

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.

BID/SUBMITTAL DUE DATE: 07/28/2026 **TIME:** 02:00 PM **NUMBER OF COPIES:** 1
PROJECT DELIVERY METHOD: Design-Bid-Build
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 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: 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: 06/23/2026 **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: 07/14/2026

 (OSE PROJECT MANAGER)