

University of South Carolina

LeConte College Maintenance Renovation

Project # H27-T052-LC

Addendum Three

July 17, 2018

The following items add to, modify, clarify, or otherwise alter the specifications and will become a part of the Contract Documents. Where a portion of the Drawings and /or specifications is added to, modified, clarified, or otherwise altered, the portion not so affected shall remain. Bidder shall include all effects that these items may have on his proposal.

General: A copy of the Introduction and Project Comments that were read at the Informational Session held on July 10, 2018 at 10:00 AM and the Leconte College Room 213.

A copy of the CAD drawings as requested. These are in PDF format; however if you wish to have the CAD format, please email me at: marobins@mailbox.sc.edu and I will provide the CAD format.

Attachments:

1. Copy of Introduction and Project Comments
2. Drawings of LeConte Building

END OF ADDENDUM THREE

Informational Session

Tues, July 10, 2018 / 10:00 AM Room 213 LeConte

1. Welcome
2. Introductions
3. Project Comments:
 - A. I will make comments about the project and then we will walk through the building.
 - B. If you have any questions, please submit them in writing to Michelle Robinson by this Friday, July 13 at 5:00 PM. Her contact info is in the solicitation. Responses will be posted on our website with the solicitation.
 - C. The scope as we know it now is to replace existing HVAC, plumbing, electrical systems, and lighting. Also, new fire alarm and fire sprinkler systems, elevator, storefront entrances, interior doors, hardware, flooring, ceilings, toilet facilities, and some windows. Wall and ceiling modifications will be included where necessary to accommodate new HVAC, plumbing, and electrical. There will be repair and painting of the exterior and interior of the building. We will review existing room layouts for possible improvement in function and efficiency within constraints of the program and budget, and code compliance.
 - D. Once we have the A/E Team on board, we will do the Phase I study, which will involve meetings with all campus stakeholders, including maintenance department and the users of the building, plus the A/E team will do a close evaluation of the building. The scope will be firmed up during this Phase I study.
 - E. Asbestos containing materials are known to exist in this building. USC will be hiring the Environmental Consultant directly to handle the abatement survey, design, assist with bidding, and construction admin. The A/E team will need to coordinate with this consultant. The abatement will be part of the bid package to the General Contractor.

Informational Session

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- F. The building will be unoccupied, of course, during construction. USC will handle moving all classes and offices to the Coliseum prior to construction and back to the newly renovated LeConte after Substantial Completion.
- G. We anticipate selecting the A/E team by the end of August. Once contracts are in place, we anticipate going straight into Phase I – schematic design and cost estimate -- completing that towards the end of this year. Construction is currently schedule to start in summer of 2020 and classes resume in August of 2021.
- H. This is not a glamorous project. We are not looking to embellish this building design-wise. But it is an important project. This is a maintenance renovation, repair, and update. We are looking for a strong team A/E team to help us make this project successful. These projects are not easy, and can require a lot of coordination. Please bring strong construction phase skills to this project.
- I. If you are short-listed and selected for an interview, we do not expect you to come to the interview with solutions, such as a design for the new HVAC system. While the feasibility study, which is posted with the solicitation, suggested a design, until we have gone through a comprehensive study during Phase I, I don't believe you can make an informed recommendation. We will be looking closely at the qualifications of the proposed team.
- J. If your A/E team is selected, because of the different nature of this project as more engineering as compared with architecture than many of our projects, we will be working with you to negotiate a fee that represents the efforts involved and is fair to all parties.
- K. Thanks for your interest in our project. Now let's walk through the building