

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

AGENCY: The Citadel

PROJECT NAME: Coward Hall Front of House Refresh

PROJECT NUMBER: H09-N188-ML CONSTRUCTION COST RANGE: \$575,000 to \$625,000

PROJECT LOCATION: 171 Moultrie St., Charleston, SC 29409

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

In main dining hall, replace flooring, repair walls where needed, and paint walls and ceiling soffits. Renovate restrooms at the north entrance, including associated mechanical, plumbing, and electrical work. The flooring work will be completed in phases as shown on the Phasing Floor Plan per sheet A1.02.

BID/SUBMITTAL DUE DATE: 03/21/2025 TIME: 10:00 AM NUMBER OF COPIES: 1

PROJECT DELIVERY METHOD: Design-Bid-Build

AGENCY PROJECT COORDINATOR: Claire Bowman

EMAIL: cbowman4@citadel.edu

TELEPHONE: (843) 953-1766

DOCUMENTS OBTAINED FROM: A&E Digital (843) 953-5066 www.aeplanroom.com/jobs/public

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: \$100.00 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: Goodwyn, Mills & Cawood, Inc. (GMC) A/E CONTACT: Gable Stubbs, AIA

EMAIL: gable.stubbs@gmcnetwork.com TELEPHONE: (864) 631-9101

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

PRE-BID DATE: 03/04/2025 TIME: 10:00 AM

PRE-BID PLACE: Coward Hall, 10 Hammond Ave., The Citadel, Charleston, SC 29409

BID OPENING PLACE: The Citadel, Facilities and Engineering Building, 520 Wilson Ave., The Citadel, Charleston

BID DELIVERY ADDRESSES:

HAND-DELIVERY:

Attn: Claire Bowman

The Citadel - Facilities & Engineering Building
520 Wilson Avenue, Charleston SC 29409

MAIL SERVICE:

Attn: Claire Bowman

The Citadel - Facilities & Engineering Building
171 Moultrie Street, Charleston, SC 29409

IS PROJECT WITHIN AGENCY CONSTRUCTION CERTIFICATION? Yes No

APPROVED BY:



DATE: 02/25/2025

(OS&E PROJECT MANAGER)

SE-370
NOTICE OF INTENT TO AWARD - DESIGN-BID-BUILD CONTRACT

AGENCY: The Citadel
PROJECT NAME: Coward Hall Front of House Refresh
PROJECT NUMBER: H09-N188-ML

POSTING DATE: 03/24/2025

TO ALL BIDDERS

Unless stayed by protest or canceled, the Agency intends to enter into a contract as noted below. The successful bid will be accepted and the contract formed by execution of the contract documents. All bid bonds remain in effect for the bid acceptance period as provided in Section 4 of the Bid Form, except as otherwise provided in the Instructions to Bidders.

NAME OF BIDDER: David E Looper & Company Inc

DATE BIDS WERE OPENED: 03/21/2025

BID INFORMATION:

BASE BID AMOUNT: \$623,971.00

ALTERNATES: #1 **ACCEPTED** (\$130,000.00)

#2 **ACCEPTED** \$0.00

#3 **ACCEPTED** \$0.00

TOTAL BID AMOUNT: \$493,971.00

TOTAL CONTRACT AWARD: \$493,971.00

(If the Total Contract Award is different from the Total Bid Amount, explain any negotiations that resulted in the change.)

NA

REMARKS: *(If "No Contract to be Awarded" was entered above, indicate the reason.)*

NA

Contractor should not incur any costs associated with the contract prior to receipt of a contract from the Agency for execution. Contractor should not perform any work before receipt of the Agency's written Notice to Proceed.

RIGHT TO PROTEST (SC Code 11-35-4210)

Any actual bidder, offeror, contractor, or subcontractor who is aggrieved in connection with the intended award or award of this contract may be entitled to protest. To protest an award, you must (i) submit notice of your intent to protest within seven (7) business days of the date the award notice is posted, and (ii) submit your actual protest within fifteen (15) days of the date the award notice is posted. Days are calculated as provided in Section 11-35-310(13). Both protests and notices of intent to protest must be in writing and must be received by the appropriate Chief Procurement Officer within the time provided.

PROTEST - CPO ADDRESS - OSE: Any protest must be addressed to the Chief Procurement Officer for Construction, Office of State Engineer, and submitted in writing (a) by email to: protest-ose@mmo.sc.gov, or (b) by post or delivery to 1201 Main Street, Suite 600, Columbia, SC 29201. By submitting a protest to the foregoing email address, you (and any person acting on your behalf) consent to receive communications regarding your protest (and any related protests) at the email address from which you sent your protest.

BY: Claire Bowman **TITLE:** Project Manager **DATE:** 03/24/2025

ACKNOWLEDGED BY OSE PROJECT MANAGER: Phil Gerald **DATE:** 03/25/2025

BID TABULATION FORM

Project: Coward Hall Front of House Refresh
Project #: H09-N188-ML
Time/date: 21 March 2025 at 10:00 AM
Location: Facilities & Engineering, The Citadel

Bidder's Name	Addn #1	Addn #2	Bid Bond/ POA	Base Bid Amount	Alternate	Subcontractor Listing
Bohicket Construction, LLC	X	X	X	696,403	#1: deduct 23,832	EL Gregory Electric 2093
						PB Southland Group 110316
David E. Looper & Co., Inc.	X	X	X	623,971	#1: deduct 130,000	EL Gregory Electric M2093
						PB S4 Mechanical 117595
Dream Team Constructions, LLC	X	X	X	884,888	#1: add 100,000	EL Dream Team Constructions
						PB A Plus Plumbing
E2 Development, LLC		X	X	654,253	#1: deduct 39,377	EL Greenhouse Electrical Professionals 116518
						PB T&T Services CLM116607
Exterior Building Services, LLC	X	X	X	902,342	#1: deduct 174,999	EL Greenhouse Electrical 116518
						PB T&T Services 116607
Huss, Inc.	X	X	X	676,300	#1: deduct 20,600	EL Robert Anderson Electrical 1635
						PB Brittingham Mechanical, LLC 106233
MedPro	X	X	X	632,194	#1: deduct 77,840	EL Swift Electric
						PB Triad Mechanical
Preferred Properties, LLC	X	X	X	562,760	#1: deduct 9,145	EL Metro M1328
						PB B&F Mechanical LLC 111021

Opened by: 

Witnessed by: 