



M. B. Kahn
Construction

INVITATION TO BID & INSTRUCTIONS TO BIDDERS

PRATT MEMORIAL LIBRARY AND COUNTY COURTHOUSE RENOVATIONS RIDGELAND, SC

M. B. Kahn Construction Co., Inc., the Construction Manager at Risk, is seeking interested contractors and vendors to provide pricing and cost proposals for the renovation of the Pratt Memorial library and the Jasper County Courthouse.

The Owner: Jasper County
358 3rd Avenue
Ridgeland, SC 29936

The Architect/Engineer (Pratt Renovations ONLY): Woods Dendy Architects
2201 Boundary Street, Suite 103
Beaufort, SC 29902

The CM at Risk: M. B. Kahn / Construction Management Division
P. O. Box 1179, Columbia, SC 29202,
Phone 803-736-2950

SCOPE OF WORK

M.B. Kahn Construction is requesting proposals for three renovation projects for Jasper County. The projects are as follows: The complete structural, mechanical, and interior renovation of the Pratt Memorial Library, minor interior renovations of a building on Weathersby Street to accommodate a temporary library space, and finishes and furniture upgrades at the Jasper County Courthouse

BASE BID & ALTERNATES

- Base Bid Breakout 1- Pratt Memorial Library Renovations
- Base Bid Breakout 2 – 112 Weathersby Street Renovations
- Base Bid Breakout 3 – Jasper County Courthouse Renovations

NOTE: Bidders may provide pricing on one the base bid breakouts without providing pricing on the entire base bid.

KEY DATES

Proposals must be submitted electronically to M.B. Kahn by **Wednesday, July 31st, 2024** by 1:00 pm.

ACCESS PROJECT DOCUMENTS

1. Direct Link- <https://mbkahn.sharefile.com/public/share/web-s7c629ed1e9774e7cbf1216377c82e20e>
2. MBK Website- mbkahn.com / Sub Plans & Specs / cmbids@mbkahn.com / password is "CMBids19"
(Must use the email address and password provided.)
3. isqft

SUBMIT PROPOSALS: 7/31/2024 at 1PM

Proposals may be submitted electronically to CMbids@mbkahn.com or chance@mbkahn.com. Bidders are to submit their bid on their standard form. The form shall include acknowledgement of this Invitation to Bid, all addenda, and include as a **separate number or rate** for the Payment and Performance Bond as explained below. Proposals shall be good for forty-five (45) days.

INSTRUCTIONS TO BIDDERS

The successful bidder will be expected to execute our Subcontract Agreement or Purchase Order, comply with the insurance requirements of our Subcontract Agreement or Purchase Order, and, if required, furnish payment and performance bonds on M. B. Kahn's standard bond forms. Our standard Subcontract Agreement (see Article VII for insurance requirements) and form of performance and payment bonds may be viewed at M. B. Kahn's corporate website at www.mbkahn.com.

Proposals exceeding \$100,000 may be required to provide a 100% Performance and Payment Bond. The cost of the Performance and Payment Bond should **NOT** be included in the proposal, but rather shown as a separate item (including the surety provider). Along with pricing, please include any assumptions and clarifications you may have made (i.e. quantities, components, etc.). Any information provided about the sequencing and total duration of your work will be beneficial.

Bidders shall obtain all required applicable licenses, pay all fees, and comply with all Local, County, State and Federal laws and regulations that govern this project.

All safety laws and OSHA requirements are the responsibility of each subcontractor and shall be maintained throughout the contract. This includes installation and maintenance of all barricades, rails at openings and exterior scaffolding safety rails. Compliance with OSHA requirements for the work shall be the responsibility of that subcontractor.

Bidders should visit the site and review existing conditions.

Bidders should provide all layout and engineering required for their work.

Bidders are to provide all equipment, hoisting and material handling as required for their work.

Bidders are to provide daily cleanup and removal of all trash created by their work to the dumpsters provided onsite for this purpose.

Bidders are to provide all dewatering necessary to complete their Work.

Jasper County wishes to maximize Local/M/WBE participation on this project. M. B. Kahn strongly supports this and is committed to exceeding their expectations. As such, the level of Local/M/WBE participation will be a significant factor in evaluating subcontractor bids on this project and the subsequent award of subcontracts.

Proposers are not to contact the Owner or Architect directly. All inquiries are to be made to Chris Hance at (803)-227-5247 or via email: chance@mbkahn.com.

All project documents, drawings and specifications are the property of the Owner. Unauthorized use of any kind, including electronic versions published by outside sources, is strictly prohibited. The Owner, CM @ Risk, Architect and their agents will not be held liable for any content published by others relating to this project. As such, it is the Contractor's responsibility to perform due diligence when obtaining project information. All bids must comply with the laws of the State of South Carolina. The successful subcontractor may be required to use PlanGrid or alternative construction documentation software during the construction of the building.

Minority businesses are encouraged to submit proposals for this construction project. M.B. Kahn and the Owner shall award contracts to businesses who hire without regard to race, religion, color, creed, national origin, sex, age or handicapping condition.

END OF BID INVITATION