

SE-710 INVITATION FOR DESIGN-BUILD SERVICES

AGENCY: USC - Columbia

PROJECT NAME: University of South Carolina Carolina Gardens Site Redevelopment

PROJECT NUMBER: H27-T061-LC CONSTRUCTION COST RANGE: \$0 to \$0

PROJECT LOCATION: 101 Pickens Street, Columbia, SC 29208

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

READVERTISEMENT: USC seeks to contract with a private developer (Tenant or Developer) to lease the site known as "Carolina Gardens" located at 101 Pickens Street. The property, owned by the University, will be made available through a negotiated long-term ground-lease. The property is an entire city block bounded by Whaley, Pickens, Heyward and Bull Streets containing three existing two-three story apartment blocks.

SUBMITTAL DUE DATE: 06/27/2025 TIME: 02:00 PM NO. OF COPIES: Printed: 10 Electronic: 1

PROJECT DELIVERY METHOD: Design-Build

AGENCY PROJECT COORDINATOR: Candis Golston

EMAIL: golstonc@mailbox.sc.edu TELEPHONE: (803) 777-2026

DOCUMENTS MAY BE OBTAINED FROM: https://supplier.ps.sc.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 DB Contract) shall be posted at the following location: <https://supplier.ps.sc.edu>
- **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 30 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 20MB 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, 1201 Main Street, Suite 600, Columbia, SC 29201, email: protest-ose@mso.sc.gov.

NON-MANDATORY PRE-SUBMITTAL CONFERENCE: Yes No

CONFERENCE DATE: _____ TIME: _____

CONFERENCE PLACE: _____

SUBMITTAL DELIVERY ADDRESSES:

HAND-DELIVERY:

Attn: Candis Golston "Enclosed H27-T061-LC"
1600 Hampton Street, Suite 606
Columbia, SC 29208

MAIL SERVICE:

Attn: Candis Golston "Enclosed H27-T061-LC"
1600 Hampton Street, Suite 606
Columbia, SC 29208

APPROVED BY: *Lyth B. Clark, Jr*
(OSE PROJECT MANAGER)

DATE: 05/30/2025