

Lander University

Brookside Student Housing LVT Flooring Overlay

1. Scope:

Lander University is seeking a qualified and insured flooring contractor to install Luxury Vinyl Tiles, LVT, in Brookside Student Housing Buildings # 02 and # 03. There are four other buildings are will be priced separately, and will be considered as bid alternates. The LVT flooring will be installed on top of the existing VCT flooring or over existing LVT.

- The complex consists of the following:
 - i. Seven (07) separate, 3-story wooden framed buildings.
 - ii. The Brookside Student Housing Complex was constructed in 1977.
 - iii. There are 20, 2-occupant living suites per building.
 - iv. There is a central stairwell in each building.
 - v. The first floor has a “community space” with LVT tile in Building # 01.
 - vi. The corridors are LVT tile in Building 01.
 - vii. The first floor has a “community space” with LVT tile in Buildings # 02-07.
 - viii. The corridors are VCT tile in Buildings # 02-07.
 - ix. Restrooms are not part of this project.
 - x. Lander University is providing floorplan schematics for the three respective floors for your convenience.
 - xi. If a building condition is discovered, where the contractor is concerned that direct flooring overlay is not recommended, the contractor shall bring the condition to the attention of the Lander University project representative. Any additional work will be negotiated via a construction change order.
 - xii. All interested contractors should make the effort to visit the site and verify all project dimensions prior to generating a competitive bid.
 - xiii. **South Carolina LLR requires a “Non-Structural Renovation License”, NR, to perform flooring projects where the value exceeds \$10,000.**

- A. Lander University to take responsibility of moving suite furniture out of the way.
- B. Remove and dispose of the existing cove base (if applicable).
- C. Clean the floor of all debris and oils to prepare for the LVT overlay.
- D. Install LVT in all student suites (typical throughout the building):
Terrain II 20 mil 0454V_color 05013 Orchard, 6”x48” Plank, 20 mil, 2.5 mm thick, direct glue
See floorplan sketches for areas of installation.
- E. Install LVT in the building’s public areas of the building.
Crossing Paths 2.5 4431V_91518 Caster, 18”x18”, 20 mil., 2.5mm, direct glue
- F. Install replacement cove base: (if applicable)
Shaw, total Worx, 94 Flint, 4 ½” x 1/8” rubber cove.
Product Specifications
Style Number 175CA
Construction Thermoplastic Rubber
Thickness 1/8”
Size 4.5” x 48”

G. Lander University to take responsibility of relocating the furniture back into the suite at the completion of work.

H. Debris / Material Disposal

- i. The contractor is responsible for providing a waste container to serve as the only point of disposal of generated demolition / construction debris.

2. Bid Structure:

Base Bid:

To provide paint, labor, necessary equipment and supplies to install Luxury Vinyl Tiles, LVT, in Brookside Buildings # 02 and # 03. The remaining buildings will be priced as individual alternates. Provide total cost per building to complete the project scope as defined in the project narrative and attached floorplans, to include, but not limited to business license cost, insurance, transportation, equipment, material, labor, tax, profit, etc....

- a. **Please note: The restrooms are not included in this project scope.**
- b. **Lander University reserves the right to refuse respective building bid proposals to ensure the project stays within the designated Lander University budget.**

Base Bid: Bldg. 02 \$
Bldg. 03 \$

Bid Alternates: Bldg. 01 \$
Bldg. 04 \$
Bldg. 05 \$
Bldg. 06 \$
Bldg. 07 \$

3. 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.

4. Bid Due Date:

The Bid Due date is stated in the Lander University Procurement documents, page 01.

Meeting Location: Facilities Operation Building
2nd Floor Conf Room
204 West Henrietta Ave.
Greenwood, SC 29649

- a. Please submit all bid proposals in sealed envelopes
- b. To maintain a sense of transparency, Lander University will not accept emailed bid proposals.
- c. Bids may be received from any courier, US Postal Service, to include in person.
- d. Bids delayed due to handling by any courier, or the US Postal Service will not be considered.
- e. The bid opening is open to the public. You are invited to attend.

5. 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 the conclusion of the Protest Period.

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

6. Lander University Contacts

A. 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

B. Campus Maintenance Manager

Glenn Shaw

320 Stanley Ave. (US Mail) / 204 West Henrietta Ave. (shipping)

Greenwood, SC 29649

(864) 388-8208

gshaw@lander.edu

7. Inspections:

Lander University will perform project site inspections. Lander University will provide the final judgement on quality assurance for acceptable work. Lander University reserves the right to have a manufacturer representative inspect the installation and identify flawed installation requiring remediation by the contractor.

The owner reserves the right to make spot checks throughout the duration of the project. The owner possesses the authority to stop the project.

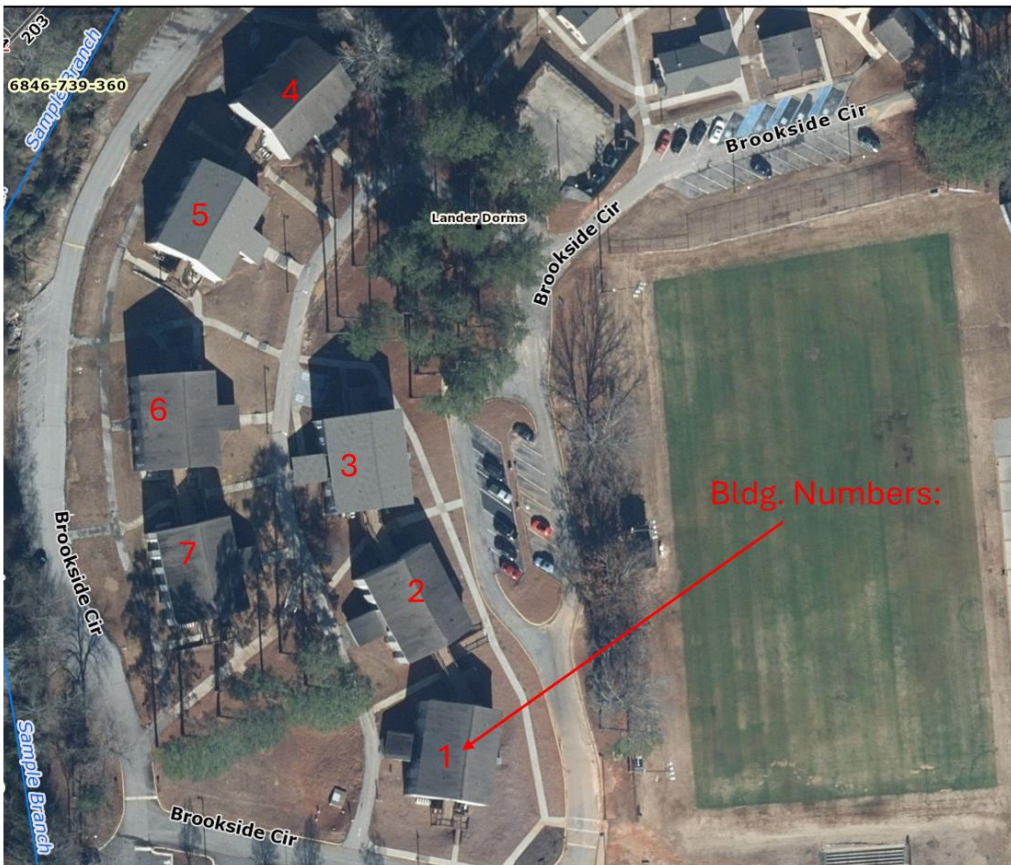
8. Standard Operating Procedures:

- a. Primary contractor and subcontractors 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 subcontractors 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. The contractor has the responsibility to provide waste containers and ensure the proper disposal of all waste generated from the project and retains responsibility of maintaining a clean area around the outdoor waste containers.

- f. 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 undertaken an unwelcomed approach towards university faculty, staff, students, and camp attendees.
- g. Lander University is a tobacco product free campus. The university project manager will handle violations.
- h. The contractor is responsible for providing an on-site facility for restroom use, if needed.
- i. The contractor is responsible for maintaining a clean project site throughout the project and once the work is complete.
- j. The contractor will not be permitted to use the student trash disposal system.
- k. The contractor will not be permitted to block the stairways with trash or materials.
- l. The contractor will implement a method to protect the corridor carpet, dependent on their material transportation.
- m. Lander University's project manager and the contractor superintendent will walk the project site together, prior to acceptance by the owner.
- n. The contractor is responsible for resolving all punch-list items, prior to the university making the final payment.
- o. The Lander University Police Department is empowered to enforce state law on the university campus. Any violators of state law will be handled accordingly.
- p. The contractor will provide a completed Drug-Free Workplace form. (provided)

9. Project Location:

Lander University
Brookside Student Housing Complex
470 Willson Street, Greenwood, SC 20649



Lander University
 Brookside Student Housing Complex Flooring Overlay
 470 Willson Street, Greenwood, SC 20649



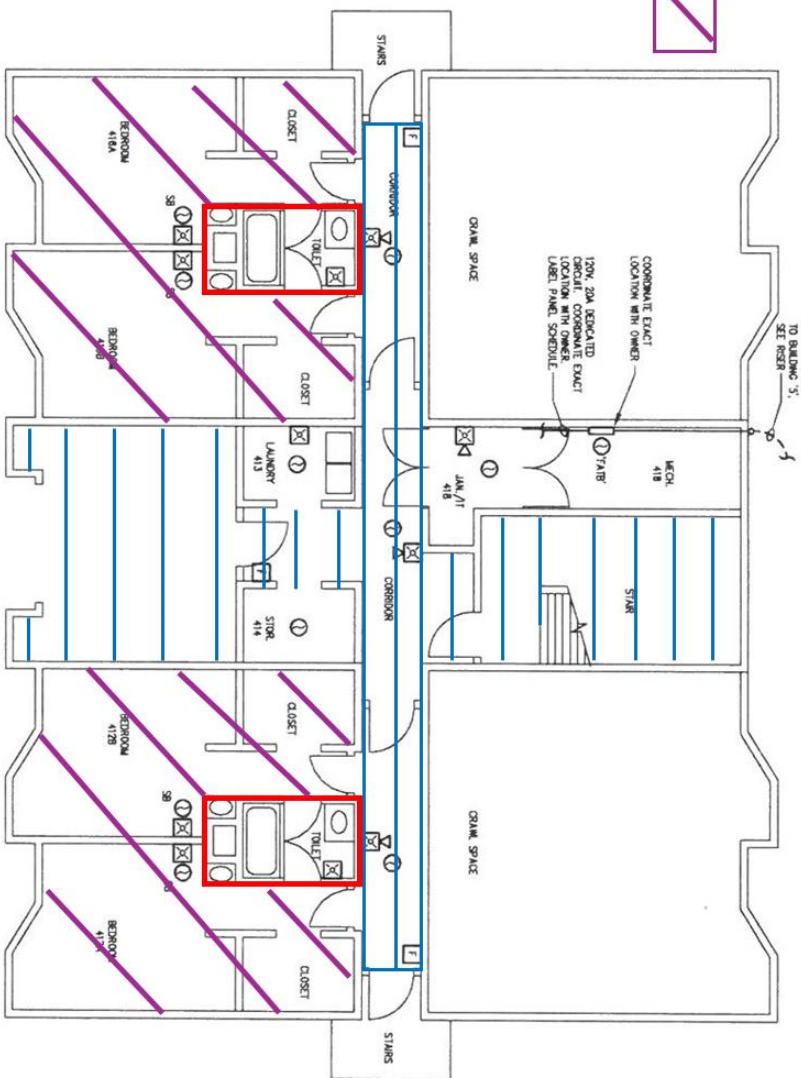
Terrain II 20 mill 0454V_05013 Orchard
 Size: 6" x 48"
 Installation: ASHLAR



Crossing Paths 2.5 4431V_91518 Costler
 Size: 18" x 18"
 Installation: MONOLITHIC



Not Included
 In project



PROJECT NORTH
 ELECTRICAL FIRE ALARM PLAN - BUILDING 4 - FIRST FLOOR
 SCALE: 3/16" = 1'-0"
 3/16" = 1'-0"

Lander University

Brookside Student Housing

Overlay





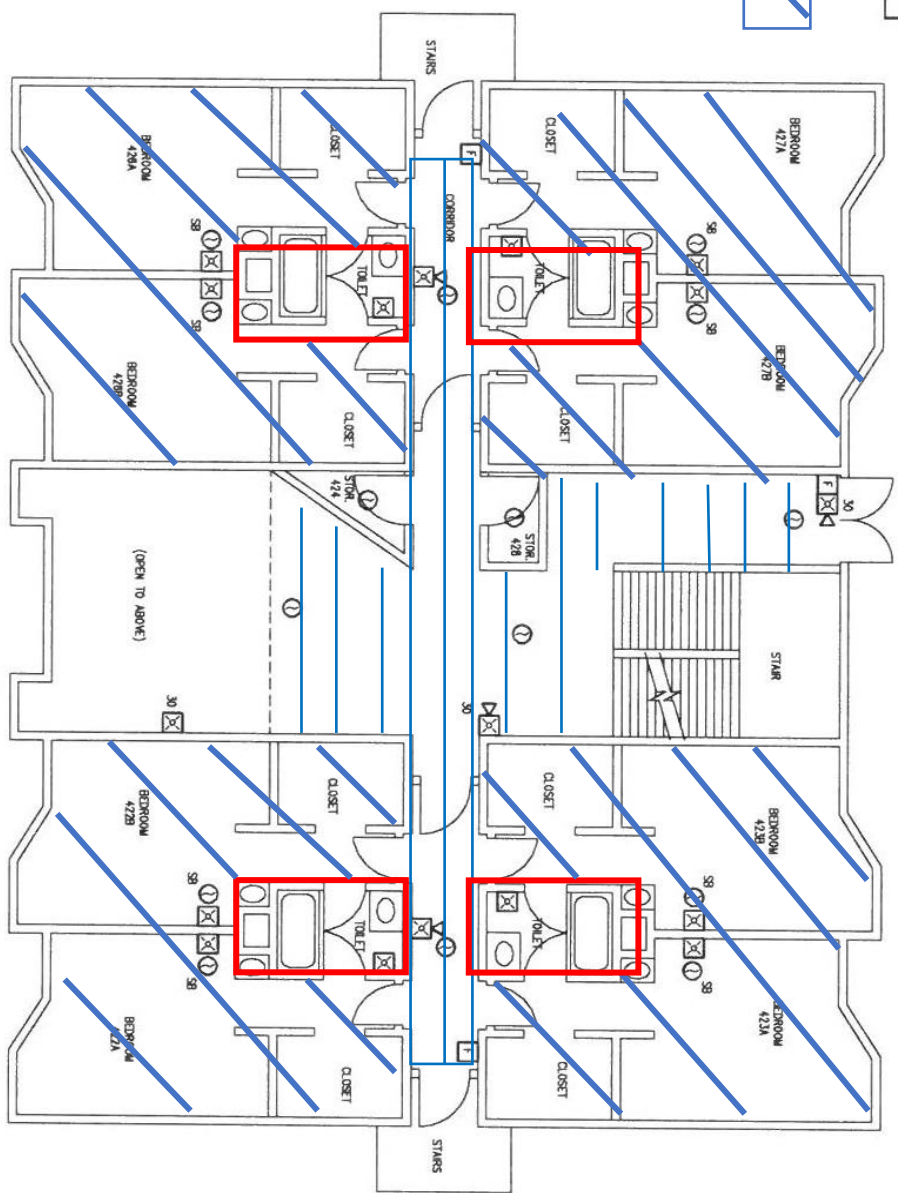
Terrain II 20 mill 0454V_05013 Orchard
 Size: 6" x 48"
 Installation: ASHLAR



Crossing Paths 2.5 4431V_91518 Caster
 Size: 18" x 18"
 Installation: MONOLITHIC



Not Included 
 In project 



PROJECT NORTH

B ELECTRICAL FIRE ALARM PLAN - BUILDING 4 - SECOND FLOOR

E1:1 SCALE: 3/16" = 1'-0"

3/16" = 1'-0"

Second Floor:

Lander University Brookside Student Housing Complex Flooring Overlay

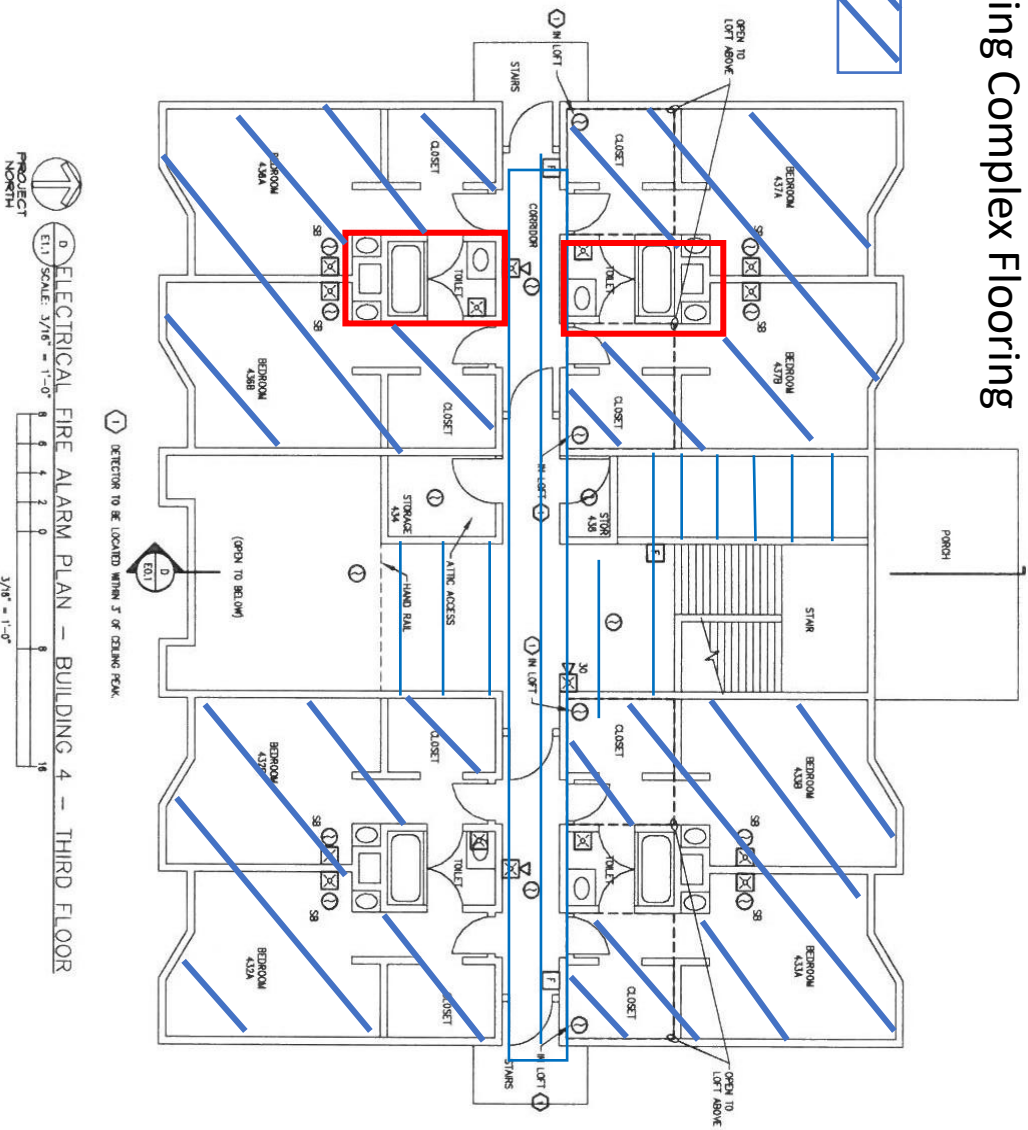
Terrain II 20 mil 0454V_05013 Orchard
Size: 6" X 48"
Installation: ASHLAR



Crossing Paths 2.5 4431V_91518 Caster
Size: 18" X 18"
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Not Included
In project



Third Floor: