

SE-410

INVITATION FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES

AGENCY: Winthrop University

PROJECT NAME: Dacus Library Renovation

PROJECT NUMBER: H47-9599-CB-A **CONSTRUCTION COST RANGE:** \$3,700,000 to \$4,100,000

PROJECT LOCATION: Dacus Library

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

The renovation will focus on the following items: adding humidity control in the basement, waterproofing at select locations along the building's foundation/basement, balancing the existing HVAC system, re-lamping existing light fixtures, upgrading lighting controls, making existing elevator upgrades, new natural gas boiler system, new fire alarm system, testing (allowance) for BDA system, and address accessibility of restrooms.

SUBMITTAL DUE DATE: 12/03/2025 **TIME:** 02:00 PM **NO. OF COPIES: Printed:** 1 **Electronic:** 1

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

AGENCY PROJECT COORDINATOR: Christopher Johnson

EMAIL: johnsonc@winthrop.edu **TELEPHONE:** (803) 323-2389

DOCUMENTS MAY BE OBTAINED FROM: Chelsea Granado cgranado@mcmillanpazdansmith.com

- 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: 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 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, 1201 Main Street, Suite 600, Columbia, SC 29201, email: protest-ose@mso.sc.gov.

A/E NAME: McMillan Pazdan Smith Architecture - Greenville

A/E CONTACT: Chelsea Granado

EMAIL: cgranado@mcmillanpazdansmith.com

TELEPHONE: (980) 201-3035

NON-MANDATORY PRE-SUBMITTAL CONFERENCE:

Yes **No**

CONFERENCE DATE: _____

TIME: _____

CONFERENCE PLACE: _____

SUBMITTAL DELIVERY ADDRESSES:

HAND-DELIVERY:

Attn: Christopher Johnson
349 Columbia Ave.
Rock Hill SC 29733

MAIL SERVICE:

Attn: Christopher Johnson
349 Columbia Ave.
Rock Hill SC 29733

APPROVED BY: 

DATE: 11/14/2025

(OSE PROJECT MANAGER)