

SE-310

INVITATION FOR DESIGN-BID-BUILD CONSTRUCTION SERVICES

AGENCY: The Citadel

PROJECT NAME: Reno of Workforce Housing

PROJECT NUMBER: H09-9628-CB CONSTRUCTION COST RANGE: \$1,250,000 to \$1,750,000

PROJECT LOCATION: Dunnemann Apts

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

The scope includes main electrical system upgrades to add capacity to the 1951 infrastructure by replacing the main distribution, switchboards, panels, meters, and wiring. Work also includes the demolition of two existing elevators and the installation of a single, modern passenger elevator. Provide a (3) year warranty from the date of Certificate of Operation covering parts, labor, callbacks (24/7), and code-required testing.

BID/SUBMITTAL DUE DATE: 09/28/2026 TIME: 02:00 PM NUMBER OF COPIES: 1

PROJECT DELIVERY METHOD: Design-Bid-Build

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

General Contractor with a Building (BD) classification, Group 4 or Group 5 dollar limitation.

AGENCY PROJECT COORDINATOR: Michael Dunkerley

EMAIL: mdunkerl@citadel.edu TELEPHONE: (843) 566-4051

DOCUMENTS OBTAINED FROM: CEMS Engineering Inc. via Duncan Parnell

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 source(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: CEMS Engineering, Inc. A/E CONTACT: Jason Brawley

EMAIL: jbrawley@cems-ae.com TELEPHONE: (843) 875-3637

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

PRE-BID DATE: 09/03/2026 TIME: 10:00 AM

PRE-BID PLACE: The Citadel Facilities and Engineering Conference Room 520 Wilson Ave Charleston SC 29409

BID OPENING PLACE: The Citadel Facilities and Engineering Conference Room 520 Wilson Ave Charleston SC 29409

BID DELIVERY ADDRESSES:

HAND-DELIVERY:

Attn: Michael Dunkerley

The Citadel Facilities and Engineering
520 Wilson Ave Charleston SC 29409

MAIL SERVICE:

Attn: Michael Dunkerley

The Citadel Facilities and Engineering
171 Moultrie Street Charleston, SC 29409

IS PROJECT WITHIN AGENCY CONSTRUCTION CERTIFICATION? ☐ Yes ☒ No

APPROVED BY:



DATE: 09/21/2026

(OSE PROJECT MANAGER)