

TOWN OF PAGELAND

307 E. McGregor Street • Pageland, South Carolina 29728

REQUEST FOR BIDS

PROJECT TITLE

Museum Ceiling Demolition, Structural Repairs, ADA Restroom Renovation, and Ceiling Reconstruction

Owner:	Town of Pageland 307 E. McGregor Street Pageland, South Carolina 29728
Project Location:	Pageland Museum 106 North Pearl Street Pageland, South Carolina 29728

IMPORTANT DATES AND INFORMATION

Bid Opening:	August 4, 2026 – 2:30 PM Pageland Town Hall – Council Chambers 307 E. McGregor Street, Pageland, SC 29728
Pre-Bid Site Visit:	July 28, 2026 – 3:00 PM Pageland Museum, 106 N. Pearl Street, Pageland, SC 29728 Attendance is not mandatory but is highly recommended. Contractors are responsible for familiarizing themselves with existing site conditions.
Questions Due:	All questions regarding this Request for Bids must be submitted no later than 5:00 PM on July 30, 2026. Submit questions to: Shane Sligh – ssligh@townofpageland.com Email subject line must read: "MUSEUM REPAIR" Responses to questions and any clarifications issued by the Town shall be made available to all prospective bidders.
Project Deadline:	All work shall be fully completed within ninety (90) calendar days of the Notice to Proceed unless otherwise approved in writing by the Town.

SECTION I – INVITATION TO BID

The Town of Pageland (“Town”) invites sealed bids from qualified contractors for demolition, structural reinforcement, ADA restroom renovation, and ceiling reconstruction work at the Pageland Museum.

The successful contractor shall furnish all labor, supervision, materials, equipment, dumpsters, permits, transportation, disposal services, welding supplies, fire protection equipment, fire watch personnel, and incidentals necessary to complete the work described herein.

The Town reserves the right to reject any or all bids, waive informalities, and award the contract in the best interest of the Town.

SECTION II – SCOPE OF WORK

The Contractor shall furnish all labor, materials, equipment, supervision, transportation, disposal services, permits, and incidentals necessary to complete the following work.

A. Ceiling Demolition

- Provide all dumpsters necessary for debris removal.
- Protect museum exhibits, furnishings, and building components not designated for demolition.
- Manually demolish and remove the existing ceiling system located in the rear portion of the museum building, including the restroom ceiling.
- Remove and properly dispose of all demolished materials.
- Remove any deteriorated ceiling framing materials as necessary to complete the work.
- Maintain a clean and safe worksite at all times.
- Clean the site daily and upon project completion.

B. Structural Reinforcement

- Following demolition, inspect exposed structural framing and roof support members.
- Furnish and install welded structural steel support beams as required by the project.
- Provide all welding materials, equipment, consumables, and associated hardware.
- All welding work shall be performed by qualified personnel and in accordance with applicable building codes and industry standards.

Contractor shall provide:

- Fire blankets
- Fire extinguishers
- Fire watch personnel during all hot work operations
- Contractor shall be responsible for protection of the building and adjacent property from fire, sparks, smoke, and welding operations.
- Structural repairs beyond those identified in the bid documents shall require Town approval prior to proceeding.

C. ADA Restroom Renovation

The Contractor shall renovate the existing restroom to create a fully ADA-accessible restroom meeting current accessibility requirements and applicable building codes. The completed

restroom shall present a clean, durable, professional, and finished appearance suitable for a public facility.

Work shall include:

- Demolition and removal of existing restroom fixtures, finishes, and any materials necessary to complete the renovation.
- Modification of restroom layout as necessary to meet ADA accessibility standards.

Installation of:

- ADA-compliant toilet
- ADA-compliant sink and faucet
- ADA grab bars
- Mirror
- Toilet paper dispenser
- Paper towel dispenser or hand dryer
- Soap dispenser
- New lighting fixtures
- Utilize the existing water and sewer service taps. Contractor shall repair, modify, extend, or replace plumbing components as necessary from the existing service connections to provide a complete and fully operational ADA-compliant restroom. No new utility taps are anticipated under this contract.
- Installation of new restroom door and hardware.
- Installation of new wall and ceiling finishes that provide a complete, durable, professional, and finished appearance. Materials shall be suitable for a public-use facility and comply with applicable building codes. Final finish selections shall be approved by the Town of Pageland prior to installation.
- Installation of flooring suitable for commercial restroom use.
- Installation of restroom ventilation where required by code.
- Obtain all permits required for restroom renovation work.
- Coordinate all inspections required by applicable codes.

D. Ceiling Reconstruction

- Reinstall the ceiling in the rear museum area using metal panels supplied by the Town of Pageland.

Contractor shall be responsible for:

- Handling and installation of Town-furnished metal panels.
- Installation of all necessary fasteners, trim, framing attachments, and accessories.
- Installation of perimeter trim and closure materials.
- Contractor shall verify quantities and condition of Town-furnished materials prior to installation.
- Any additional materials required beyond those supplied by the Town shall be identified and approved by the Town prior to purchase.
- Install metal ceiling in a neat and professional manner consistent with industry standards.

E. General Requirements

- Contractor shall furnish all labor, equipment, tools, supervision, dumpsters, and materials necessary to complete the project.
- Contractor shall maintain safe public access around the facility throughout construction.
- Contractor shall secure the work area at the end of each workday.
- Contractor shall remove debris daily.
- Contractor shall clean the site each night and leave the project site in a clean condition upon completion.
- Contractor shall comply with all OSHA requirements.
- Contractor shall comply with all local, state, and federal regulations.
- Contractor shall obtain and pay for all permits required for the work.
- Contractor shall coordinate all required inspections.
- Contractor shall provide all welding consumables, electrodes, shielding gas, cutting materials, and associated supplies necessary for structural steel installation.
- Contractor shall provide and maintain fire blankets, fire extinguishers, and fire watch personnel during all welding and cutting operations.
- Contractor shall protect all museum exhibits, artifacts, furnishings, walls, floors, and adjacent property from damage during construction.
- Any damage caused by the Contractor shall be repaired at the Contractor's expense.
- All work shall be completed in a neat and workmanlike manner consistent with accepted construction practices.

SECTION III – PROJECT SCHEDULE

- Anticipated Bid Opening: August 4, 2026
- Anticipated Notice of Award: August 7, 2026
- Notice to Proceed: Upon execution of contract
- Final Completion: Within ninety (90) calendar days of Notice to Proceed

SECTION IV – SITE ACCESS

The Contractor shall coordinate access to the site with the Town prior to beginning work.

The Contractor shall maintain safe access to museum operations and minimize disruption to Town activities throughout the duration of the project.

SECTION V – CONTRACTOR QUALIFICATIONS & INSURANCE

All bidders shall provide the following:

- Valid South Carolina Contractor's License
- General Liability Insurance with minimum limits of \$1,000,000 per occurrence
- Workers' Compensation Insurance as required by South Carolina law
- Ability to obtain a Town of Pageland Business License prior to beginning work

Proof of licensing and insurance shall be submitted with the bid package. Failure to provide required documentation may result in rejection of the bid.

SECTION VI – PROJECT COMPLETION REQUIREMENT

The Contractor shall diligently prosecute the work and complete the project within the time specified.

Any request for additional time shall be submitted in writing and must be approved by the Town prior to expiration of the contract period.

SECTION VII – INDEMNIFICATION

To the fullest extent permitted by South Carolina law, the Contractor shall indemnify, defend, and hold harmless the Town of Pageland, its elected officials, officers, employees, and agents from and against any claims, damages, losses, liabilities, costs, and expenses, including reasonable attorney's fees, arising out of or resulting from the performance of the work to the extent caused by the negligent acts or omissions of the Contractor, subcontractors, or anyone directly or indirectly employed by them.

BID SUBMISSION FORM

Museum Ceiling Demolition, Structural Repairs, ADA Restroom Renovation & Ceiling Reconstruction

Bids shall be submitted in a sealed envelope clearly marked:

“BID – PAGELAND MUSEUM CEILING DEMOLITION, STRUCTURAL REPAIRS & ADA RESTROOM PROJECT”

Bids shall be delivered to:

Town of Pageland – 307 E. McGregor Street – Pageland, SC 29728

All bids due by 2:30 PM on August 4, 2026.

Late bids will not be accepted.

The Bid Form and Non-Collusion Affidavit contained herein must be completed and submitted with the bid package.

BID FORM

Bidder Information

Company Name: _____

Address: _____

City/State/Zip: _____

Phone Number: _____

Email Address: _____

SC Contractor License Number: _____

Lump Sum Base Bid

The undersigned bidder agrees to furnish all labor, materials, equipment, supervision, transportation, disposal services, permits, welding materials, fire protection equipment, fire watch personnel, cleanup, and incidentals necessary to complete the project described herein.

Base Bid Amount: \$ _____

Authorized Signature: _____

Printed Name: _____

Title: _____

Date: _____

THIS PAGE IS REQUIRED FOR FORMAL BID SUBMISSION.

NON-COLLUSION AFFIDAVIT

State of South Carolina _____

County of _____

I, the undersigned, being duly sworn, depose and state that:

- 1. I am the duly authorized representative of the bidder submitting this bid.
- 2. The bid has been made without collusion, consultation, communication, or agreement with any other bidder or competitor.
- 3. No attempt has been made to restrict competition or improperly influence the bid award process.
- 4. The bidder has not directly or indirectly induced or solicited any other bidder to submit a false or sham bid.
- 5. The bidder has not sought by agreement or collusion to secure an advantage against other bidders.

I understand that violation of this affidavit may result in disqualification of the bid, cancellation of any award, or other remedies available under law.

Bidder Name: _____

Authorized Representative: _____

Signature: _____

Sworn before me this _____ day of _____, 2026.

Notary Public: _____

My Commission Expires: _____

THIS PAGE IS REQUIRED FOR FORMAL BID SUBMISSION.

Required Attachments

- South Carolina Contractor’s License
- Certificate of Insurance