

SE-210 INVITATION FOR PROFESSIONAL SERVICES

AGENCY: Lander University

PROJECT NAME: Jackson Library Repurposing

PROJECT NUMBER: H21-9563-TM PROJECT LOCATION: Jackson Library

DESCRIPTION OF PROJECT/PROFESSIONAL SERVICES: (450 character limit)

The re-purposing of the 2nd and 3rd floors of the Jackson Library's interior into academic classrooms, computer labs, and offices. The repurposing includes the review of the building envelope, upgrade of the existing HVAC system, elevator modernization, fire alarm system, sprinkler system repair and possible expansion, lighting, flooring, interior aesthetics, Change of Occupancy, and Green Globes Certification.

RESUME DEADLINE DATE: 03/24/2026 TIME: 03:00 PM NO. OF COPIES: Printed: 5 Electronic: 1

ANTICIPATED PROJECT DELIVERY METHOD: Design-Bid-Build CM-R N/A

AGENCY PROJECT COORDINATOR: Jeff Beaver

EMAIL: jbeaver@lander.edu TELEPHONE: (864) 388-8208

The Agency requests qualifications from firms interested in providing professional services for the project listed above. Any questions concerning this solicitation must be addressed to the Agency Project Coordinator listed above.

RESUME DELIVERY ADDRESSES:

HAND-DELIVERY:

Attn: Jeff Beaver - Dept of Eng. (all couriers)

Lander University, 204 West Henrietta Ave.
Greenwood, SC 29649

MAIL SERVICE:

Attn: Jeff Beaver - Dept of Eng. Services

Lander University, 320 Stanley Avenue
Greenwood, SC 29649

DESCRIPTION OF PROFESSIONAL SERVICES/QUALIFICATIONS ANTICIPATED FOR PROJECT:

Architectural - Programming, Change of Occupancy, Green Globes, Mechanical - HVAC, Plumbing, Electrical - Utilities, new floor plan infrastructure, lighting, Structural - possible Roof Top HVAC Units, Roofing Design - possible roof top units

ANTICIPATED CONSTRUCTION COST RANGE: \$4,750,000 to \$5,252,000 N/A:

• INTERESTED FIRMS SHOULD SUBMIT THE FOLLOWING:

1. A Current STANDARD FEDERAL FORM 330;
2. The Name and Contact Information, including Email, of a Primary Contact;
3. A Certification stating whether the Firm is a Resident of South Carolina (See SC Code § 11-35-3215); and
4. Response to Selection Criteria set forth in SC Code § 11-35-3220.

- **PUBLIC NOTICES:** All notices (Meetings, Selection for Interviews, Notice of Intent to Award) shall be posted at the following location: Facility Operations Bldg, 2nd Floor Foyer, 204 W. Henrietta Ave., Greenwood, SC 29649

- **LICENSURE:** To be considered for selection, persons or firms must be properly licensed in accordance with the requirements of Title 40 of the SC Code of Laws, as amended at the time of resume submission.

- To submit confidential information, see Appendix I, OSE Manual, <https://procurement.sc.gov/manual>.

- In accordance with the South Carolina Green Purchasing Initiative, it is preferred submittals not exceed 20 double-sided pages. The Standard Federal Form 330 is not included in the page count.

- All written communication with parties submitting information will be via email.

- Agency will accept submittals via email above (PDF file no larger than 10MB):

Yes No

- Any actual bidder, offeror, contractor or subcontractor who is aggrieved in connection with this solicitation or the intended award or award of a contract under this solicitation may protest to the State Engineer in accordance with SC Code § 11-35-4210 at: CPO, Office of State Engineer, 1333 Main Street, Suite 700, Columbia, SC 29201, email: protest-ose@mmo.sc.gov.

APPROVED BY:



DATE: 02/19/2026

(OSE PROJECT MANAGER)

