

SE-110 INVITATION FOR CONSTRUCTION PREQUALIFICATION

AGENCY: The Citadel

PROJECT NAME: PREQUALIFICATION for Krause School of Leadership and Ethics Reno/Addition

PROJECT NUMBER: H09-9626-PG CONSTRUCTION COST RANGE: \$2,200,000 to \$2,700,000

PROJECT LOCATION: 201-203 Richardson Ave., Charleston, SC 29409

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

This project is a renovation of and addition to 201, 202, 203 and 204 Richardson Avenue. Scope will include select demolition, renovation of existing office space, and a 2,550 SF addition on the north side for an Innovation Lab and accessible restrooms. See <https://www.citadel.edu/ofe/project-information/> for a full project description.

SUBMITTAL DUE DATE: 02/19/2025 TIME: 03:00 PM NO. OF COPIES: Printed: 4 Electronic: 1

PROJECT DELIVERY METHOD: Design-Bid-Build PREQUALIFICATION

AGENCY PROJECT COORDINATOR: Kathleen M. Dille, Director of Construction Management

EMAIL: kdille@citadel.edu TELEPHONE: (843) 953-7063

DOCUMENTS OBTAINED FROM: Kathleen M. Dille, Director of Construction Management

- To be considered for Prequalification, a Contractor will be required to contact the Agency Project Coordinator and obtain a Contractor's Statement of Qualifications & Questionnaire. The Contractor will review the Criteria listed in the form and verify if can meet or exceed the Criteria. The Contractor will complete the form, provide any additional documentation required by the Criteria, and submit it to the Agency at the address noted below by the submittal due date and time noted above.
- **PUBLIC NOTICES:** All notices (Meetings; Prequalification) shall be posted at the following location:
The Citadel, Facilities & Engineering Lobby
- **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 qualification 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 (PDF file no larger than 10MB): 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, 1201 Main Street, Suite 600, Columbia, SC 29201 email: protest-ose@mmo.sc.gov.

A/E NAME: Glick/Boehm & Associates, Inc.

A/E CONTACT: James Bishop, Project Architect

EMAIL: jbishop@glickboehm.com

TELEPHONE: (843) 577-6377

NON-MANDATORY PRE-SUBMITTAL CONFERENCE:

Yes No

CONFERENCE DATE: _____

TIME: _____

CONFERENCE PLACE: _____

SUBMITTAL DELIVERY ADDRESSES:

HAND-DELIVERY:

Attn: Kathleen M. Dille, Architect

UPS/FedEx: 520 Wilson Avenue

Charleston, SC 29409

MAIL SERVICE:

Attn: Kathleen M. Dille, Architect

USPS: 171 Moultrie Street

Charleston, SC 29409

APPROVED BY:



(OSE PROJECT MANAGER)

DATE: 01/30/2025



Krause School of Leadership and Ethics Reno/Addition H09-9626-PG

Project Description

This project is a renovation & addition to 201, 202, 203 and 204 Richardson Avenue. Originally constructed in 1936, 201–204 Richardson Ave is a two-story building comprised of four units, totaling 9,692 GSF. The building once served as faculty housing, and is currently being used as office space.

This project establishes the home for the Krause School of Leadership and Ethics. Our collective vision is to be the pre-eminent School of Leadership and Ethics. This renovation & addition will further our goals by transforming the interior into an open, contemporary space for faculty, staff, and students, that is set apart from its former use as housing.

The scope includes renovation of the first and second floors of units 201, 202 and 203, as well as minor modifications to the first and second floors of unit 204. The project also constructs a single-story 2,250 GSF building addition on the north side of the existing building. Spaces programmed for this project include a new Innovation Lab, offices, restrooms and a conference room.

Scope includes but is not limited to selective demolition, sitework, underground utilities, concrete foundations and slab, aluminum storefront window and doors, roof framing and a low-slope roof, flooring, interior walls with gypsum wallboard, interior wood doors, painting, finish carpentry, casework, suspended acoustical ceiling system, information technology systems, mechanical ductwork, air conditioning and exhaust systems, plumbing & piping, electrical power and lighting systems, fire and smoke alarms, fire suppression system, and exterior stucco.