

## **Irmo Chapin Recreation Commission Bid Invitation**

**Bid Title:** Interior Paint Bid River Center Saluda Shoals Park  
**Mailing/Posting Date:** January 2, 2026  
**Mandatory Pre-Bid:** January 12, 2026, at 2:00PM, Saluda Shoals Park River Center  
5605 Bush River Road, Columbia 29212  
**Bids received until:** January 22, 2026, at 2:00PM  
**Saluda Shoals Park Administration Office 5605 Bush River Road, Columbia SC 29212**

**Direct inquiries to:**  
Mike Hudson, Project Manager  
(803)213.2047

**Bids should be mailed to:**  
Mike Hudson, Project Manager  
Irmo Chapin Recreation Commission  
5605 Bush River Road  
Columbia, SC 29212

**Or hand carried to:**  
Administrative Office  
Irmo Chapin Recreation Commission  
5605 Bush River Road  
Columbia, SC 29212

### **SUBMITTER INFORMATION**

Vendor Name: \_\_\_\_\_  
Street Address/PO Box: \_\_\_\_\_  
City, State, Zip Code: \_\_\_\_\_  
Federal I.D./SSN: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_  
Facsimile Number: \_\_\_\_\_

### **MUST BE SIGNED TO BE VALID**

I understand that Irmo Chapin Recreation Commission (ICRC) reserves the right to reject any and all proposals, the right in its sole discretion to accept the proposal it considers more favorable to ICRC's interest, and the right to waive minor irregularities in the procedures. ICRC further reserves the right to reject all proposals and seek new proposals when such procedure is reasonably in the best interest of ICRC. ICRC also reserves the right to award portions of this bid to separate vendors. I also certify that this proposal is made in all respects fair and without collusion or fraud. I agree to abide by all conditions of this proposal and certify that I am authorized to sign this proposal.

Authorized Signature: \_\_\_\_\_  
Name (typed or printed): \_\_\_\_\_  
Title: \_\_\_\_\_

### **SUBMISSION REQUIREMENTS**

1. A PROPOSAL MUST BE RECEIVED AT THE ABOVE MAILING ADDRESS NO LATER THAN **TIME ON DATE. January 22<sup>nd</sup>, 2026, at 2:00PM** ATTENTIONED TO MIKE HUDSON (as stated above).
2. SUBMITTER INFORMATION AND SIGNATURE PAGE (Pg 1), SUBMISSION REQUIREMENTS (Pg 2 & 3)



**IRMO CHAPIN RECREATION  
COMMISSION (ICRC)**

**Administration Office  
5605 Bush River Road  
Columbia, SC 29212**

BID Date: 01/02/2026  
Contact: Mike Hudson  
Project Manager  
Email: [mhudson@icrc.net](mailto:mhudson@icrc.net)  
Phone: (803)213-2047

3. QUESTIONS

All questions regarding this bid must be submitted in writing and faxed or emailed to Mike Hudson at (803)213-2047 or [mhudson@icrc.net](mailto:mhudson@icrc.net). Responses to questions will be distributed to all firms which have received an original bid from Irmo Chapin Recreation Commission.

4. INFORMATION AND INSTRUCTIONS

All bid sheets and this form must be submitted in a sealed envelope. The face of the envelope shall contain the bid title **Interior Paint Bid – River Center at Saluda Shoals Park**, and the date and time of bid opening. Bids not submitted on this bid form will be subject to rejection. The Commission assumes no responsibility for unmarked or improperly marked envelopes. Bids, amendments or withdrawal requests must be received by the time advertised for bid opening. It is the vendor's sole responsibility to ensure that bid documents are received by the time and date indicated in the solicitation notice. All prices and notations shall be printed in ink or typewritten. Errors shall be crossed out and corrections entered and initialed by the person signing the bid. No bid shall be altered or amended after the specified time for opening. By submission of a bid, the vendor shall guarantee that all goods and services shall meet the requirements of the solicitation.

**Attend Mandatory Site Appointment:**

Eligible bidders must attend the mandatory site appointment to visit site and be eligible to bid project.

**January 12th, 2026, 2:00PM at Saluda Shoals Park River Center, 5605 Bush River Rd.,  
Columbia SC 29212**

**Scope of Work:**

The Irmo Chapin Recreation Commission request bids for surface repairs and interior painting of the River Center at Saluda Shoals Park.

**Specifications for Interior Painting.** The painting specifications include the following:

- **Drywall Repairs:** Repair all sheetrock walls and ceilings throughout the center prior to painting.
- **Wall Painting:** Paint all walls throughout the center. (Approx. 11,405 sq.ft.). This excludes closets and storage areas.
- **Ceiling & Soffits Painting:** Paint all ceiling and soffits throughout the center. (Approx. 5,655 sq. ft.) This excludes closets, storage and T&G ceilings.
- **Hollow Metal Frames:** Paint all hollow metal (HM) frames throughout center. (Approx. 27 frames). Includes both sides of each frame even in storage rooms not being painted.
- **Hollow Metal Doors:** Paint all hollow metal doors throughout the center. (Approx. 12 doors). Including both sides of each door, even the storage rooms not being painted.
- **Wood Doors:** Touch up stain and apply varnish to all wood doors throughout the center. (Approx 15 doors). Includes both sides of each door.
- **Wood Baseboards:** Touch up stain and apply varnish to all wood baseboards throughout the center, (Approx. 791 linear feet)



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Email: mHUDSON@icrc.net  
Phone: (803)213-2047

- **Wood Chair Rail:** Touch up stain and apply varnish to all wood chair rails throughout the center. (Approx. 205 linear feet)

**Work Description**

**Walls and Ceilings/Soffits**

- All areas listed above will be thoroughly prepared, including sanding, caulking, filling, priming and repairs as needed.
- Large sheetrock imperfections such as cracks, holes, and nail pops-will be repaired using drywall compound and joint tape. After repairs, all surfaces will be sanded, primed and painted.
- Once preparation is complete, two full coats of finish paint will be applied to all designated areas for a uniform and durable finish.

**Metal Doors and Frames**

- All metal doors and frames will receive two full coats of oil-based ASE (All Surface Enamel), with sanding between coats to ensure proper adhesion and a smooth finish.
- **\*\*NOTE\*\*** This also includes painting the interior metal I-Beams at the front entrance area.

**Wood Surfaces**

- Wood doors, baseboards, and chair rails will be touched up with stain as needed, then finished with two coats of clear Helmsman Marine Varnish, sanding between coats for a high-quality protective finish.

**Note:**

**Painting will primarily be performed during nights or weekends to minimize disruption. If daytime work becomes possible, we will take advantage of those opportunities.**

**Materials Used: Equivalent to or better.**

**Main Walls Throughout – Sherwin Williams “Pro-mar 200 Low-Sheen” (Low-Sheen)**

**Bathroom Walls – Sherwin Williams “Pre-Catalyzed” Epoxy (Eggshell Sheen)**

**Ceilings Throughout – Sherwin Williams “Pro-mar 200” (Flat Sheen)**

**Metal Doors/Frames – Sherwin Williams “All Surface Enamel” (Semigloss Sheen)**

**Wood Doors/Base/Chair Railing – “Helmsman Marine Clear Varnish” (Semigloss)**



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Phone: (803)213-2047

**\*\*NOTE\*\*** All Walls and ceilings throughout are to be one color, except for the bathrooms possibly. The metal doors and frames will be an accent color and the wood doors, base boards and chair railing will remain the same color with new clear varnish.

**Hold Harmless and Indemnification** - The contractor shall protect, save, and keep the ICRC forever harmless and indemnified from any damages (including fines or penalties) arising as a result of accidents, injuries, or other occurrences, caused by the negligence or willful conduct of the contractor, its employees, or subcontractors on the Property to conduct the painting activities contemplated herein, regardless of who the injured party may be. Notwithstanding the foregoing, ICRC shall not be responsible for that proportionate share of the damage arising from the negligent or willful conduct of the contractor, its employees, or sub-contractors.

**Environmental Indemnification and Hold Harmless** - The contractor shall indemnify and hold the ICRC harmless from any and all claims, demands, judgments, orders, or damages resulting from hazardous substances discharged onto the Property by the contractor, its employees, or sub-contractors in connection with the demolition or disposal activities contemplated herein. The term "hazardous substances," as used herein, shall mean any substance heretofore or hereafter designated as hazardous under the Resource Conservation and Recovery Act, 42 U.S.C. Sec. 6901 et seq.; the Federal Water Pollution Control Act, 33 U.S.C. Sec. 1257 et seq.; the Clean Air Act, 42 U.S.C. Sec. 2001 et seq.; the Comprehensive Environmental Response Compensation and Liability Act of 2080, 42 U.S.C. Sec. 9601 et seq.; or the Hazardous Waste Cleanup-Model Toxics Control Act, RCW 70.105D, all as amended and subject to all regulations promulgated there under.

**Bid Submittal Requirements**

Bidders will provide the following information

- I. Provide copy of certificate of insurance.
- II Provide at least three references of commercial or institutional customers who had similar work conducted by your company.
- III. Provide time frame to complete work.
- IV. Supply all documentation of licenses and certification required.



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**Bid Submittal Document**

All bid components are required to be filled in for bid to be eligible for consideration

Total of all work areas: \$ \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Company Representative: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_