

**SE-310****INVITATION FOR DESIGN-BID-BUILD CONSTRUCTION SERVICES****AGENCY/OWNER:** The Citadel**PROJECT NAME:** Reno of Workforce Housing - Dunnemann Apartments**PROJECT NUMBER:** H09-9628-CB-A **CONSTRUCTION COST RANGE:** \$350,000 to \$450,000**PROJECT LOCATION:** 501 Wilson Ave., Charleston, SC 29409**DESCRIPTION OF PROJECT/SERVICES:** Scope of work includes roof replacement of low slope roofing down to the existing concrete deck on roof area A – E. Removal of all existing clay roof tiles and associated sheet metal flashings. Installation of plywood overlay, self-adhering underlayment and new flat interlocking clay tile. Preparation and installation of new fluid applied coating on exterior stucco walls above the roof. Replacement of two existing window units and three doors on elevations shown on the drawings.**BID/SUBMITTAL DUE DATE:** 1/7/26 **TIME:** 2:00 pm **NUMBER OF COPIES:** 1**PROJECT DELIVERY METHOD:** Design-Bid-Build**AGENCY PROJECT COORDINATOR:** Michael Dunkerley**EMAIL:** mdunkerl@citadel.edu **TELEPHONE:** 843-953-7063**DOCUMENTS MAY BE OBTAINED FROM:** Brad Wiggins WM Building Envelope Consultants  
brad@wmbeconsultants.com 843-754-7664**BID SECURITY IS REQUIRED IN AN AMOUNT NOT LESS THAN 5% OF THE BASE BID.****PERFORMANCE AND LABOR & MATERIAL PAYMENT BONDS:** The successful Contactor 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:** \$ N/A **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 &amp; 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:** WM Building Envelope Consultants**A/E CONTACT:** Brad Wiggins**EMAIL:** brad@wmbeconsultants.com**TELEPHONE:** 843-754-7664**PRE-BID CONFERENCE:** Yes ☒ No ☐**MANDATORY ATTENDANCE:** Yes ☐ No ☒**PRE-BID DATE:** 12/11/2025**TIME:** 11:00 am**PRE-BID PLACE:** Facilities and Engineering Conference Room, 520 Wilson Ave., Charleston, SC 29409**BID OPENING PLACE:** Facilities and Engineering Conference Room, 520 Wilson Avenue, Charleston, SC 29409**BID DELIVERY ADDRESSES:****HAND-DELIVERY:****Attn:** Michael Dunkerley520 Wilson AvenueCharleston, SC 29409**MAIL SERVICE:****Attn:** Michael Dunkerley171 Moultrie StreetCharleston, SC 29409**IS PROJECT WITHIN AGENCY CONSTRUCTION CERTIFICATION? (Agency MUST check one)**Yes ☒No ☐**APPROVED BY:** \_\_\_\_\_  
(OSE Project Manager)**DATE:** \_\_\_\_\_