

Lander University

Multiple E&G Roof Replacements (Butler Building and the TRIO House)

1. Scope:

Lander University is seeking a qualified contractor to replace the roofs of the following campus facilities:

T.R.I.O. Building
Butler Building

TRIO Building – This facility is being used for student academic counseling for first-time / first generation college students. The facility is a former residence. The wooden framed, single story structure was constructed in the mid 1960's.

Butler Building – This facility is being used as a storage facility for the university's custodial cleaning. The wooden framed, single story structure was constructed in the mid 1960's.

Lander University has contracted with WM Building Envelope Consultants to develop project drawings and specifications to complete the project scope. Please refer to Roofing drawings R-1.0, R-1.1, R-1.2, R-1.3, R-2.1, R-2.2, R-2.3, R-2.4, D-1.1, D-1.2, D-1.3, D-1.4 and Specifications

2. Bid Structure:

Base Bid:

Provide equipment, materials, and labor to complete the project scope as defined in the project drawings and specifications.

Contractor is being asked to provide a unit cost for the following categories. (Please see your Bid Form) These prices will be used throughout the project as conditions warrant. A Change Order will be generated to capture the cost of the unit pricing if / when the material is required.

1. 2x4 Wood Nailer Lin. Ft., remove / replace cost \$ _____
2. 2x6 Wood Framing Lin. Ft., remove / replace cost \$ _____
3. 2x8 Wood Framing Lin. Ft., remove / replace cost \$ _____
4. Plywood Deck Replacement/Repairs, sq. ft., remove / replace cost \$ _____
5. Wood Fascia Replacement, Lin. Ft., remove / replace cost \$ _____
6. Soffit System Wood Replacement, , Lin. Ft., remove / replace cost \$ _____

3. Design Engineers:

Mr. Daniel Atwell
W. M. Building Envelope Consultants
1501 Chapin Road
Chapin, SC 29036
Phone: (803) 422-7493
Daniel@wmbeconsultants.com

4. 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

5. Project Location:

See project drawings (see page 4 map)

6. Inspections:

WM Building Envelope Consultants are authorized to perform project site inspections.

WM Building Envelope Consultants will provide the final judgement on quality assurance for acceptable work.

The owner and/or representatives of WM Building Envelope Consultants reserves the right to make spot checks throughout the duration of the project. The owner and/or representatives of the WM Building Envelope Consultants possess the authority to stop the project.

7. 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 may have to be observed, following the bid opening and posting of Intent to Award. The project may commence as soon as possible thereafter.

The completion date is no later than the close of business on Friday, July 29, 2022.

If there are documented material supply-chain issues, Lander University will compensate for project contract time.

8. Pre-Bid Meeting:

The non-mandatory Pre-Bid Meeting is scheduled for Tuesday, May 31, 2022 @ 9 am.

Meeting location:

Facility Operations Building

2nd Floor Conf. Room

204 West Henrietta Ave.

Greenwood, SC 29649

The Bid Due date is Tuesday, June 7, 2022 at 2 pm.

Meeting Location: Same as Pre-Bid Meeting

9. Standard Operating Procedures:

- a. Primary contractor and sub-contractors will be properly licensed 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.
- 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 engineer 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.

10. Technical Specifications

Engineering Technical Specifications are included on the project drawings.

11. Project Documents

- a. Roofing Drawings R-1.0, R-1.1, R-1.2, R-1.3, R-2.1, R-2.2, R-2.3, R-2.4, D-1.1, D-1.2, D-1.3, D-1.4
- b. Specification Documents
- c. Project Narrative (this document)

12. Project Location

Lander University Campus
Greenwood, SC 29649

Butler Building
204 West
Henrietta Ave.
Greenwood, SC
29649

T.R.I.O. Building
412 Willson St.
Greenwood, SC
29649

