

# SE-310 INVITATION FOR DESIGN-BID-BUILD CONSTRUCTION SERVICES

AGENCY: TCL - Technical College of the Lowcountry

PROJECT NAME: TCL - New River Auditorium

PROJECT NUMBER: H59-N375-JR CONSTRUCTION COST RANGE: \$80,000 to \$120,000

PROJECT LOCATION: Building 50

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

This project includes the installation of an interior perforated drainage system and exterior sump pump. The project also includes a new floor system over the lowest two risers of the tiered auditorium. Painting and carpeting included.

BID/SUBMITTAL DUE DATE: 05/14/2026 TIME: 10:30 AM NUMBER OF COPIES: 1

PROJECT DELIVERY METHOD: Design-Bid-Build

AGENCY PROJECT COORDINATOR: Samuel Dellorso

EMAIL: sdellorso@tcl.edu TELEPHONE: (724) 554-9795

DOCUMENTS OBTAINED FROM: gbell@studio2lr.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: Studio 2LR A/E CONTACT: Gene Bell

EMAIL: gbell@studio2lr.com TELEPHONE: (803) 233-6602

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

PRE-BID DATE: 04/28/2026 TIME: 10:30 AM

PRE-BID PLACE: 100 Community College Drive Oakitie SC 29909

BID OPENING PLACE: 921 Ribaut Rd Beaufort SC 29901 Building 3 Conference room

BID DELIVERY ADDRESSES:

HAND-DELIVERY:

Attn: Christine Winchester

921 Ribaut Rd

Beaufort SC 29901 Building 3

MAIL SERVICE:

Attn: Christine Winchester

921 Ribaut Rd

Beaufort SC 29901

IS PROJECT WITHIN AGENCY CONSTRUCTION CERTIFICATION?  Yes  No

APPROVED BY:



DATE: 04/20/2026

(OSE PROJECT MANAGER)

**DO NOT INCLUDE THIS PAGE IN THE PROJECT DOCUMENTS**

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**INVITATION FOR DESIGN-BID-BUILD CONSTRUCTION SERVICES -  
PROJECT INFORMATION**

**ENTIRE FORM MUST BE COMPLETED PRIOR TO ADVERTISING PROJECT FOR BIDS**

**AGENCY:** TCL - Technical College of the Lowcountry

**PROJECT NAME:** TCL - New River Auditorium

**PROJECT NUMBER:** H59-N375-JR

**1. BUDGET**

**Total Approved Project Funding:** \$150,000.00

**Construction Budget for this Contract:** \$140,000.00      **Estimate of Construction Cost:** \$139,713.50

*(The Final Estimate of Construction Cost cannot be greater than the Agency's Construction Budget for this Project)*

**2. FLOOD HAZARD** *(Provide ALL of the following information for ALL projects, even if not in a flood hazard zone)*

**Flood Map Information:**    **Flood Zone:** AE *(A Floodplain Permit is required for A and V Zones)*

**Community Number:** 450025 0055D      **Panel Number:** 55 of 163

**Is the Project Site in a 100-Year Floodplain?**     **Yes**     **No**

**3. STATUS OF PERMITS AND APPROVALS REQUIRED PRIOR TO BID ADVERTISEMENT**

*(Copies of all Permits and Approvals MUST be attached prior to advertisement.)*

**FLOODPLAIN** *(OSE approval required, not subject to certification):*      SE-510 submitted to OSE

**DHEC** *(List Individual Permits and/or Approvals):* N/A

**Status of Each Permit/Approval:**

N/A

**SCDOT:** N/A

**Status of Each Permit/Approval:**

N/A

**ZONING** *(Include Name of Local Authority):* N/A

**Status of Permit/Approval:**

N/A

**OTHER** *(List Separately):* N/A

**Status of Each Permit/Approval:**

N/A

**4. EROSION AND SEDIMENT CONTROL**

**All Land Disturbing Activity associated with this project shall be performed pursuant to the Contract Documents.**

**5. GREEN CONSTRUCTION**

**Is project required to be certified as LEED or Green Globes per the Energy Efficiency Act of 2007?**       **Yes**     **No**

**If Yes, what certification is being pursued?**       **LEED Silver**     **2 Green Globes**

**AGENCY CERTIFICATION**

I hereby certify that all of the information on this SE-310 is true and accurate and that the Agency has authorized, unencumbered funds available for obligation to a contract for the project to be advertised.

**BY:** Samuel Dellorso      **TITLE:** Dir. of Facility Management      **DATE:** 04/20/2026