

INFORMATION IN ADDITION TO

THE INVITATION FOR PROFESSIONAL SERVICES

HGTC – Renovation of Grand Strand Campus Speir Building 1000

State Project Number H59-6375-CB

3501 Pampas Drive, Myrtle Beach, SC 29577

1. The College seeks to renovate the interior of Building 1000, known as the Speir Building, on its Grand Strand Campus. This 80,000 square foot building was originally constructed in the 1970's and renovated in 2006. There was an addition for Dental built on in 2010. The building is a 3-story metal clad, and brick used as an academic space for Healthcare Education. Building is sprinklered. The renovation area is approximately 9,800 square feet.
2. Project Detailed Summary:
 - A. First Floor: Renovation of multiple interior spaces.
 - i. Corridor:
 1. Renovation to include:
 - a. new ceilings, new linear LED lighting, new flooring, and new paint as well as new HVAC and sprinkler distribution.
 - ii. First Floor rooms 1149, 1150 and 1151
 1. Demolition to include:
 - a. removal of entire suspended ceiling grid and tiles and removal of floor tiles and base.
 - b. removal of multiple walls and doors.
 - c. removal of toilet, bathroom sink, and all toilet accessories
 - d. removal of operable partition and transom window
 2. Renovation to include:
 - a. 2 new sinks
 - b. infill, patch, and prepare for new finishes
 - c. new wall to match existing
 - d. new ceilings, new linear LED lighting, new flooring, and new paint as well as new HVAC and sprinkler distribution.
 - e. new casework
 - iii. First Floor room 1165
 1. Demolition to include:
 - a. removal of entire suspended ceiling grid and tiles and removal of floor tiles and base.
 2. Renovation to include:
 - a. 2 new walls, aligned to the neighboring existing wall
 - b. new ceilings, new linear LED lighting, new flooring, and new paint as well as new HVAC and sprinkler distribution.
 - iv. First Floor room Dental 127
 1. Demolition to include:
 - a. removal of all existing tables as well as upper and lower cabinets
 - b. removal of entire suspended ceiling grid and tiles and removal of floor tile and base.
 - c. removal of all displays
 - d. removal of all sinks
 2. Renovation to include:

- a. New power, water, drains, data, and air for each new hygiene station and posser and data at new reception desk.
 - b. 2 new walls
 - c. New ceilings, new linear LED lighting, new flooring, and new paint as well as new HVAC and sprinkler distribution.
 - d. New casework
 - v. First Floor Room 1141 Dental:
 - 1. Demolitions to include:
 - a. Removal of entire suspended ceiling grid and tiles and removal of floor tile and base.
 - b. Removal of 1 door
 - c. Removal of wall to create opening for new door.
 - d. New casework
 - 2. Renovation to include:
 - a. New power, data, and gas at the 3 lab worktables and the new help desk.
 - b. New water and drains at the 3 sinks.
 - c. Infill of wall to match existing.
 - d. New door
 - e. New ceilings, new linear LED lighting, new flooring, and new paint as well as new HVAC and sprinkler distribution
 - vi. First Floor Room 1145 – Radiology Lab
 - 1. Demolition to include:
 - a. Removal of walls to create opening for new door
 - b. Removal of entire suspended ceiling grid and tiles and removal of floor tile and base.
 - 2. Renovation to include:
 - a. New walls, window, and doors. All shielded
 - b. New ceilings, new linear LED lighting, new flooring, and new paint as well as new HVAC and sprinkler distribution
 - vii. First Floor Rooms 1146 and 1147 Radiology
 - 1. Demolition to include:
 - a. Removal of walls to create opening for new door
 - b. Removal of door
 - c. Removal of existing shelving and cabinets
 - d. Removal of entire suspended ceiling grid and tiles and removal of floor tile and base.
 - 2. Renovation to include:
 - a. New door
 - b. Infill of wall to match existing
 - c. All walls, windows, and doors to be shielded
 - d. New ceilings, new linear LED lighting, new flooring, and new paint as well as new HVAC and sprinkler distribution.
- 3. The successful firm will provide the following services: civil engineering, structural engineering, mechanical engineering, plumbing engineering, life safety systems, and architectural design services.
- 4. HGTC will use the Construction Manager at-Risk (CM-R) delivery method for this project. The firm selected must have experience doing CM-R projects using the State of South Carolina procurement procedures.
- 5. Evaluation Factors – Submitting firms will be evaluated using criteria similar to:
 - A. Past Performance
 - B. Ability of professional Personnel
 - C. Demonstrated ability to meet time and budget requirements
 - D. Proximity and knowledge of the locality of the project
 - E. Recent, current, and projected workload of the firm
 - F. Creativity and insight related to the project

- G. Related experience on similar projects: Especially as it relates to CM-R Delivery Method and Designing Medical and Health Sciences Educational Facilities.

6. Submittal Requirements: Invited firms are requested to submit qualification statements as outlined herein and as specified below:

- A. Cover letter stating interest in project
- B. Past Performance - Information on a maximum of five (5) relevant experience projects within the last seven (7) years. Include client name, location, scope of project, client contact person with phone number, final construction contract value, and statement of schedule adherence.
- C. Proximity to and knowledge of the locality of the project
- D. Ability of Professional Personnel - Relevant work history with SC State CM-R projects including status, owner, construction value and CM-R company name that you worked with.
- E. Creativity and Insight Related to the Project - Relevant history with design of Medical/Health Sciences educational facilities especially Dental and Radiology programs.
- F. Recent, Current, and Projected Workloads of the Firm - Current firm workload backlog, and capacity to undertake this project.
- G. Volume of Work Awarded by the Using Agency to the Firm during the Previous (5) Five Years.
- H. Resumes of proposed design team including principal and associate architect that will lead the project. Also include information regarding any consultants you will work with.
- I. Any other information that the firm feels is relevant to this project that owner should be made aware of.
- J. Federal Form 330 for proposed project team.
- K. Submit five (5) hard copies and (1) electronic copy of proposal.
- L. Please be cognizant of paper savings by printing on both sides, using 8 ½ x 11 and limiting it to no more than 20 pages, not including the 330 pages.

