



Anderson MHC Building Improvements

J12-9865-JM



FACILITY DESCRIPTION

The facility is a two-story building located at 1 Linwa Blvd, Anderson, South Carolina. The building has a Class “B” occupancy that is 28,750 square feet, with an acreage of approximately 3.05 acres. The building was constructed in 2001. The building is slab on grade, metal stud frame, with metal structural support, and brick veneer exterior. The primary roofing system is a flat type with a FiberTite roof membrane. The mechanical system consists of two 40-ton packaged RTUs, two 10-ton packaged RTUs, and two split 3-ton RTUs. The building has fire protection with a sprinkler and fire alarm system. The building interior was renovated in 2013. Attached for reference, end of this document are floor plans of the facility.

PROFESSIONAL SERVICE DELIVERABLES (A/E)

The agency intends to use the design-bid-build procedures identified in the 2023 Edition of OSE manual for project delivery method. [Procurement Services \(sc.gov\)](https://procurement.sc.gov)

The professional services provided in in two phases. Phase I services shall include all basic services through completion of Schematic Design Phase Services. Phase II services shall include all services from the start of the Design Development Phase through the completion of project.

Phase I services Include:

The following systems would need to be evaluated: Electrical improvements (Fire Alarm, Riser room, and GFCI outlets), Parking Lot Improvements, Landscape Improvements, Mechanical (HVAC) Improvements, Roof Replacement, Backup Generator, Lobby Restroom Addition, and Minor Interior improvements.

Following the study the A/E shall provide an opinion of probable cost (OPC) for the project and schematic design. The OPC shall include construction cost, 10% contingency, anticipated cost for third-party inspections, and A/E fees (for design phase, bidding phase, & construction administration). The A/E will be required to answer the JBRC roof project questionnaire on a company letter head. This information will be used in the agency's A1 submittal package to the Executive Budget Office.

Phase II services Include:

Full Design & Construction deliverables as outlined in the Capital Project Improvement Plan section 5 [PIP_Manual_2018_with_Ribbons.pdf \(sc.gov\)](https://procurement.sc.gov) , and OSE manual 2023 edition [Procurement Services \(sc.gov\)](https://procurement.sc.gov).

Intended Scope for Construction

1. Electrical Improvements

- a) A full study is needed on the Fire Alarm system to include the proper amount of pull stations, smoke/carbon monoxide detectors, and alarm strobe are installed in the correct designated location.
- b) GFCI outlets in wet location areas are needed.
- c) Non-functional light switches will need to be addressed.

2. Elevator

The elevator is a 2002 Schneider hydraulic type nearing the end of its EUL. A&E will need to evaluate the elevator for efficient use and recommend repairs to extend useful life expectancy.

3. Parking Lot Improvements

The parking lot will need a study conducted to have a solution for drainage problems and substantial longitudinal cracks in the asphalt pavement. Repairs have been previously conducted, and the parking lot will need permanent improvements to correct the recurrence of the issues.

- a) Numerous areas of substantial longitudinal cracks in asphalt.
- b) Ponding at the east parking.
- c) Restripe the parking lot.

4. Landscaping

The dead and dying landscaping will need to be removed and trees need to be removed or trimmed that are overhanging the north side of the facility.

5. Mechanical

The mechanical is equipped with five packaged units and two split systems to provide heating and cooling to the building

utilizing VAVs and electric heaters in the stairwells. The HVAC units range in age from 10-23 years of use.

- Trane packaged (2) 40-ton 23 years.
- Daikin Split 3-ton 12 years.
- Lennox packaged (2) 10-ton 12 years.
- Rheem packaged 5-ton 11 years.
- Trane Split 3-ton 23 years.

The study should have results of one for one replacement with costs and reports of cost savings with new more efficient equipment.

6. Roof and Building Envelope Improvements

The roofing system is flat and covered with a FiberTite roof membrane and constructed of corrugated steel consisting of wood rafters/open web steel joists. The roofing system is approximately 10 years old. The rooftop unit needs replacement so it will be more feasible to replace the roof and rooftop units simultaneously. Several repairs to the roof have been performed previously. There is a required roof questionnaire that will have to be completed with the feasibility study.

- a) Scuppers are located along the roof`s perimeter and roof drains at designated locations that discharge to the surrounding landscaping.
- b) Roof penetrations are present with HVAC equipment, sanitary stacks, vent fans, plumbing, and electrical lines etc.
- c) A decorative structural steel wall conceals HVAC equipment.

7. Backup Generator

The facility is equipped with a 2001 Generac 45kw backup generator that is located north of the building. A&E will need to provide costs and repairs and/or replacement if needed.

8. Lobby Restroom

Room 131 is currently a janitorial closet equipped with mop sink basin. The facility would like to convert the room into an ADA compliant restroom to meet current building standards. Costs and schematic design will be needed.

9. Minor Interior Improvements

The facility will require minor interior improvements throughout the facility. The minor improvements consist of new wall construction to create more office space and convert case openings to metal studded drywall. The riser is in a stairwell, with no security from clients to tamper with. There is a need to have options to have a more secure area.

JBRC Roof Project Questionnaire

This questionnaire must be submitted with Phase Two for all proposed roofing projects. Note: To the extent applicable, agencies are expected to provide the below information for new construction.

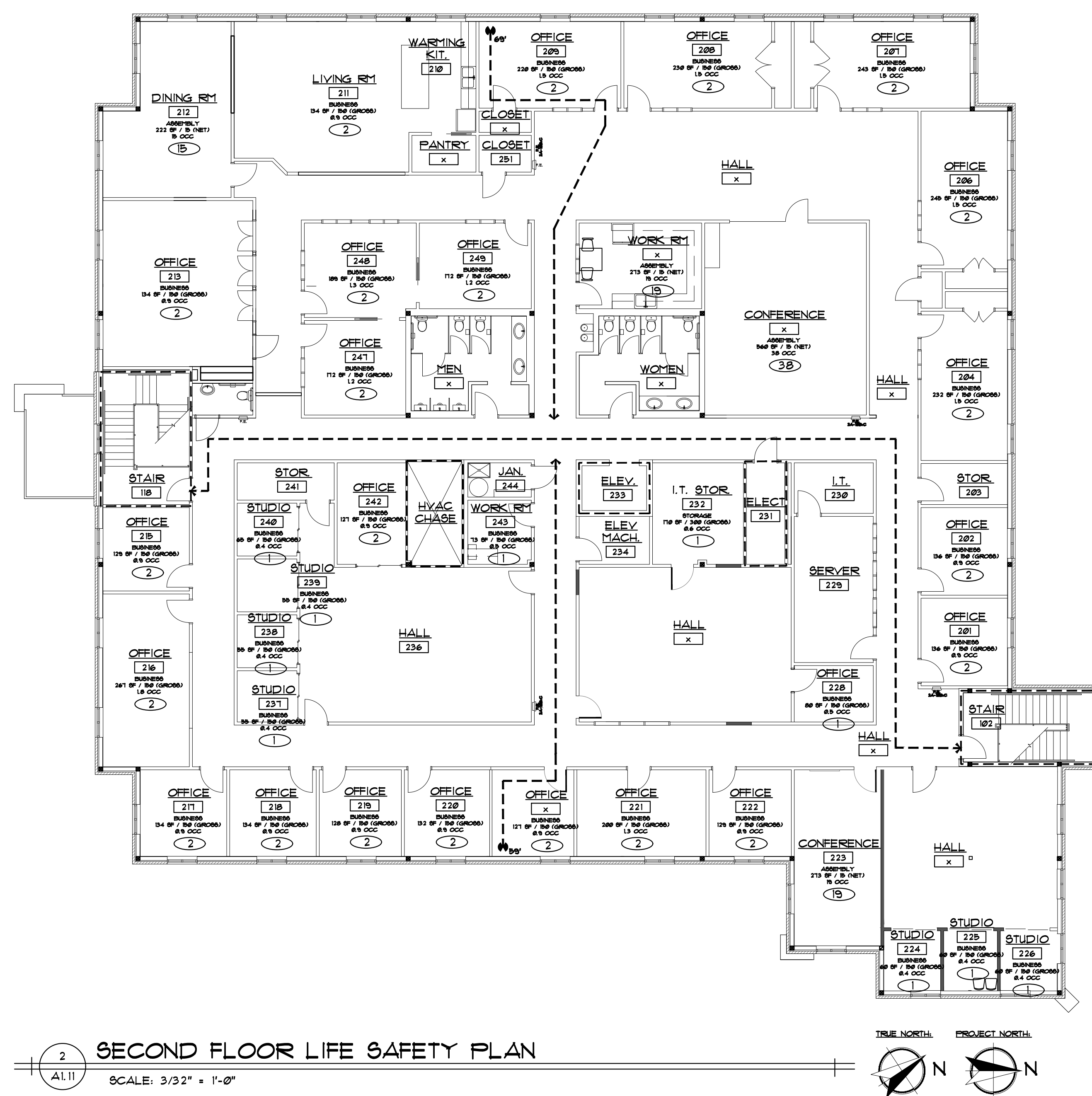
A. Existing Roof

1. Indicate what type of roof is being replaced and why, the age of the roof, whether the roof had a warranty, the type(s) of warranty, warranty expiration date, and any repairs made under the warranty.
2. Indicate the reason for the roof failure and provide inspection and maintenance history.
3. If the warranty on the current roof has not expired, explain what portion of the roof replacement, if any, will be covered by the warranty and how such portion was determined. If no portion will be covered, explain why not and what steps have been taken to enforce the warranty.
4. If the warranty on the current roof has not expired, indicate if the roof is eligible for an elastomeric coating to extend the warranty or any other warranty extension methods.

B. Replacement Roof

1. Identify the type of new roof proposed and how and why the roofing material was selected. Agencies are expected to provide a letter on the A/E firm's letterhead with the Phase Two construction budget request detailing the roofing choices considered, why the chosen roof system was selected, and why the other options are not recommended. The letter should ensure the A/E has considered and provided recommendation regarding all major roofing types, including but not limited to:
 - a. Built-Up Roofing (BUR) Membrane
 - b. Metal Roofing
 - c. Modified Bitumen Roofing
 - d. Thermoset (EPDM) Roof Membrane
 - e. Thermoplastic Roofing Membrane (PVC & TPO)
 - f. Garden "Green" Roofing System
 - g. Spray Polyurethane Foam (SPF)
 - h. Shingle Roofing
2. If the current roof system failed prior to warranty expiration and the planned roof replacement is of the same type, explain what factors will ensure the roof system will not prematurely fail again.
3. Specify the lengths and types of warranties to be provided on the new roofing system. Agencies are expected to require that roofs be warrantied for no less than 20 years, both for materials and workmanship. Generally, workmanship warranties of this length can be obtained through authorized contractors meeting the manufacturer's standard of installation.

4. Explain how roof inspections and preventive maintenance are performed to ensure compliance with warranty terms. Include the frequency and scope of inspections and preventive maintenance.
5. Agency confirms that it will adhere to the Licensing Laws of Title of 40 of the South Carolina Code of Laws as Amended, the standards of Responsibility set forth in the Consolidated Procurement Code and Regulations, and the procedures and requirements for determining contractor responsibility set forth in the Manual for Planning and Execution of State Permanent Improvements when awarding a contract with the goal of selecting a contractor whose professional credentials, financial capability, experience, and reputation provide reasonable assurance that the contractor will be able to perform its warranty obligations for the duration of the warranty.
6. Roofing consultant has specified approved manufacturers for the roofing assembly whose history, experience, and reputation indicate that those manufacturers or any successors in interest are likely to maintain their existence and abilities to perform under the warranty for its duration



1 Linwa Blvd,
Anderson, SC 29621

OWNER REVIEW SET