

## INVITATION FOR BIDS

Sealed bids for the Town of Edisto Beach Town Hall (Solicitation No. 2025-01) will be received from qualified General Contractors, properly licensed under the laws of the State of South Carolina, opened and read aloud by the Owner and Project Manager at the Office of Cumming Management Group, Inc., 4399 Corporate Road, Building 300, N. Charleston, SC 29405 on Feb 12, 2024, at 2:00 P.M. Bids received after 2:00 P.M. will be rejected and returned to the Bidder unopened.

Project Name: **TOWN OF EDISTO BEACH TOWN HALL**

Pre-Bid Date & Time: January 29, 2025 @ 11:00 a.m. (ONSITE)  
2414 Murray St.  
Edisto Beach, SC, 29438

Bid Date & Time: Feb 12, 2025 @ 2:00 p.m.

Bid Opening Location: **Cumming Management Group, Inc.**  
4399 Corporate Road, Building 300  
N. Charleston, SC 29405

Project Address: 2414 Murray Street  
Edisto Beach, SC 29438

Owner: **Town of Edisto Beach**  
2414 Murray Street  
Edisto Beach, SC 29438

Project Manager: **Cumming Management Group, Inc.**  
4399 Corporate Road, Building 300  
N. Charleston, SC 29405  
(214) 226-7834  
Attention: Holly Brooke Stricker  
[holly.stricker@cumming-group.com](mailto:holly.stricker@cumming-group.com)

Architect: **Caplea Coe Architects, Inc.**  
1643 Means Street  
Charleston, SC 29412

The project site is located on 2414 Murray Street, Edisto Beach, SC 29438. The scope of work for the project includes building a new Town Hall to include a 9,800 sf space, parking lot adjacent to existing Town Hall, Removal of existing buildings, concrete and asphalt, Lobby with vestibule, Chambers with custom Dais desk and seating, Broadcast Room, Mayor's office, Town Admin Office, Municipal Clerk Office, EOC with training room, Building Code Admin office, additional office spaces, work rooms, conference rooms and storage closets. Work includes, but is not limited to sitework, demolition, concrete, CMU, structural steel, cold formed metal framing, drywall, carpentry, cabinets and countertops, roofing, doors and hardware, glazing, aluminum-framed entrances and storefronts, acoustical ceilings, wood ceilings, gypsum ceilings, tiling, flooring, painting, specialties, vehicle charging equipment, appliances, HVAC, electrical, and plumbing work.

The Owner has retained the services of a Project Manager to represent the Owner's interest during the construction of the work.

Bidding Documents will be available for inspection at the offices of Cumming Management Group, Inc., Program Manager and also available for online viewing at Duncan Parnell, Inc. <https://bidroom.duncan-parnell.com/>. Bidders may also order plans and specifications from Duncan-Parnell, Inc. at the cost of reproduction. Please email Holly Brooke Stricker at [holly.stricker@cumming-group.com](mailto:holly.stricker@cumming-group.com) and Sandy Marlowe at [smarlowe@cumming-group.com](mailto:smarlowe@cumming-group.com) for direct access to bid documents.

*Addenda notifications are sent via email from the mail account of "Duncan-Parnell Online Planroom no-reply@reproconnect.com" and could be flagged as spam by your company network firewall. Bidder / Offeror shall be responsible for the following: To prevent not receiving timely notification of these addenda, please contact your company Information Technology Manager and ask that he "white list" the domain of <https://bidroom.duncan-parnell.com/> and [reproconnect.com](https://reproconnect.com) to prevent emails from being captured.*

All bids are to be accompanied by a bid bond or certified check of not less than five percent (5%) of the base bid. Bid securities of the three low bidders will be retained until Contract award and execution.

Bids will be binding for a period of sixty (60) calendar days from the date bids are opened.

The successful bidder will be required to furnish a Performance Bond and a Labor and Materials Bond in the amount of one hundred percent (100%) of the Contract Amount.

Bids are to be submitted on the bid form provided, enclosed in a sealed opaque envelope bearing the name and address of the bidder, contractor's license number, identification of contract being bid, and name of project. All bids must comply with the laws of the State of South Carolina.

Pre-Bid Conference:        January 29, 2025 @ 11:00 a.m.  
Location:                    **2414 Murray St.**  
                                      **Edisto Beach, SC, 29438**

THE OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, WAIVE INFORMALITIES AND AWARD THE CONTRACT IN THE BEST INTEREST OF THE OWNER.

Mark Aakhus  
Town Administrator  
Town of Edisto Beach