and return ceiling grilles.
 - e. Due to budget restraints, Lander University will self-perform the task of disconnecting all electrical receptacles from the source electrical distribution panel.
 - f. Rebuild the office walls of the two tutoring offices. Re-use doors and hardware where noted.
 - g. Install ceiling grid and tile, per the ceiling plan.
 - h. Provide material and labor to replace the missing gypsum board, where missing, due to the abatement process.
 - i. Provide material and labor to replace the missing gypsum board, as noted in the project documents.
 - j. Ready for painting , all gypsum board: existing and replacement
 - k. Provide material and labor to paint all areas identified in the project documents.
 - l. Provide new flooring: carpet and LVT, per the project documents.
- m. Per Contract Laws SECTION 40-11-360, A-8, (8) Public owners performing all or a portion of any work on a project themselves as long as the work performed falls within the limitations of a License Group 3**

General Contractor or a License Group 4 Mechanical Contractor, as adjusted by an inflation factor reflecting the Department of Labor's Consumer Price Index.

1. Lander University will install all required electrical receptacles and circuitry.
2. Lander University will re-install the ceiling lay-in light fixtures and circuitry.
3. Lander University will re-install the HVAC ceiling lay-in Supply and Return air registers and grilles.
4. Lander University will perform the conduit rough-in / demolition related to any changes in the Fire Alarm Monitoring System devices and Annunciator Panel location.

1. Bid Structure:

Base Bid:

Provide equipment, materials, and labor to complete the project scope as defined in the project drawings and drawing notes:

2. Design Engineers:

Rob Seel, AIA

RMS Architecture

105 Windsor Court. Central, SC 29630

(864) 320-8441

www.rms-arch.com

3. 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

4. Inspections:

Lander University will contract with a State Approved 3rd party inspection firm to perform the construction inspections for work performed by the contract and self-performed by Lander University.

The owner and/or representatives of RMS Architecture reserves the right to make spot checks throughout the duration of the project. The owner and /or representatives of RMS Architecture possess the authority to stop the project.

The contractor will be held responsible for the correction of all identified conditions, related to their work.

Lander University will be held responsible for the correction of all identified conditions related to their work.

5. Project Timeline:

Lander University's intent is to award the project to the most Responsive, Responsible, and Insured contractor. Due to the expected value of this project, the State Procurement Code Mandatory 7 Business Day Protest Period will be observed, following the Bid-Opening, and the posting of Intent to Award. It is Lander University's intent to have the project commence as soon as possible thereafter, upon completion of the hazardous material abatement process.

Lander University is granting 70 calendar days to complete this project.

6. Pre-Bid Meeting:

There is not a scheduled Pre-Bid meeting.

However, contractors are welcomed to contact the Lander University project manager for a site visit.

7. 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, cat-calling, threatened, and/or 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, design architect and 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.

8. Technical Specifications

Architectural Specifications are provided on a separate project file.

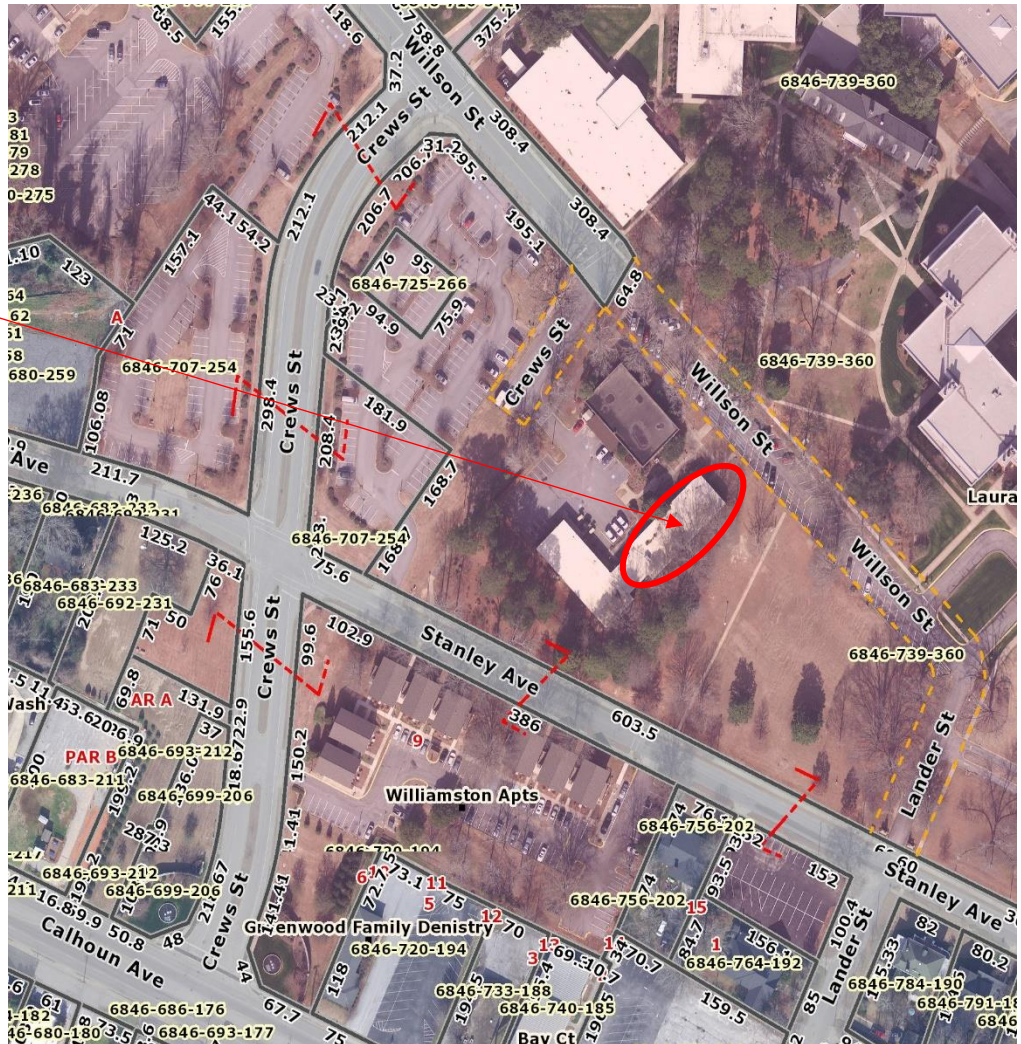
9. Project Documents

- a. A000: Cover Sheet
- b. A100: Demolition Plan
- c. A101: Floor Plan
- d. A102: Ceiling Plan
- e. A103: Finishes Plan

f. Project Narrative (this document)

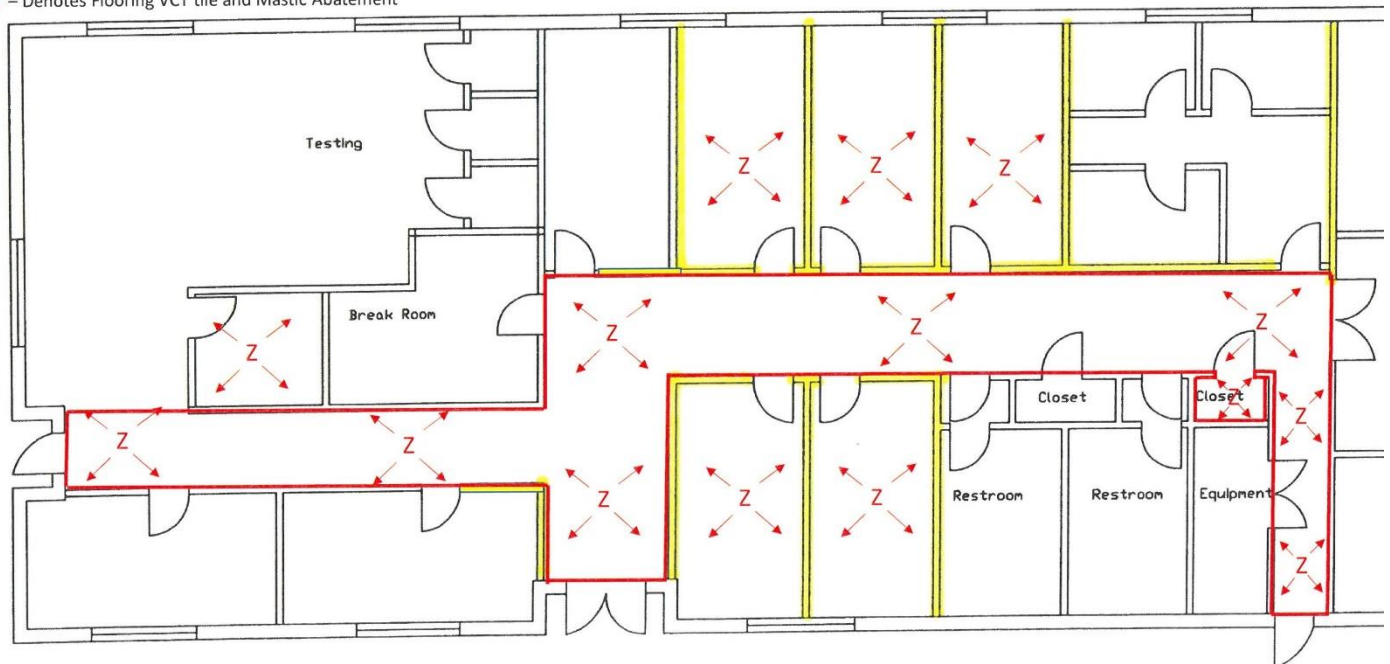
10. Project Location

Genesis Hall
324 Willson St.
Greenwood, SC 29649
Lander University Campus



11. The following floorplan sketch is being provided as information. The intent is to reveal what floors undergo an asbestos abatement. The contractor will find a concrete floor in these areas.

Z – Denotes Flooring VCT tile and Mastic Abatement



12. The following floorplan sketch is being provided as information. The intent is to reveal what gypsum board will be removed from the respective metal stud walls.

X – Denotes Gypsum Board Abatement, and attaching cove base for length of respective wall
X1- Denotes the Gypsum Board and cove base Abatement. The renovation contractor will replace this gypsum board. Please consult the architect's drawings for new construction and need for additional gypsum board.

