

SE-410

# INVITATION FOR CONSTRUCTION MANAGEMENT AT RISK SERVICES

AGENCY: Lander University

PROJECT NAME: Student Housing Construction 2026

PROJECT NUMBER: H21-9579-CB CONSTRUCTION COST RANGE: \$29,000,000 to \$35,000,000

PROJECT LOCATION: Greenwood, SC

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

Multi-Story, brick veneer, shingle roof student housing with 90,000 to 100,000 gross square feet, approximately 300 student beds, equipped with an elevator system, sprinklered, fire alarm, comply with all current ADA standards, and will qualify for Two Green Globes. The design will also provide a laundry room, student event space, and a student retail outlet (convenience store) on the first floor. Parking and sidewalks to be included.

SUBMITTAL DUE DATE: 10/23/2026 TIME: 03:00 PM NO. OF COPIES: Printed: 5 Electronic: 1

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

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

General Contractor General Construction Manager

AGENCY PROJECT COORDINATOR: Jeff Beaver

EMAIL: jbeaver@lander.edu TELEPHONE: (864) 388-8208

DOCUMENTS MAY BE OBTAINED FROM: Lander University - Jeff Beaver

- 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: Facility Operations Bldg., 2nd Floor Foyer, 204 West Henrietta Ave., Greenwood, SC 29649
- 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, 1333 Main Street, Suite 700, Columbia, SC 29201, email: [protest-ose@mmo.sc.gov](mailto:protest-ose@mmo.sc.gov).

A/E NAME: \* TO BE DETERMINED \*

A/E CONTACT: to be determined

EMAIL: jbeaver@lander.edu

TELEPHONE: (864) 388-8208

NON-MANDATORY PRE-SUBMITTAL CONFERENCE:

☐ Yes ☒ No

CONFERENCE DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

CONFERENCE PLACE: \_\_\_\_\_

## SUBMITTAL DELIVERY ADDRESSES:

### HAND-DELIVERY:

Attn: Jeff Beaver, Dept of Eng. (all couriers)

Lander University, 204 West Henrietta Avenue

Greenwood, SC 29649

### MAIL SERVICE:

Attn: Jeff Beaver, Dept of Eng. (US Mail only)

Lander University, 320 Stanley Avenue

Greenwood, SC 29649

APPROVED BY:



DATE: 09/30/2026

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(OSE PROJECT MANAGER)