

SE-710 INVITATION FOR DESIGN-BUILD SERVICES

AGENCY: Winthrop University

PROJECT NAME: New Residence Hall Feasibility Study

PROJECT NUMBER: H47-N124-AT CONSTRUCTION COST RANGE: \$47,766,400 to \$49,324,000

PROJECT LOCATION: Winthrop Main Campus

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

This project will design and construct an approximately 90,000-1000,000 square foot new Residence Hall facility that will serve Winthrop students. The facility will be managed and operated by Winthrop University and will provide beds, bathrooms, study, lounge, kitchen, and laundry space; 2 apartments; several meeting rooms; residence life office space; a possible convenience store; and mechanical, electrical, and telecom spaces.

SUBMITTAL DUE DATE: 01/09/2026 TIME: 02:00 PM NO. OF COPIES: Printed: 1 Electronic: 1

PROJECT DELIVERY METHOD: Design-Build

AGENCY PROJECT COORDINATOR: Christopher Johnson

EMAIL: johnsonc@winthrop.edu

TELEPHONE: (803) 323-2389

DOCUMENTS MAY BE OBTAINED FROM: Request documents by email: johnsonc@winthrop.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: Winthrop University Facilities Management 349 Columbia Ave Rock Hill SC 29733
- **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, 1333 Main Street, Suite 700, Columbia, SC 29201, email: protest-ose@mmo.sc.gov.

NON-MANDATORY PRE-SUBMITTAL CONFERENCE: Yes No

CONFERENCE DATE: 01/20/2026 TIME: 10:00 AM

CONFERENCE PLACE: Winthrop University Facilities Management 349 Columbia Ave Rock Hill SC 29733

SUBMITTAL DELIVERY ADDRESSES:

HAND-DELIVERY:

Attn: Christopher Johnson

Winthrop University Facilities Management

349 Columbia Ave Rock Hill SC 29733

MAIL SERVICE:

Attn: Christopher Johnson

Winthrop University Facilities Management

349 Columbia Ave Rock Hill SC 29733

APPROVED BY:



(OSE PROJECT MANAGER)

DATE: 12/17/2025