LANDER UNIVERSITY

Addendum # 01

Date:	**July 19, 2021**
To:	All Interested Design Build Firms
From:	Jeff Beaver Lander University
State Project Name:	Design - Build Outdoor Pool Demolition and Construction
State Project Number:	H21-N069-CB

The following clarifications, amendments are hereby made a part of the Design Build Request for proposal Contract Documents and change the original documents only in the manner and to the extent stated below.

This Design Build Addendum is being posted on the Lander University procurement website, www.lander.edu/procurement, with the intended purpose of informing interested Design-Build Firms on changes to the Request for Proposal submittal due on August 03, 2021.

This addendum consists of a total of 04 sheets: Cover page (01) and 03 attachment pages.

Sincerely,
Jeffrey S. Beaver
Lander University
Director of Engineering

Potential Bidders,

- Attached documents for Addendum #01:
  - Design - Build Site Meeting Sign-In
  - Amended Exhibit "E"

    Line Item # 03 - Budget has been increased, to allow for potential hazardous material abatement and improved plaster aggregate specification.

    Line Item # 06 - The use of a quartz and/or river stone as aggregate for the improved plaster specification. Marcite material is not permitted

    Line Item # 07 - Lander University has contracted to have the existing pool's walls and bottom tested for an asbestos content and lead. The results will be communicated, once known.

    Line Item # 09 - The ADA compliant "Beach Entry" will be designed such that Beach Entry handrails are not required.

    Line Item # 22 - Lander University has established a maximum pool occupancy of 100 persons.

    Line Item # 23 - Lander University will be permitting nighttime swimming.

End of Addendum # 01.

(Exhibit E)
Owner Preferred Design Criteria
Outdoor Pool Demolition and Construction
State Project Number: H21-N069-CB

1) Lander University will rely on the experience and construction knowledge of proposed construction techniques and materials to "best" provide a quality, affordable, long lasting product.

2) Lander University will rely on the experience of the design team to incorporate all project concepts required to ensure compliance with SC DHEC, concerning pool construction, pool tangible features and safeguards.

3) Lander University has established a total project, not to exceed project budget of $1,200,000.

4) The SC DHEC submittal shall include all dimensions and distances to ensure compliance with Regulation 61- 51. Section C, Item 16-17:
Regulation 61-51. Section C, Item 16-17

Item 16: Filter Backwash.
Backwash from the filter(s) must be piped to a disposal pit, tile field, or other disposal method approved by the Department. If the backwash water is to be discharged to a sanitary sewer system or municipal separate storm sewer system, specific approval must be obtained from the municipality or sewer authority for such discharge. If the method of backwash will be to an on-site storm sewer system, the location of the discharge and the name and distance of any receiving body of water must be identified on the project plans. Any discharge of backwash water to a water body must receive prior approval from the Department. All pools that directly discharge backwash water to waters of the State or stocked ponds must be equipped with an appropriately sized dechlorination device. If the method of backwash disposal will be to a pit or tile field, the location of discharge must be identified on the project plans and the receptacle must be adequately sized to accept the pool drainage. Also, a three (3) minute backwash cycle must be conducted at the time of the final inspection to ensure that there is adequate capacity of the disposal system. A minimum six (6) inch air gap must be maintained at the discharge point or two (2) single in-line check valves must be installed in the backwash line. The receptacle must be sufficiently sized to accommodate the backwash flow.

Item 17: Pool Drainage.
The method and location of discharge employed to drain the pool must be included on the project plans and the receptacle must be adequately sized to accept the pool drainage. If the pool drains to a sanitary sewer system or municipal separate storm sewer system, specific approval must be obtained from the municipality or sewer authority for such discharge.

5) Maximum pool depth not to exceed 5 ft.

6) Pool sidewall and bottom plaster material will utilize an aggregate of quartz or riverstone, creating a "pebble finish". This preference is to provide a reliable finish that is longer lasting than Marcite, providing a reduce maintenance cost and refinishing interval. Marcite, a mixture composed primarily of white Portland cement and marble dust is not permitted.

7) Lander University has contracted with a hazardous material analysis firm to sample and provide laboratory analysis of the existing materials of the pool's sidewalls and bottom for the presence of an asbestos qualifying content and lead. The abatement, if applicable, is part of this project. The results will be communicated.

8) Pool surface area not to exceed 4,000 sq. feet.

9) Zero depth wheel chair entry. Lander University would like to avoid the hardware and maintenance of a wheelchair lift. The Beach Entry will be designed such that the entry handrails are not required.

10) ADA depth not to:
    a. Pose a safety issue for a wheelchair bound occupant
    b. Inhibit wheelchair maneuvering
    c. Allow wheelchair to enter deeper, within limits, sections of the pool

11) The pool will be filled via a connection with the City of Greenwood's POTABLE Water System

12) The pool design will include the appropriately sized automated water disinfectant system

13) The pool design will include the appropriately sized recirculation system

14) The pool design will include the appropriately sized filtration system

15) The pool design will include the evaluation of the existing Pump Room, as to whether it can be salvaged, to spatially compliment the new pool piping, filtration, disinfectant system, de-chlorination system, storage, ventilation, required utilities, etc… If found to be inadequate, the propose a new Pump Room Building

16) The project will ensure the integrity of the existing underground drain pipe, to the receiving stream, is in good physical condition. If not, the the properly sized replacement will be required

17) The pool design is not restricted to the existing perimeter dimensions. Lander University is open-minded and is willing to consider a more modern, irregular, eye catching geometric shape. However, a balance must be established between pool dimensions and surrounding available seating / event space.

18) Aesthetically pleasing pool sidewall and bottom colors, void of swimming lanes

19) Shallow pockets where the water depth entices lounging / sitting

20) Submerged sitting ledges

21) Multi-colored capable, submerged night lighting system

22) Lander University has established a maximum pool occupancy of 100 persons.

23) Lander University will be permitting night-time swimming.

Other Pool Design Parameters, Willing to Consider

1) Open to the recommended disinfectant system: Salt, Chlorine, Other?
2) Mechanically pumped overhead water feature(s)
3) Automated pool bottom cleaning system

RESTROOM FACILITY

1) Standalone restroom facility configured into two separate restrooms to serve the needs of Men and Woman.

2) The respective areas will be multi-occupant, provide restroom appliances, changing area, and a single occupant shower. The shower area will be able to provide a separation from the restroom changing area, in such a manner as to provide a sense of privacy.

3) The facility design shall ensure compliance with the ICC A117.1, Accessible and Usable Buildings and Facilities, American's with Disabilities Act (ADA) and all applicable construction codes.

4) Restrooms to be equipped with hand-washing vanities

5) All lighting to be LED

6) The facility design shall ensure compliance with standards set for by SC DHEC.

7) The facility to be located adjacent to the new pool, with entry from the poolside. The facility will be equipped to provide seasonal HVAC conditioning and ventilation.

8) The facility shall provide a means where water bottles can be filled.

Lander University
H21-N069-CB
Design - Build
Outdoor Pool Demolition and Construction
Pre-RFP Submittal Site Meeting

July 15, 2021 @ 10:00 Am

	Name	Company / Firm / Agency Representing	Contractor License Type (GC..etc)	Mailing Address	Phone	Email Address
1	Jeff Beaver	Lander University	n/a	320 Stanley Ave.	(864) 388-8208	jbeaver@lander.edu
				Greenwood, SC 29649		
2	Clint Burdett, AIA	Office of the State Engineer	n/a	1201 Main St., Suite 600	(803) 737-6598	cburdett @mmo.sc.gov
				Columbia, SC 29201		
3	~~Don Burdette, PE~~	~~Burdette Engineering , Inc.~~	n/a	~~200 Regent Park Court~~	~~(864) 297-8717~~	~~dburdette@burdetteengr.com~~
				Greenville, SC 29607		
4	James Wood	E.H.G. / Alloy Group		300 Henry Place Spartanburg, SC	(864)274-2659	Jwood@alloygroup.com
5	Jim Myddelton	AJAX Building Company		31 Boland Court, Suite 147		
				Greenville, SC 29609	864-275-6014	Jim.Myddelton@AJAXBuilding.com
6	Brian Hicks	Clearwater Co		1682 Lake Murray Blvd	864-505-5494	Brian@clearwaterco.com
				Columbia, SC		
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