

SE-410

INVITATION FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES

AGENCY: SLED - State Law Enforcement Division

PROJECT NAME: SLED Headquarters Cyber Remodel

PROJECT NUMBER: D10-9536-AT **CONSTRUCTION COST RANGE:** \$2,365,000 to \$2,636,000

PROJECT LOCATION: SLED Headquarters, 4400 Broad River Road, Columbia, SC 29210

DESCRIPTION OF PROJECT/SERVICES: (450 character limit)

CMAR services for Phase 2 and subsequent renovation of approximately 9,100 SF in SLED's Headquarters facility. This space will house SLED's relocated Cyber Security unit and continue to house the adjacent Human Resources and Finance units. Scope of work includes demolition, bathroom and office renovations, lighting upgrades and complete HVAC replacement moving from chiller to rooftop system. Early demolition package is planned.

SUBMITTAL DUE DATE: 08/12/2026 **TIME:** 02:00 PM **NO. OF COPIES: Printed:** 8 **Electronic:** 1

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

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

South Carolina General Contractor License

AGENCY PROJECT COORDINATOR: Randy B Bradley

EMAIL: rbradley@sled.sc.gov

TELEPHONE: (803) 609-5537

DOCUMENTS MAY BE OBTAINED FROM: columbiaprintroom@tpm.com. Email with bid number

- 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: Headquarters - 4400 Broad River Road Columbia, SC 29169
- **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: McMillan Pazdan Smith Architecture - Columbia

A/E CONTACT: Chris Steude, AIA LEED AP BD+C

EMAIL: csteude@mcmillanpazdansmith.com

TELEPHONE: (980) 201-3035

NON-MANDATORY PRE-SUBMITTAL CONFERENCE:

☒ Yes ☐ No

CONFERENCE DATE: 08/03/2026

TIME: 10:00 AM

CONFERENCE PLACE: 4400 Broad River Road Columbia, SC - Arrive parking lot at Gate 2.

SUBMITTAL DELIVERY ADDRESSES:

HAND-DELIVERY:

Attn: Procurement -Julie Boland

SLED - Asset Management Gate 3

4300 Broad River Road Columbia, SC 29210

MAIL SERVICE:

Attn: Procurement -Julie Boland

SLED

4400 Broad River Road Columbia, SC 29210

APPROVED BY:



DATE: 07/28/2026

(OSE PROJECT MANAGER)