

SE-310

INVITATION FOR DESIGN-BID-BUILD CONSTRUCTION SERVICES

AGENCY: Department of Mental Health

PROJECT NAME: Anderson MHC Building Improvements

PROJECT NUMBER: J12-9865-JM CONSTRUCTION COST RANGE: \$325,000 to \$350,000

PROJECT LOCATION: Anderson Mental Health Center

DESCRIPTION OF PROJECT/SERVICES: (450 character limit)

The project consists of the repair of crack in the parking lot asphalt, repair of storm drainage ponding in the parking lot, the construction of a new accessible toilet on the first floor, and related plumbing, mechanical, and electrical systems modifications, and new fire alarm system throughout the building.

BID/SUBMITTAL DUE DATE: 10/28/2026 TIME: 02:00 PM NUMBER OF COPIES: 1

PROJECT DELIVERY METHOD: Design-Bid-Build

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

BD

AGENCY PROJECT COORDINATOR: Sylvester Chavis

EMAIL: sylvester.chavis@omh.bhdd.sc.gov TELEPHONE: (803) 223-3887

DOCUMENTS OBTAINED FROM: GMK Associates. Contact Hannah Lee @ hlee@gmka.com

BID SECURITY IS REQUIRED IN AN AMOUNT NOT LESS THAN 5% OF THE BASE BID.

PERFORMANCE AND LABOR & MATERIAL PAYMENT BONDS: The successful Contractor will be required to provide Performance and Labor and Material Payment Bonds, each in the amount of 100% of the Contract Price.

DOCUMENT DEPOSIT AMOUNT: \$0.00 IS DEPOSIT REFUNDABLE: ☐ Yes ☐ No ☒ N/A

Bidders must obtain Bidding Documents/Plans from the above listed sources(s) to be listed as an official plan holder. Bidders that rely on copies obtained from any other source do so at their own risk. All written communications with official plan holders & bidders will be via email or website posting.

Agency **WILL NOT** accept Bids sent via email.

All questions & correspondence concerning this Invitation shall be addressed to the A/E.

A/E NAME: GMK Associates, Inc.

A/E CONTACT: Jerome K. Simons

EMAIL: jsimons@gmka.com

TELEPHONE: (803) 256-0000

PRE-BID CONFERENCE: ☒ Yes ☐ No MANDATORY ATTENDANCE: ☐ Yes ☒ No

PRE-BID DATE: 10/12/2026 TIME: 10:00 AM

PRE-BID PLACE: 1 Linwa Boulevard, Anderson, SC 29621

BID OPENING PLACE: 1 Linwa Boulevard, Anderson, SC 29621

BID DELIVERY ADDRESSES:

HAND-DELIVERY:

Attn: Sylvester Chavis, Bid enclosed J12-9865-JM

1 Linwa Boulevard
Anderson, SC 29621

MAIL SERVICE:

Attn: Sylvester Chavis, Bid enclosed J12-9865-JM

1 Linwa Boulevard
Anderson, SC 29621

IS PROJECT WITHIN AGENCY CONSTRUCTION CERTIFICATION? ☐ Yes ☒ No

APPROVED BY: 
(OSE PROJECT MANAGER)

DATE: 09/18/2026