

**INFORMATION IN ADDITION TO  
THE INVITATION FOR PROFESSIONAL SERVICES**

**HGTC-Renovation/Expansion of Grand Strand Bldg. 100  
State Project Number H59-6221-MJ  
770 Swallow Ave., Myrtle Beach, SC 29577**

1. The existing building originally constructed in 1992 by the Air Force is a 14,400 square feet brick structure that is comprised of a 10,000 square foot (effectively 2-story) gymnasium and 4,400 square feet of (one-floor) administrative space – See attached picture. Because the existing gymnasium contains such high ceilings, we can add a second floor internally to the building without impacting the existing exterior walls or roof systems.
2. The physical work to be done includes adding a second interior floor (10,000 square feet of new space); and constructing various classroom and medical simulation/lab spaces, IT closets, study areas, stairwells, and restrooms in the existing gym space (totaling 20,000 square feet). In the existing 4,400 square foot (one-floor) space, the College will renovate and upfit that space to include faculty/staff offices, meeting spaces with A/V technology, an IT closet, and larger restrooms.
3. Please note that because this is an existing structure and because we can add a second floor within the existing gymnasium space, there is no physical work to be done to the exterior of the building or the building envelope other than to construct an elevator shaft and interior stairs.
4. There is also limited civil engineering/site work to be completed as most if the infrastructure (utilities, etc.) has recently been upgraded.
5. The project will require a comprehensive upgrade to the existing HVAC and air handling systems, and those improvements will be built to current State and leading industry standards. The project will also require extensive mechanical/electrical/plumbing work to accommodate the health sciences programs in the building such as nursing, imaging sciences, multi-disciplinary simulation labs, and cardio-vascular imaging equipment and related technologies.
6. There is no roofing work required in this project. The existing roof is a standing-seam metal roof which was inspected in June by a certified third-party engineering firm – the “BEE Group”. The existing roof system was deemed to be in good condition and still has several (at least 10) years of remaining useful life.
7. The successful firm will provide the following services: civil engineering, structural engineering, mechanical engineering, plumbing engineering, life safety systems, and architectural design services with these services provided through feasibility study, programming, design, construction administration, and other services as required to complete the project and oversee close-out.
8. HGTC will use the Construction Manager at-Risk (CM-R) delivery method for this project. This is the first CM-R project for HGTC, so the firm selected must have experience doing a CM-R project using the State of South Carolina procurement procedures.
9. The construction must meet Green Globes standards (2 Globes) as required by state law.
10. 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

- 11. 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.** 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.** Relevant history with Green Globe projects including the certification level, status, owner, and construction contract value.
  - d.** Relevant work history with SC State CM-R projects including status, owner, construction value and CM-R company name that you worked with.
  - e.** Relevant history with design of Medical/Health Sciences educational facilities and multi-use workspace.
  - f.** Current firm workload, backlog, and capacity to undertake this project.
  - g.** Resumes of proposed design team including principal and associate architect that will lead the project. Also include information regarding and consultants you will work with.
  - h.** Statement of proposed minority business participation
  - i.** Any other information that the firm feels is relevant to this project that the owner should be made aware of.
  - j.** Federal Form 330 for the proposed project team.
  - k.** Submit five (5) hard copies and (1) electronic copy of the proposal.
  - l.** Please be cognizant of paper savings by printing on both sides, using 8 ½ x 11 and limiting it no more than 20 pages, not including the 330 pages.

