

SE-410

INVITATION FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES

AGENCY: College of Charleston

PROJECT NAME: 24 North Market Street

PROJECT NUMBER: H15-9693-JR CONSTRUCTION COST RANGE: \$60,000,000 to \$70,000,000

PROJECT LOCATION: New School of Business

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

Construction of a 70,000 sqft business school at 24 N. Market Street where currently a 40,000 sqft 1980's building resides that is slated for demolition. This project includes a renovation to the 4000 sqft historic building on the land. This new property will contain instructional spaces, offices, research centers, and public space with a roof terrace.

SUBMITTAL DUE DATE: 10/01/2026 TIME: 03:00 PM NO. OF COPIES: Printed: 2 Electronic: 1

PROJECT DELIVERY METHOD: Construction Management at Risk (CM-R)

PRIME CONTRACTOR LICENSE (SPECIAL STANDARD OF RESPONSIBILITY): *(150 character limit)*

N/A

AGENCY PROJECT COORDINATOR: Gina Nagel

EMAIL: NagelGL@cofc.edu TELEPHONE: (843) 953-6568

DOCUMENTS MAY BE OBTAINED FROM: Nagelgl@cofc.edu

- Contractor will be required to provide Performance and Labor and Material Payment Bonds, each in the amount of 100% of the contract price.
- PUBLIC NOTICES:** All notices (Meetings; Intent to Award CM-R Contract) shall be posted at the following location: <https://charleston.edu/facilities-management/contract-awards.php>
- 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.
- All written communication with parties submitting information will be via email.
- Agency will accept submittals via email above in response to a RFQ (Max 10MB PDF): ☒ 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.

A/E NAME: * TO BE DETERMINED *

A/E CONTACT: TBD

EMAIL: Nagelgl@cofc.edu

TELEPHONE: (843) 953-6568

NON-MANDATORY PRE-SUBMITTAL CONFERENCE:

☐ Yes ☒ No

CONFERENCE DATE: _____

TIME: _____

CONFERENCE PLACE: _____

SUBMITTAL DELIVERY ADDRESSES:

HAND-DELIVERY:

Attn: Gina Nagel

133 Calhoun Street

Office 202, Charleston, SC, 29401

MAIL SERVICE:

Attn: Gina Nagel

133 Calhoun Street

Office 202, Charleston, SC, 29401

APPROVED BY:



DATE: 09/01/2026

(OSE PROJECT MANAGER)

