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MATERIALS MANAGEMENT OFFICER  
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## Protest Decision

**Matter of:** Electric Service of the Carolinas, LLC, and Consensus Construction & Consulting, Inc.

**File No.:** 2025-010

**Posting Date:** December 4, 2024

**Contracting Entity:** Horry-Georgetown Technical College

**Project No.:** H59-N258-CL

**Description:** Conway Cosmetology Expansion Building 500/600

### DIGEST

Protest granted where the low bidder's listed electrical subcontractor lacked a contractor's license within an appropriate license group.

### AUTHORITY

Per S.C. Code Ann. § 11-35-4210, the Chief Procurement Officer for Construction (CPOC) conducted an administrative review of protests filed by Electric Service of the Carolinas, LLC (ESC), and Consensus Construction & Consulting, Inc. (Consensus). Protestants' protests are attached as Exhibit A. This decision is based on materials in the procurement file and applicable law and precedents.

### BACKGROUND

- On October 16, 2024, the College solicited bids for the renovation of existing interior space in the Conway Campus's Building 500/600 to expand the Cosmetology program (the Project). [Exhibit B]

- The bid form included in the solicitation required bidders to list the subcontractor they intended to use to perform the work of the Project requiring an electrical contractor's license. [Exhibits C]
- By the deadline for receipt of bids, the College received four bids including one from Consensus. [Exhibit D] Consensus and one other bidder listed ESC as the subcontractor they intended to use to perform the work of the Project requiring an electrical contractor's license.<sup>1</sup>
- On November 14, 2024, the College posted an Intent to Award a contract to Cinderella Partners, Inc. (Cinderella).<sup>2</sup> [Exhibit E]
- On November 18, 2024, ESC protested the College's intended award a contract to Cinderella and Consensus protested on November 20, 2024.

## DISCUSSION

Protestants contest the intended award to Cinderella on the ground that Cinderella's listed subcontractor for the electrical work of the Project is not properly licensed to perform the work.<sup>3</sup> This ground of protest is an allegation that Cinderella, in combination with its listed subcontractor, is not a responsible bidder.

A determination of responsibility is required by S.C. Code Ann. § 11-35-1810, which states "[r]esponsibility of the bidder or offeror shall be ascertained for each contract let by the State." The intended award of a contract must be made "to the lowest responsive and responsible" bidder. S.C. Code Ann. §11-35-1520(10).

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<sup>1</sup> Per the Procurement Review Panel, a subcontractor listed on an actual bidder's bid has standing to protest pursuant to Section 11-35-4210(1)(b). *In Re: Appeal by Palmetto Traffic Group, LLC.*, 2014-3.

<sup>2</sup> The posting dated listed on the notice of intent to award is November 13, 2024, but the signature date is November 14, 2024. In this case, the CPOC relies on the signature date as the true indicator of when the notice was posted.

<sup>3</sup> Protestants allege that the electrical subcontractor Cinderella listed did not bid the work and that it was a violation of the procurement process for Cinderella to list them. This is not a violation of any procurement or licensing law. However, having listed an electrical subcontractor, Cinderella may not substitute that subcontractor with another. S.C. Code Ann. §11-35-3021.

A responsibility determination is a determination that the bidder has the ability to perform. *See* S.C. Code Ann. Regs. 19-445.2125(A)(1). Possession of the proper contractor’s license, either by the bidder or one of the bidder’s listed subcontractors, is an issue of responsibility. *Protest of Brantley Construction Co., Inc.*, Panel Case No. 1999-3 (where the State is investigating the bidder’s ability to perform it is deciding an issue of responsibility); *Protest of Roofco, Inc.*, Panel Case No. 2000-14(I) (“the lack of a proper license to do the work solicited in a state contract will always render a bidder nonresponsible.”). If, at the time of bidding, a subcontractor listed on a bidder’s bid lacks the proper license for performing the work for which the subcontractor was listed, then neither the listed subcontractor nor the bidder are responsible bidders. S.C. Code Ann. § 40-11-200(B)<sup>4</sup>; *See also Protest of Burkwood Construction Company, Inc.*, Panel Case No. 1997-8 (affirming its prior decisions that the State cannot accept a bid where the low bidder listed a subcontractor who could not perform the work specified by the bid).

On its bid, Cinderella listed Brown’s Electric Contractor, LLC (BEC), as the subcontractor it intended to use to perform the work of the Project requiring an electrical contractor’s license.<sup>5</sup> [Exhibit D and Exhibit F]. BEC has a group 2 mechanical contractor’s license with an electrical subclassification (Electrical license). [Ex. G] A group 2 mechanical contractor’s license limits BEC to bids and jobs not exceeding \$100,000.00. S.C. Code Ann. §§ 40-11-260(B)(2) and 270(A). Protestants argue that the electrical work significantly exceeds \$100,000, precluding BEC from bidding or performing the work. In other words, Protestants argue that under the contractors licensing laws, BEC is not legally qualified to perform the electrical work.

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<sup>4</sup> “It is a violation of this chapter for an awarding authority, owner, contractor...to consider a bid, sign a contract, or allow a contractor to begin work unless the bidder or contractor has first obtained the licenses required by this chapter. Bids or contracts submitted by contractors may not be reconsidered or resubmitted to an awarding authority, contractor, or owner if the contractor was not properly licensed at the time the initial bid or contract was submitted.”

<sup>5</sup> Cinderella only provides a partial name of the electrical contractor, “Browns Electric.” Cinderella does not provide a license number for its listed electrical contractor. This raises the question of which electrical contractor did it mean to use. There are two licensed electrical contractors with the name “Browns” and two with the name “Brown’s.” For three of the four options, the next word in the name is “Electrical.” Only one has the word “Electric” in its name but it has the apostrophe s at the end of the name Brown which is not included in Cinderella’s listing. The CPO cautions bidders that if their listing does not clearly identify its intended subcontractor such that the bidder does not have the ability to shop bids after bid opening i.e. choose which of four potential subcontractors it wants to use after the fact, its bid is nonresponsive. In this case, through a process of elimination, the CPOC can conclude that Cinderella intended to list Brown’s Electric Contractor LLC.

When determining whether a subcontractor is offering to work within the limitations of its license group, a state agency must ascertain the total cost of construction for the work in question. S.C. Code Ann. § 40-11-300(A). “‘Total cost of construction’ means the actual cost incurred by the owner, all contractors, subcontractors, and other parties for labor, material, equipment, profit, and incidental expenses for the entire project.” S.C. Code Ann. § 11-40-20(23). In this case, the total cost of construction for the electrical work is cost of all “labor, material, equipment, profit, and incidental expenses” necessary to perform the electric work, regardless of whether Cinderella, BEC, or someone else pays for it. *In Re: Appeal of Canon Construction Company*, Panel Case No. 2012-4.

When determining whether Cinderella was a responsible bidder, the College contacted Cinderella and asked it what the value of the electrical work was. Cinderella told the College that it had a bid from BEC for \$97,000 and some change.<sup>6</sup> Accordingly, the College posted a notice of intent to award a contract to Cinderella. Cinderella subsequently provided the College a copy of an estimate from BEC for the work.<sup>7</sup> [Exhibit H] This quote for \$98,000 states that materials will be provided by the general contractor. BEC’s estimate does not include the total cost of construction for the electrical work. The architect/engineer (A/E) for the Project prepared an estimate of the cost of construction before the College advertised for bids. [Exhibit I] The A/E’s estimate for the cost of the electrical work was \$254,431.<sup>8</sup> Based on both BEC’s estimate and the A/E’s estimate, it is clear that the total cost of construction for the electrical work for the Project exceeds the group limitation on BEC’s license. Therefore, BEC lacks the legal ability to perform the electrical work of the Project and as a result, both BEC and Cinderella are nonresponsible bidders.

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<sup>6</sup> The College’s procurement officer could not remember the exact number but it was over \$97,000 but under \$98,000.

<sup>7</sup> The quote is dated after the intent to award, after ESC’s intent to protest, and one day before Consensus’s protest.

<sup>8</sup> The Procurement Review Panel has held that it is appropriate for the CPO to rely on the A/E’s estimate of probable cost when determining whether to further investigate the total cost of construction. *Appeal by Cannon Const. Co., Inc.*, Panel Case No. 2012-4.

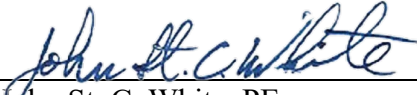
Protest Decision, page 5

Case No. 2025-010

December 4, 2024

**DECISION**

For the forgoing reasons, protest granted. The CPOC vacates the award to Cinderella and remands this matter back to the College to proceed in accordance with the Consolidated Procurement Code.

  
\_\_\_\_\_  
John St. C. White, PE  
Chief Procurement Officer for Construction

Columbia, South Carolina

**STATEMENT OF RIGHT TO FURTHER ADMINISTRATIVE REVIEW**  
*Protest Appeal Notice (Revised July 2024)*

The South Carolina Procurement Code, in Section 11-35-4210, subsection 6, states:

(6) Finality of Decision. A decision pursuant to subsection (4) is final and conclusive, unless fraudulent or unless a person adversely affected by the decision requests a further administrative review by the Procurement Review Panel pursuant to Section 11-35-4410(1) within ten days of posting of the decision in accordance with subsection (5). The request for review must be directed to the appropriate chief procurement officer, who shall forward the request to the panel or to the Procurement Review Panel, and must be in writing, setting forth the reasons for disagreement with the decision of the appropriate chief procurement officer. The person also may request a hearing before the Procurement Review Panel. The appropriate chief procurement officer and an affected governmental body shall have the opportunity to participate fully in a later review or appeal, administrative or judicial.

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Copies of the Panel's decisions and other additional information regarding the protest process is available on the internet at the following web site: <http://procurement.sc.gov>

FILING FEE: Pursuant to Proviso 111.1 of the 2024 General Appropriations Act, "[r]equests for administrative review before the South Carolina Procurement Review Panel shall be accompanied by a filing fee of two hundred and fifty dollars (\$250.00), payable to the SC Procurement Review Panel. The panel is authorized to charge the party requesting an administrative review under the South Carolina Code Sections 11-35-4210(6), 11-35-4220(5), 11-35-4230(6) and/or 11-35-4410...Withdrawal of an appeal will result in the filing fee being forfeited to the panel. If a party desiring to file an appeal is unable to pay the filing fee because of financial hardship, the party shall submit a completed Request for Filing Fee Waiver form at the same time the request for review is filed. *[The Request for Filing Fee Waiver form is attached to this Decision.]* If the filing fee is not waived, the party must pay the filing fee within fifteen days of the date of receipt of the order denying waiver of the filing fee. Requests for administrative review will not be accepted unless accompanied by the filing fee or a completed Request for Filing Fee Waiver form at the time of filing." PLEASE MAKE YOUR CHECK PAYABLE TO THE "SC PROCUREMENT REVIEW PANEL."

LEGAL REPRESENTATION: In order to prosecute an appeal before the Panel, business entities organized and registered as corporations, limited liability companies, and limited partnerships must be represented by a lawyer. Failure to obtain counsel will result in dismissal of your appeal. *Protest of Lighting Services*, Case No. 2002-10 (Proc. Rev. Panel Nov. 6, 2002) and *Protest of The Kardon Corporation*, Case No. 2002-13 (Proc. Rev. Panel Jan. 31, 2003); and *Protest of PC&C Protestantss, LLC*, Case No. 2012-1 (Proc. Rev. Panel April 2, 2012). However, individuals and those operating as an individual doing business under a trade name may proceed without counsel, if desired.

**South Carolina Procurement Review Panel  
Request for Filing Fee Waiver  
1205 Pendleton Street, Suite 367, Columbia, SC 29201**

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\_\_\_\_\_  
Name of Requestor

\_\_\_\_\_  
Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip

\_\_\_\_\_  
Business Phone

- 
1. What is your/your company's monthly income? \_\_\_\_\_
  2. What are your/your company's monthly expenses? \_\_\_\_\_
  3. List any other circumstances which you think affect your/your company's ability to pay the filing fee:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To the best of my knowledge, the information above is true and accurate. I have made no attempt to misrepresent my/my company's financial condition. I hereby request that the filing fee for requesting administrative review be waived.

Sworn to before me this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public of South Carolina

\_\_\_\_\_  
Requestor/Appellant

My Commission expires: \_\_\_\_\_

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For official use only: \_\_\_\_\_ Fee Waived      \_\_\_\_\_ Waiver Denied

\_\_\_\_\_  
Chairman or Vice Chairman, SC Procurement Review Panel

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
Columbia, South Carolina

**NOTE: If your filing fee request is denied, you will be expected to pay the filing fee within fifteen (15) days of the date of receipt of the order denying the waiver.**

# Exhibit A

**From:** [Gerald Campion](#)  
**To:** [Protest-OSE](#)  
**Subject:** [External] HGTC-Conway Cosmetology Expansion BLDG. 500/600  
**Date:** Monday, November 18, 2024 2:20:50 PM  
**Attachments:** [MMO-OSE-103A - Notice of Emergency \(5\).docx](#)

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Kevin,

Please see the attached notice of Protest for project H59-N258-CL.

ESC was contacted by the apparent low bidder after the bid submission. Cinderella Partners reached out to Electric Service of the Carolinas to discuss using ESC over the named electrical contractor Browns Electric. I contacted Brown Electric and confirmed in conversation that they did not submit a bid on this project.

It should also be noted that the named electrical sub-contractor only holds an EL-2 license for this project.

Should you have any questions please feel free to contact me.

Thank You

Gerald Campion  
Operations Manager/Project Manager



**Confidentiality Notice**

This Message is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by phone, (843) 347-9800 Ext. 4, or reply to this e-mail and delete all copies of this message. Thank You.

Electric Service of the Carolinas, LLC

208 Labonte Street

Conway, SC. 29526

Phone 843-347-9800

Cell 860-786-2358

Gerald@ESCarolinas.com





Unlimited General Contractor | Construction Management  
Design-Build Services | Preconstruction Services

November 20th, 2024

Sent via Email: [protest-ose@mimo.sc.gov](mailto:protest-ose@mimo.sc.gov)  
Sent via Fax: 803-737-0639

John White, et al.  
Office of State Engineer  
1201 Mai Street., Suite 600  
Columbia, SC  
29201

**RE: HGTC – Conway Cosmetology Expansion Building 500/600  
OSE Project No.: H59-N258-CL**

Dear Mr. White:

On behalf of Consensus Construction & Consulting, we respectfully submit this formal protest regarding the bid evaluation for the HGTC Conway Cosmetology Building 500/600 Renovation project, as outlined under AIA Document A701, Section 6.5. We have identified an issue concerning the compliance of the apparent low bidder's listed electrical subcontractor with South Carolina licensing requirements.

Upon receiving the official bid tabulation (see Exhibit A) on November 13, 2024, we conducted due diligence to review the qualifications of the subcontractors listed in the bid. During this process, we discovered the following:

1. **Licensing Noncompliance:** The listed electrical subcontractor (**Browns Electric**) for the apparent low bidder does not hold the required license classification to complete the electrical scope of work as required by the contract. Based on quotes received by multiple competent local electrical contractors, the value of the electrical scope of work exceeds the license classification held by *Browns Electric* (see Exhibit B). Furthermore, it has been brought to our attention that *Browns Electric* did not provide a bid prior to the bid due date. The noncompliance was further evidenced when the low bidder contacted the other listed electrical contractor (**Electric Services of the Carolinas, LLC**) to attempt to change the listed electrical subcontractor. This indicates that the license number of *Browns Electric* was listed without their bid, knowledge or approval, further violating bid requirements.

The failure of the apparent low bidder to comply with licensing requirements violates applicable statutes and the project's bidding terms, specifically regarding the qualifications of subcontractors necessary to ensure compliance and project execution. This constitutes a substantial deviation from the bid criteria and puts the project at risk of noncompliance.

Pursuant to Section 6.5 of AIA A701, we request that:

1. The apparent low bidder provide the actual pre-bid dated proposal from the listed electrical subcontractor.
2. The bid from the apparent low bidder be disqualified due to noncompliance with subcontractor licensing requirements.
3. The contract be awarded to the next lowest responsive and responsible bidder, in accordance with project specifications.

We believe that enforcing the requirements ensures the integrity of the bidding process and protects the Owner's interests by securing qualified contractors for this significant project.

We appreciate your prompt attention to this matter and are prepared to provide additional documentation or attend a meeting to discuss our protest in further detail.

Thank you for your time and consideration.

**Enclosures:**

- Official Bid Tabulation (dated November 13, 2024)
- Licensing Verification Documentation

Sincerely,



John O'Brien, President  
Consensus Construction & Consulting, Inc.

# Bid Opening Sheet



1643 Means Street  
 Charleston, SC 29412  
 Phone: (843)577-6073  
 www.capleacoe.com  
 E-mail: cca@capleacoe.com

**Project:** HGTC - CONWAY COSMETOLOGY EXPANSION BLDG. 500/600  
**Project No.:** H5-N258-CL  
**Date:** NOVEMBER, 12, 2024  
**Location:** HGTC - CONWAY

COMPANY	SUBCONTRACTORS	ADD. #1	ADD. #2	ADD. #3	BID BOND	BASE BID	ALT. #1	ALT. #2	ALT. #3
Cinderella Partners Inc	MCME Mechanical Browns Electric Best Plumbing	X				\$1,333,024			
CRM of the Carolinas LLC		No				\$1,426,631.25			
Coastal Structures Corporation	North Strand Mechanical Electric Service of the Carolinas Craig's Plumbing	X				\$1,360,000			
Consensus Construction & Consulting	Moody's Mechanical Electric Service of the Carolinas Alpha Mechanical	X				\$1,348,000			

Witnessed By: Sharon Cecilia

Opened By: K.R.B.

EXHIBIT 'B'

[Print this page](#)

**Board: Commercial Contractors**

**BROWN'S ELECTRIC CONTRACTOR LLC**  
107 POCOSIN CT  
GOOSE CREEK, SC 29445  
(843) 814-0424

**License number:** 110327  
**License type:** MECHANICAL CONTRACTOR  
**Status:** ACTIVE  
**Expiration:** 10/31/2025  
**First Issuance Date:** 06/03/2008  
**Classification:**  
Electrical-EL2

**Qualified By:** Financial Statement  
**President / Owner:** TRAVIS M BROWN

[Click here for Classification definitions and licensee's contract dollar limit](#)

**Supervised By**  
**BROWN TRAVIS (COM)**

[File a Complaint against this licensee](#)

**Board Public Action History:**

[View Orders](#)

[View Other License for this Person](#)

No Orders Found

# South Carolina Business Opportunities

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Published by Division of Procurement Services - Delbert H. Singleton, Jr., Division Director

**Ad Category:** Construction

**Ad Start Date:** October 16, 2024

**Agency/Owner:** Horry Georgetown Technical College

**Project Name:** HGTC - Conway Cosmetology Expansion Bldg. 500/600

**Project Number:** H59-N258-CB

**Construction Cost Range:** \$1,200,000 to \$1,500,000

**Project Location:** College of Cosmetology Expansion Bldg

**Description of Project/Services:**

Bldg. 600 - Selective demolition & renovation of approx. 4,500 interior space. Removal & replacement of interior finishes, partitions, & support MEP systems. New flooring, casework, non-loadbearing walls, & new ceilings. Select structural modifications to support installation of owner furnished, contractor installed (OFC) rooftop mechanical equipment. Construction also includes work in building 500 – floor replacement

**Bid/Submittal Due Date & Time:** November 11, 2024 - 10:00am

**Number of Bid/Submittal Copies:** 1

**Project Delivery Method:** Design-Bid-Build

**Agency Project Coordinator:** Kevin Brown, Director of Construction Management

**Email:** kevin.brown@hgtc.edu

**Telephone:** (843) 349-5354

**Documents May Be Obtained From:** <https://hgtc.edu/purchasing>

**Project Details:** [https://scbo.sc.gov/files/scbo/SE-310\\_2.pdf](https://scbo.sc.gov/files/scbo/SE-310_2.pdf)

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South Carolina Business Opportunities • SCBO Team • 1201 Main Street, Suite 600 • Columbia, SC 29201  
803-737-0600 • [scbo@mmo.sc.gov](mailto:scbo@mmo.sc.gov) • <https://scbo.sc.gov> • <https://procurement.sc.gov>



SE-330

LUMP SUM BID FORM

Bidders shall submit bids on only Bid Form SE-330.

BID SUBMITTED BY: \_\_\_\_\_
(Bidder's Name)

BID SUBMITTED TO: \_\_\_\_\_
(Agency's Name)

FOR: PROJECT NAME: HGTC - Conway Cosmetology Expansion Bldg. 500/600
PROJECT NUMBER: H59-N258-CL

OFFER

§ 1. In response to the Invitation for Construction Services and in compliance with the Instructions to Bidders for the above-named Project, the undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into a Contract with the Agency on the terms included in the Bidding Documents, and to perform all Work as specified or indicated in the Bidding Documents, for the prices and within the time frames indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

§ 2. Pursuant to SC Code § 11-35-3030(1), Bidder has submitted Bid Security in the amount and form required by the Bidding Documents.

§ 3. Bidder acknowledges the receipt of the following Addenda to the Bidding Documents and has incorporated the effects of said Addenda into this Bid:

(Bidder, check all that apply. Note, there may be more boxes than actual addenda. Do not check boxes that do not apply)

ADDENDA: [ ] #1 [ ] #2 [ ] #3 [ ] #4 [ ] #5

§ 4. Bidder accepts all terms and conditions of the Invitation for Bids, including, without limitation, those dealing with the disposition of Bid Security. Bidder agrees that this Bid, including all Bid Alternates, if any, may not be revoked or withdrawn after the opening of bids, and shall remain open for acceptance for a period of 60 Days following the Bid Date, or for such longer period of time that Bidder may agree to in writing upon request of the Agency.

§ 5. Bidder herewith offers to provide all labor, materials, equipment, tools of trades and labor, accessories, appliances, warranties and guarantees, and to pay all royalties, fees, permits, licenses and applicable taxes necessary to complete the following items of construction work:

§ 6.1 BASE BID WORK (as indicated in the Bidding Documents and generally described as follows): Project includes the selective demolition and renovation of existing interior spaces totaling approximately 4,500 SF in a portion of existing Building 600. Work includes removal and replacement of interior finishes, partitions and supporting MEP systems. The new work includes new flooring, casework, non-loadbearing walls, and new ceilings. The project includes select structural modifications to support the installation of owner furnished contractor installed (OFCD) rooftop mechanical equipment. The project scope also includes floor finish removal and replacement in Building 500.

\$ \_\_\_\_\_, which sum is hereafter called the Base Bid.

(Bidder to insert Base Bid Amount on line above)

**SE-330**  
**LUMP SUM BID FORM**

*Bidders shall submit bids on only Bid Form SE-330.*

§ 6.2 **BID ALTERNATES** as indicated in the Bidding Documents and generally described as follows:

**ALTERNATE # 1** (Brief Description): \_\_\_\_\_

**ADD TO** or  **DEDUCT FROM BASE BID: \$** \_\_\_\_\_

*(Bidder to mark appropriate box to clearly indicate the price adjustment offered for each Alternate)*

**ALTERNATE # 2** (Brief Description): \_\_\_\_\_

**ADD TO** or  **DEDUCT FROM BASE BID: \$** \_\_\_\_\_

*(Bidder to mark appropriate box to clearly indicate the price adjustment offered for each Alternate)*

**ALTERNATE # 3** (Brief Description): \_\_\_\_\_

**ADD TO** or  **DEDUCT FROM BASE BID: \$** \_\_\_\_\_

*(Bidder to mark appropriate box to clearly indicate the price adjustment offered for each Alternate)*

§ 6.3 **UNIT PRICES:**

**BIDDER** offers for the Agency’s consideration and use, the following **UNIT PRICES**. The **UNIT PRICES** offered by **BIDDER** indicate the amount to be added to or deducted from the **CONTRACT SUM** for each item-unit combination. **UNIT PRICES** include all costs to the Agency, including those for materials, labor, equipment, tools of trades and labor, fees, taxes, insurance, bonding, overhead, profit, etc. The Agency reserves the right to include or not to include any of the following **UNIT PRICES** in the Contract and to negotiate the **UNIT PRICES** with **BIDDER** prior to including in the Contract.

<u>No.</u>	<u>ITEM</u>	<u>UNIT OF MEASURE</u>	<u>ADD</u>	<u>DEDUCT</u>
<u>1.</u>	_____	_____	<u>\$</u> _____	<u>\$</u> _____
<u>2.</u>	_____	_____	<u>\$</u> _____	<u>\$</u> _____
<u>3.</u>	_____	_____	<u>\$</u> _____	<u>\$</u> _____
<u>4.</u>	_____	_____	<u>\$</u> _____	<u>\$</u> _____
<u>5.</u>	_____	_____	<u>\$</u> _____	<u>\$</u> _____
<u>6.</u>	_____	_____	<u>\$</u> _____	<u>\$</u> _____

**SE-330  
LUMP SUM BID FORM**

**§ 7. LISTING OF PROPOSED SUBCONTRACTORS PURSUANT TO SECTION 3020(b)(i), CHAPTER 35, TITLE 11 OF THE SOUTH CAROLINA CODE OF LAWS, AS AMENDED**  
*(See Instructions on the following page BF-2A)*

Bidder shall use the below-listed Subcontractors in the performance of the Subcontractor Classification work listed:

<b>(A) SUBCONTRACTOR LICENSE CLASSIFICATION or SUBCLASSIFICATION NAME</b> <i>(Completed by Agency)</i>	<b>(B) LICENSE CLASSIFICATION or SUBCLASSIFICATION ABBREVIATION</b> <i>(Completed by Agency)</i>	<b>(C) SUBCONTRACTOR and/or PRIME CONTRACTOR</b> <i>(Required - must be completed by Bidder)</i>	<b>(D) SUBCONTRACTOR'S and/or PRIME CONTRACTOR'S SC LICENSE NUMBER</b> <i>(Requested, but not Required)</i>
<b>BASE BID</b>			
Heating	HT		
Air Conditioning	AC		
Electrical	EL		
Plumbing	PL		
<b>ALTERNATE #1</b>			
<b>ALTERNATE #2</b>			
<b>ALTERNATE #3</b>			

If a Bid Alternate is accepted, Subcontractors listed for the Bid Alternate shall be used for the work of both the Alternate and the Base Bid work.



# SE-330 LUMP SUM BID FORM

## INSTRUCTIONS FOR SUBCONTRACTOR LISTING

1. Section 7 of the Bid Form sets forth an Agency-developed list of subcontractor license classifications or subclassifications for which Bidder is required to identify the entity (subcontractor(s) and/or himself) Bidder will use to perform this work.
  - a. **Columns A & B:** The Agency fills out these columns to identify the subcontractor license classification / subclassification and related license abbreviation for which the Bidder must list either a subcontractor or himself as the entity that will perform this work. In Column A, the subcontractor license classification/subclassification is identified by name and in Column B, the related contractor license abbreviation (per Title 40 of the SC Code of Laws) is listed. Abbreviations of licenses can be found at: <https://lir.sc.gov/clb/PDFFiles/CLBClassificationAbbreviations.pdf>. If the Agency has not identified a subcontractor license classification/subclassification, the Bidder does not list a subcontractor.
  - b. **Columns C and D:** In these columns, the Bidder identifies the subcontractors it will use for the work of each license listed by the Agency in Columns A & B. Bidder must identify only the subcontractor(s) who will perform the work and no others. Bidders must make sure that their identification of each subcontractor is clear and unambiguous. A listing that could be any number of different entities may be cause for rejection of the bid as non-responsive. For example, a listing of M&M without additional information may be problematic if there are multiple different licensed contractors in South Carolina whose names start with M&M.
2. **Subcontractor Defined:** For purposes of subcontractor listing, a subcontractor is an entity who will perform work or render service to the prime contractor to or about the construction site pursuant to a contract with the prime contractor. Bidder should not identify sub-subcontractors in the spaces provided on the bid form but only those entities with which Bidder will contract directly. Likewise, do not identify material suppliers, manufacturers, and fabricators that will not perform physical work at the site of the project but will only supply materials or equipment to the Bidder or proposed subcontractor(s).
3. **Subcontractor Qualifications:** Bidder must only list subcontractors who possess a South Carolina contractor's license that includes the license classification and/or subclassification identified by the Agency in Columns A & B. The subcontractor license must also be within the appropriate license group for the work. If Bidder lists a subcontractor who is not qualified to perform the work, the Bidder will be rejected as non-responsive.
4. **Use of Own forces:** If, under the terms of the Bidding Documents and SC Contractor Licensing laws, Bidder is qualified to perform the work of a listed subcontractor classification or subclassification and Bidder does not intend to subcontract such work but to use Bidder's own employees to perform such work, the Bidder must insert itself in the space provided.
5. **Use of Multiple Subcontractors:**
  - a. If Bidder intends to use multiple subcontractors to perform the work of a single license classification/subclassification, Bidder must insert the name of each subcontractor Bidder will use, preferably separating the name of each by the word "and". If Bidder intends to use both his own employees to perform a part of the work of a single license classification/subclassification and to use one or more subcontractors to perform the remaining work, Bidder must insert itself and each subcontractor, preferably separating them with the word "and". Bidder must use each entity listed for the work of a single license classification/subclassification in the performance of that work.
  - b. **Optional Listing Prohibited:** Bidder may not list multiple subcontractors for a license classification/subclassification in a form that provides the Bidder the option, after bid opening or award, to choose one or more but not all the listed subcontractors to perform the work for which they are listed. A listing, which on its face requires subsequent explanation to determine whether it is an optional listing, is non-responsive. If Bidder intends to use multiple entities to perform the work for a single listing, Bidder must clearly set forth on the bid form such intent. Bidder may accomplish this by simply inserting the word "and" between the names of each entity listed. Agency will reject as non-responsive a listing that contains the names of multiple subcontractors separated by a blank space, the word "or", a virgule (that is a /), or any separator that the Agency may reasonably interpret as an optional listing.
6. If Bidder is awarded the contract, Bidder must, except with the approval of the Agency for good cause shown, use the listed entities to perform the work for which they are listed.
7. If Bidder is awarded the contract, Bidder will not be allowed to substitute another entity as subcontractor in place of a subcontractor listed in Section 7 of the Bid except for one or more of the reasons allowed by the SC Code of Laws.
8. Bidder's failure to identify an entity (subcontractor or himself) to perform the work of a subcontractor listed in Columns A & B will render the Bid non-responsive.

## SE-330 LUMP SUM BID FORM

### § 8. LIST OF MANUFACTURERS, MATERIAL SUPPLIERS, AND SUBCONTRACTORS OTHER THAN SUBCONTRACTORS LISTED IN SECTION 7 ABOVE (*FOR INFORMATION ONLY*):

Pursuant to instructions in the Invitation for Construction Services, if any, Bidder will provide to Agency upon the Agency's request and within 24 hours of such request, a listing of manufacturers, material suppliers, and subcontractors, other than those listed in Section 7 above, that Bidder intends to use on the project. Bidder acknowledges and agrees that this list is provided for purposes of determining responsibility and not pursuant to the subcontractor listing requirements of SC Code § 11-35-3020(b)(i).

### § 9. TIME OF CONTRACT PERFORMANCE AND LIQUIDATED DAMAGES

#### a) CONTRACT TIME

Bidder agrees that the Date of Commencement of the Work shall be established in a Notice to Proceed to be issued by the Agency. Bidder agrees to substantially complete the Work within 165 Calendar Days from the Date of Commencement, subject to adjustments as provided in the Contract Documents.

#### b) LIQUIDATED DAMAGES

Bidder further agrees that from the compensation to be paid, the Agency shall retain as Liquidated Damages the amount of \$ 500.00 for each Calendar Day the actual construction time required to achieve Substantial Completion exceeds the specified or adjusted time for Substantial Completion as provided in the Contract Documents. This amount is intended by the parties as the predetermined measure of compensation for actual damages, not as a penalty for nonperformance.

### § 10. AGREEMENTS

- a) Bidder agrees that this bid is subject to the requirements of the laws of the State of South Carolina.
- b) Bidder agrees that at any time prior to the issuance of the Notice to Proceed for this Project, this Project may be canceled for the convenience of, and without cost to, the State.
- c) Bidder agrees that neither the State of South Carolina nor any of its agencies, employees or agents shall be responsible for any bid preparation costs, or any costs or charges of any type, should all bids be rejected or the Project canceled for any reason prior to the issuance of the Notice to Proceed.

### § 11. ELECTRONIC BID BOND

By signing below, the Principal is affirming that the identified electronic bid bond has been executed and that the Principal and Surety are firmly bound unto the State of South Carolina under the terms and conditions of the AIA Document A310, Bid Bond, referenced in the Bidding Documents.

**ELECTRONIC BID BOND NUMBER:** \_\_\_\_\_

**SIGNATURE AND TITLE:** \_\_\_\_\_

**SE-330  
LUMP SUM BID FORM**

**CONTRACTOR'S CLASSIFICATIONS AND SUBCLASSIFICATIONS WITH LIMITATION**

**SC Contractor's License Number(s):** \_\_\_\_\_

**Classification(s) & Limits:** \_\_\_\_\_

**Subclassification(s) & Limits:** \_\_\_\_\_

**By signing this Bid, the person signing reaffirms all representation and certification made by both the person signing and the Bidder, including without limitation, those appearing in Article 2 of the SCOSE Version of the AIA Document A701, Instructions to Bidders, is expressly incorporated by reference.**

**BIDDER'S LEGAL NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

\_\_\_\_\_

**TELEPHONE:** \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PRINT NAME:** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

# Exhibit D



## Bid Opening Sheet

1643 Means Street  
 Charleston, SC 29412  
 Phone: (843)577-6073  
 www.caplecoe.com  
 E-mail: cca@caplecoe.com

**Project:** HGTC - CONWAY COSMETOLOGY EXPANSION BLDG. 500/600  
**Project No.:** H5-N258-CL  
**Date:** NOVEMBER, 12, 2024  
**Location:** HGTC - CONWAY

COMPANY	SUBCONTRACTORS	ADD. #1	ADD. #2	ADD. #3	BID BOND	BASE BID	ALT. #1	ALT. #2	ALT. #3
Cinderella Partners Inc	MCME Mechanical Browns Electric Best Plumbing	X				\$1,333,024			
CRM of the Carolinas LLC		No				\$1,426,631.25			
Coastal Structures Corporation	North Strand Mechanical Electric Service of the Carolinas Craig's Plumbing	X				\$1,360,000			
Consensus Construction & Consulting	Moody's Mechanical Electric Service of the Carolinas Alpha Mechanical	X				\$1,348,000			

Witnessed By: Dianna Cecala

Opened By: K.R.B.

# Exhibit E

SE-370

## NOTICE OF INTENT TO AWARD - DESIGN-BID-BUILD CONTRACT

AGENCY: HGTC - Horry-Georgetown Technical College

PROJECT NAME: HGTC - Conway Cosmetology Expansion Bldg. 500/600

PROJECT NUMBER: H59-N258-CB

POSTING DATE: 11/13/2024

### 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: Cinderella Partners, Inc

DATE BIDS WERE OPENED: 11/12/2024

### BID INFORMATION:

BASE BID AMOUNT: \$1,333,024.00

ALTERNATES: #1 ACCEPTED  \$0.00

#2 ACCEPTED  \$0.00

#3 ACCEPTED  \$0.00

TOTAL BID AMOUNT: \$1,333,024.00

TOTAL CONTRACT AWARD: \$1,333,024.00

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

N/A

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

N/A

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](mailto: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: Dianna Cecala TITLE: Procurement Manager DATE: 11/14/2024

ACKNOWLEDGED BY OSE PROJECT MANAGER: Clint Burdett DATE: 11/14/2024

SE-330
LUMP SUM BID FORM

Bidders shall submit bids on only Bid Form SE-330.

BID SUBMITTED BY: Cinderella Partners Inc
(Bidder's Name)

BID SUBMITTED TO: Horry Georgetown Technical College
(Agency's Name)

FOR: PROJECT NAME: HGTC - Conway Cosmetology Expansion Bldg. 500/600
PROJECT NUMBER: H59-N258-CL

OFFER

§ 1. In response to the Invitation for Construction Services and in compliance with the Instructions to Bidders for the above-named Project, the undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into a Contract with the Agency on the terms included in the Bidding Documents, and to perform all Work as specified or indicated in the Bidding Documents, for the prices and within the time frames indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

§ 2. Pursuant to SC Code § 11-35-3030(1), Bidder has submitted Bid Security in the amount and form required by the Bidding Documents.

§ 3. Bidder acknowledges the receipt of the following Addenda to the Bidding Documents and has incorporated the effects of said Addenda into this Bid:

(Bidder, check all that apply. Note, there may be more boxes than actual addenda. Do not check boxes that do not apply)

ADDENDA: [X] #1 [ ] #2 [ ] #3 [ ] #4 [ ] #5

§ 4. Bidder accepts all terms and conditions of the Invitation for Bids, including, without limitation, those dealing with the disposition of Bid Security. Bidder agrees that this Bid, including all Bid Alternates, if any, may not be revoked or withdrawn after the opening of bids, and shall remain open for acceptance for a period of 60 Days following the Bid Date, or for such longer period of time that Bidder may agree to in writing upon request of the Agency.

§ 5. Bidder herewith offers to provide all labor, materials, equipment, tools of trades and labor, accessories, appliances, warranties and guarantees, and to pay all royalties, fees, permits, licenses and applicable taxes necessary to complete the following items of construction work:

§ 6.1 BASE BID WORK (as indicated in the Bidding Documents and generally described as follows): Project includes the selective demolition and renovation of existing interior spaces totaling approximately 4,500 SF in a portion of existing Building 600. Work includes removal and replacement of interior finishes, partitions and supporting MEP systems. The new work includes new flooring, casework, non-loadbearing walls, and new ceilings. The project includes select structural modifications to support the installation of owner furnished contractor installed (OFCI) rooftop mechanical equipment. The project scope also includes floor finish removal and replacement in Building 500.

\$ 1,333,024.00, which sum is hereafter called the Base Bid.

(Bidder to insert Base Bid Amount on line above)



**SE-330**  
**LUMP SUM BID FORM**

**INSTRUCTIONS FOR  
SUBCONTRACTOR LISTING**

1. Section 7 of the Bid Form sets forth an Agency-developed list of subcontractor license classifications or subclassifications for which Bidder is required to identify the entity (subcontractor(s) and/or himself) Bidder will use to perform this work.
  - a. **Columns A & B:** The Agency fills out these columns to identify the subcontractor license classification / subclassification and related license abbreviation for which the Bidder must list either a subcontractor or himself as the entity that will perform this work. In Column A, the subcontractor license classification/subclassification is identified by name and in Column B, the related contractor license abbreviation (per Title 40 of the SC Code of Laws) is listed. Abbreviations of licenses can be found at: <https://lir.sc.gov/clb/PDFFiles/CLBClassificationAbbreviations.pdf>. If the Agency has not identified a subcontractor license classification/subclassification, the Bidder does not list a subcontractor.
  - b. **Columns C and D:** In these columns, the Bidder identifies the subcontractors it will use for the work of each license listed by the Agency in Columns A & B. Bidder must identify only the subcontractor(s) who will perform the work and no others. Bidders must make sure that their identification of each subcontractor is clear and unambiguous. A listing that could be any number of different entities may be cause for rejection of the bid as non-responsive. For example, a listing of M&M without additional information may be problematic if there are multiple different licensed contractors in South Carolina whose names start with M&M.
2. **Subcontractor Defined:** For purposes of subcontractor listing, a subcontractor is an entity who will perform work or render service to the prime contractor to or about the construction site pursuant to a contract with the prime contractor. Bidder should not identify sub-subcontractors in the spaces provided on the bid form but only those entities with which Bidder will contract directly. Likewise, do not identify material suppliers, manufacturers, and fabricators that will not perform physical work at the site of the project but will only supply materials or equipment to the Bidder or proposed subcontractor(s).
3. **Subcontractor Qualifications:** Bidder must only list subcontractors who possess a South Carolina contractor's license that includes the license classification and/or subclassification identified by the Agency in Columns A & B. The subcontractor license must also be within the appropriate license group for the work. If Bidder lists a subcontractor who is not qualified to perform the work, the Bidder will be rejected as non-responsive.
4. **Use of Own forces:** If, under the terms of the Bidding Documents and SC Contractor Licensing laws, Bidder is qualified to perform the work of a listed subcontractor classification or subclassification and Bidder does not intend to subcontract such work but to use Bidder's own employees to perform such work, the Bidder must insert itself in the space provided.
5. **Use of Multiple Subcontractors:**
  - a. If Bidder intends to use multiple subcontractors to perform the work of a single license classification/subclassification, Bidder must insert the name of each subcontractor Bidder will use, preferably separating the name of each by the word "and". If Bidder intends to use both his own employees to perform a part of the work of a single license classification/subclassification and to use one or more subcontractors to perform the remaining work, Bidder must insert itself and each subcontractor, preferably separating them with the word "and". Bidder must use each entity listed for the work of a single license classification/subclassification in the performance of that work.
  - b. **Optional Listing Prohibited:** Bidder may not list multiple subcontractors for a license classification/subclassification in a form that provides the Bidder the option, after bid opening or award, to choose one or more but not all the listed subcontractors to perform the work for which they are listed. A listing, which on its face requires subsequent explanation to determine whether it is an optional listing, is non-responsive. If Bidder intends to use multiple entities to perform the work for a single listing, Bidder must clearly set forth on the bid form such intent. Bidder may accomplish this by simply inserting the word "and" between the names of each entity listed. Agency will reject as non-responsive a listing that contains the names of multiple subcontractors separated by a blank space, the word "or", a virgule (that is a /), or any separator that the Agency may reasonably interpret as an optional listing.
6. If Bidder is awarded the contract, Bidder must, except with the approval of the Agency for good cause shown, use the listed entities to perform the work for which they are listed.
7. If Bidder is awarded the contract, Bidder will not be allowed to substitute another entity as subcontractor in place of a subcontractor listed in Section 7 of the Bid except for one or more of the reasons allowed by the SC Code of Laws.
8. Bidder's failure to identify an entity (subcontractor or himself) to perform the work of a subcontractor listed in Columns A & B will render the Bid non-responsive.

**SE-330**  
**LUMP SUM BID FORM**

**§ 7. LISTING OF PROPOSED SUBCONTRACTORS PURSUANT TO SECTION 3020(b)(i), CHAPTER 35, TITLE 11 OF THE SOUTH CAROLINA CODE OF LAWS, AS AMENDED**  
*(See Instructions on the following page BF-2A)*

Bidder shall use the below-listed Subcontractors in the performance of the Subcontractor Classification work listed:

<b>(A)</b> SUBCONTRACTOR LICENSE CLASSIFICATION or SUBCLASSIFICATION NAME <i>(Completed by Agency)</i>	<b>(B)</b> LICENSE CLASSIFICATION or SUBCLASSIFICATION ABBREVIATION <i>(Completed by Agency)</i>	<b>(C)</b> SUBCONTRACTOR and/or PRIME CONTRACTOR <i>(Required - must be completed by Bidder)</i>	<b>(D)</b> SUBCONTRACTOR'S and/or PRIME CONTRACTOR'S SC LICENSE NUMBER <i>(Requested, but not Required)</i>
<b>BASE BID</b>			
Heating	HT	MCME Mechanical	
Air Conditioning	AC	MCME Mechanical	
Electrical	EL	Browns Electric	
Plumbing	PL	Best Plumbing	
<b>ALTERNATE #1</b>			
<b>ALTERNATE #2</b>			
<b>ALTERNATE #3</b>			

If a Bid Alternate is accepted, Subcontractors listed for the Bid Alternate shall be used for the work of both the Alternate and the Base Bid work.



**SE-330**  
**LUMP SUM BID FORM**

**§ 8. LIST OF MANUFACTURERS, MATERIAL SUPPLIERS, AND SUBCONTRACTORS OTHER THAN SUBCONTRACTORS LISTED IN SECTION 7 ABOVE (FOR INFORMATION ONLY):**

Pursuant to instructions in the Invitation for Construction Services, if any, Bidder will provide to Agency upon the Agency's request and within 24 hours of such request, a listing of manufacturers, material suppliers, and subcontractors, other than those listed in Section 7 above, that Bidder intends to use on the project. Bidder acknowledges and agrees that this list is provided for purposes of determining responsibility and not pursuant to the subcontractor listing requirements of SC Code § 11-35-3020(b)(i).

**§ 9. TIME OF CONTRACT PERFORMANCE AND LIQUIDATED DAMAGES**

**a) CONTRACT TIME**

Bidder agrees that the Date of Commencement of the Work shall be established in a Notice to Proceed to be issued by the Agency. Bidder agrees to substantially complete the Work within 165 Calendar Days from the Date of Commencement, subject to adjustments as provided in the Contract Documents.

**b) LIQUIDATED DAMAGES**

Bidder further agrees that from the compensation to be paid, the Agency shall retain as Liquidated Damages the amount of \$ 500.00 for each Calendar Day the actual construction time required to achieve Substantial Completion exceeds the specified or adjusted time for Substantial Completion as provided in the Contract Documents. This amount is intended by the parties as the predetermined measure of compensation for actual damages, not as a penalty for nonperformance.

**§ 10. AGREEMENTS**

- a) Bidder agrees that this bid is subject to the requirements of the laws of the State of South Carolina.
- b) Bidder agrees that at any time prior to the issuance of the Notice to Proceed for this Project, this Project may be canceled for the convenience of, and without cost to, the State.
- c) Bidder agrees that neither the State of South Carolina nor any of its agencies, employees or agents shall be responsible for any bid preparation costs, or any costs or charges of any type, should all bids be rejected or the Project canceled for any reason prior to the issuance of the Notice to Proceed.

**§ 11. ELECTRONIC BID BOND**

By signing below, the Principal is affirming that the identified electronic bid bond has been executed and that the Principal and Surety are firmly bound unto the State of South Carolina under the terms and conditions of the AIA Document A310, Bid Bond, referenced in the Bidding Documents.

ELECTRONIC BID BOND NUMBER: N/A  
SIGNATURE AND TITLE: Greg Holt President

**SE-330  
LUMP SUM BID FORM**

**CONTRACTOR'S CLASSIFICATIONS AND SUBCLASSIFICATIONS WITH LIMITATION**

SC Contractor's License Number(s): CLG.124158

Classification(s) & Limits: Building - BD4

Subclassification(s) & Limits: \_\_\_\_\_

By signing this Bid, the person signing reaffirms all representation and certification made by both the person signing and the Bidder, including without limitation, those appearing in Article 2 of the SCOSE Version of the AIA Document A701, Instructions to Bidders, is expressly incorporated by reference.

BIDDER'S LEGAL NAME: Cinderella Partners Inc

ADDRESS: 713 Brief Rd W  
Indian Trail, NC 28079

TELEPHONE: 704-254-5002

EMAIL: hope@cinderellapartners.com

SIGNATURE: *Hope Wat* DATE: 11/12/24

PRINT NAME: Hope Watson

TITLE: President


**AIA® Document A310™ – 2010**
**Bid Bond****CONTRACTOR:***(Name, legal status and address)*

Cinderella Partners, Inc.  
713 Brief Road West  
Indian Trail, North Carolina 28079

**SURETY:***(Name, legal status and principal place of business)*

Old Republic Surety Company  
18500 W Corporate Drive, Suite 170  
Brookfield, WI 53045

**OWNER:***(Name, legal status and address)*

Horry Georgetown Technical College  
2050 Hwy 501 E  
Conway, SC 29526

**BOND AMOUNT:** Five Percent (5%) of the Total Bid Amount**PROJECT:***(Name, location or address, and Project number, if any)*

HGTC - Conway Cosmetology Expansion Bldg. 500/600  
H59-N258-CL  
Conway, South Carolina

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and

provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 12th day of November, 2024

[Signature]  
(Witness)

[Signature]  
(Witness)

**Cinderella Partners, Inc**  
(Contractor as Principal) (Seal)

[Signature]  
(Title) President

**Old Republic Surety Company**  
(Surety) (Seal)

[Signature]  
(Title) Zachary Mefferd, Attorney-in-Fact



# ★ ★ ★ ★ ★ OLD REPUBLIC SURETY COMPANY ★ ★ ★ ★ ★

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint: **Zachary Mefferd, Zachary Matter, Havilah Watson, Jimmy L. Brown, Shannon L. Cox, Tina Bockhoff, Kamrl Wolfe** of West Des Moines, IA

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds), as follows:

### ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 25th day of July, 2024.

Karen J. Haffner  
Assistant Secretary



OLD REPUBLIC SURETY COMPANY  
Alan Pavlic  
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 25th day of July, 2024, personally came before me, Alan Pavlic and Karen J. Haffner, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Kathryn R. Pearson  
Notary Public

**CERTIFICATE**

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

My Commission Expires: September 28, 2026  
(Expiration of notary's commission does not invalidate this instrument)

40-0605



Signed and sealed at the City of Brookfield, WI this 12th day of November, 2024.

ORSC 22262 (3-05)

Karen J. Haffner  
Assistant Secretary

Zip Bonds, LLC.

Print this page

**Board: Commercial Contractors**

**BROWN'S ELECTRIC CONTRACTOR LLC**

107 POCOSIN CT  
GOOSE CREEK, SC 29445  
(843) 814-0424

**License number:** 110327  
**License type:** MECHANICAL CONTRACTOR  
**Status:** ACTIVE  
**Expiration:** 10/31/2025  
**First Issuance Date:** 06/03/2008  
**Classification:**  
Electrical-EL2

**Qualified By:** Financial Statement  
**President / Owner:** TRAVIS M BROWN

[Click here for Classification definitions and licensee's contract dollar limit](#)

**Supervised By**  
**BROWN TRAVIS (CQM)**

[File a Complaint against this licensee](#)

**Board Public Action History:**

View Orders

View Other License for this Person

No Orders Found



**CLASSIFICATION ABBREVIATIONS and GROUP DOLLAR LIMITATIONS**

All licenses display 2-letter classifications followed by a number. The number indicates the licensee's dollar limit per job, (i.e. **BD3** = Building work up to \$1,000,000 per job/bid; **EL4** = Electrical work up to \$400,000 per job/bid).

GENERAL CONTRACTOR classifications	MECHANICAL CONTRACTOR classifications
Asphalt Paving <sup>2</sup> .....AP	Air Conditioning <sup>5</sup> .....AC
Boiler Installation.....BL	Electrical.....EL
Boring & Tunneling (no technical exam).....BT	Heating <sup>6</sup> .....HT
Bridges <sup>2</sup> .....BR	Lightning Protection.....LP
Building (BD, LB, UB) <sup>1</sup> .....BD	Packaged Equipment.....PK
Concrete.....CT	Plumbing.....PB
Concrete Paving <sup>2</sup> .....CP	Pressure and Process Piping <sup>7</sup> .....1P/2P
Glass & Glazing.....GG	Refrigeration.....RG
Grading <sup>2</sup> .....GD	
Highway <sup>2</sup> .....HY	
Highway Incidental (no technical exam).....HI	
Marine.....MR	
Masonry (no technical exam).....MS	
Miscellaneous Metals (no technical exam).....MM	
Nonstructural Renovation (no technical exam).....NR	
Pipelines.....PL	
Pre-Engineered Metal Buildings.....MB	
Public Electrical Utility <sup>3</sup> .....1U/2U	
Railroad (no technical exam).....RR	
Roofing.....RF	
Structural Framing <sup>4</sup> .....SF	
Swimming Pools.....SP	
Water & Sewer Lines.....WL	
Water & Sewer Plants.....WP	
Wood Frame Structures.....WF	

(Classifications with "no technical exam" still require passing the S.C. Business Management & Law for Commercial Contractors exam)

For the "Classification Definitions", see the S.C. Code of Laws for Contractors, SECTION 40-11-410.

- Building (BD/LB/UB)** includes MS, MM, NR, MB, RF, SF, and WF.  
**LB** - Limited Building exam passed. **Limited to 3 stories in height.** Can only apply for Group #1, #2, or #3 below.  
**UB** - Unlimited Building exam passed. No story height limitation. Can apply for any of the 5 Group limits below.
- Asphalt Paving (AP)** includes GD. **Bridges (BR)** includes BT, CT, MR, and RR. **Concrete Paving (CP)** includes GD. **Grading (GD)** includes HI. Licensees with AP, CP, BR, GD, and HI receive the **Highway (HY)** classification.
- Public Electrical Utility (1U/2U):**  
**1U** - exam passed prior to 4/1/1999 - licensee **can** engage in **stadium lighting** work.  
**2U** - exam passed after 4/1/1999 - licensee **cannot** engage in **stadium lighting** work.
- Structural Framing (SF)** includes MM.
- Air Conditioning (AC)** includes PK and RG.
- Heating (HT)** licensees **can** engage in **Boiler Installation** work. See [October 2020 Board Meeting Minutes, page 5](#).
- Pressure and Process Piping (1P/2P):**  
**1P** - exam passed prior to 4/1/1999 - licensee **can** engage in **Boiler Installation** work.  
**2P** - exam passed after 4/1/1999 - licensee **cannot** engage in **Boiler Installation** work.

GROUP LIMITATIONS, WORKING CAPITAL, NET WORTH and SURETY BOND REQUIREMENTS									
GENERAL CONTRACTORS					MECHANICAL CONTRACTORS				
Group#	Bid & Job \$ Limitation	Working Capital	Net Worth (Total Equity)	Surety Bond Amount	Group #	Bid & Job \$ Limitation	Working Capital	Net Worth (Total Equity)	Surety Bond Amount
Group #1	\$100,000	\$10,000	\$20,000	\$20,000	Group #1	\$35,000	\$3,500	\$7,000	\$7,000
Group #2	\$400,000	\$40,000	\$60,000	\$60,000	Group #2	\$100,000	\$10,000	\$15,000	\$15,000
Group #3	\$1,000,000	\$100,000	\$150,000	\$150,000	Group #3	\$200,000	\$20,000	\$30,000	\$30,000
Group #4	\$3,000,000	\$175,000	\$250,000	\$250,000	Group #4	\$400,000	\$40,000	\$60,000	\$60,000
Group #5	\$Unlimited	\$250,000	\$350,000	\$350,000	Group #5	\$Unlimited	\$200,000	\$300,000	\$300,000

Working Capital = Current Assets - Current Liabilities \*\*\* Net Worth = Total Assets - Total Liabilities

# Exhibit H

## Brown's Electric Contractor LLC

Travis Brown

107 Pocosin Ct  
Goose Creek, SC 29445  
Phone: (843) 814-0424

## Estimate

DATE: 11/19/2024

**To:**  
General Contractor/  
Cinderella Partners, INC.

**For:**  
Electrical Work at  
2050 US-501  
S - Building 600 & 500  
Conway, SC 29526

DESCRIPTION	AMOUNT
Labor perform:  This project calls for the renovation at HGTC - Conway Cosmetology Expansion Building 500/600 <ul style="list-style-type: none"><li>• Demolition and removal of existing electrical work per drawings.</li><li>• Labor to install conduit, wiring, lighting and all other electrical items per drawings. (Materials provided by GC)</li></ul>	
Labor Cost:	\$98,000.00
Material Cost:	\$0.00
Total Cost:	\$98,000.00

Thank You





**MASTER SUMMARY**  
**Design Development Estimate**  
 For  
**Cosmetology Expansion**  
**HGTC Conway Building 500/600**  
 Conway, SC

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

**Owner:**  
 HGTC Conway  
 2050 Hwy 501 E  
 Conway, SC

**Cost Estimator:**  
 Aiken Cost Consultants  
 19 West Stone Avenue  
 Greenville, SC 29609

	Building		Sitework		Total	
	<u>Cost</u>	<u>%</u>	<u>Cost</u>	<u>%</u>	<u>Cost</u>	<u>%</u>
Cosmetology Expansion	1,307,363				1,307,363	100%
<b>Total Probable Base Bid</b>	<b>\$1,307,363</b>	<b>100.0%</b>			<b>\$1,307,363</b>	<b>100%</b>

Building Cost per Adjusted Gross 4,125 SF	317 SF			317 SF
--	--------	--	--	--------

Construction Phase Contingency	65,368	5.0%			65,368	5.0%
<b>Total Construction Cost (TCC)</b>	<b>\$1,372,731</b>				<b>\$1,372,731</b>	<b>105%</b>

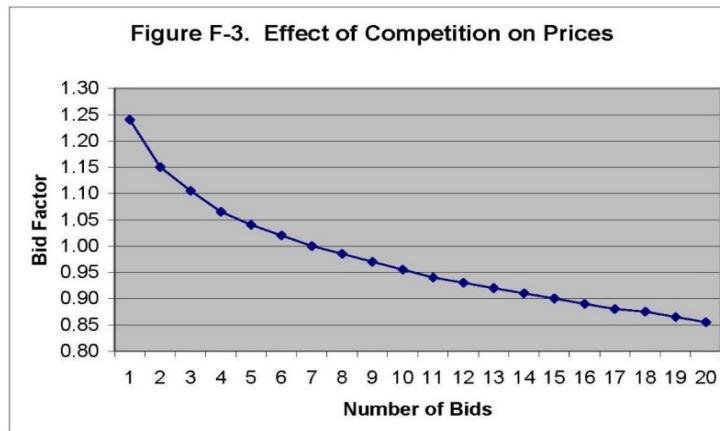
## Project Notes / General Comments

This estimate is based upon Drawings dated 05 July 2024. Pricing has been updated to reflect RS Means 2024 cost database, current location factors and market conditions. Escalation has been updated for an April 2025 mid-point of construction.

This estimate has been prepared in accordance with generally accepted estimating practices and principles. Aiken Cost Consultants' staff is available to discuss our methods, pricing, assumptions, or estimating philosophy with any interested party. Please contact us by phone at (864) 232-9342, by fax at (864) 233-2573, or by e-mail at Brad@AikenCost.com.

Aiken Cost Consultants estimates are intended to be used as a professional opinion of the probable cost of construction, based on our understanding of the design at the time the estimate was prepared. We have no control over General or Subcontractor overhead and profit percentages, bidding climates, schedules, contractor's methods of determining prices, continuing design modifications or addenda, etc., therefore, we cannot guarantee that proposals, bids, or actual construction costs will be within a certain range of this, or subsequent, cost estimates.

When preparing each cost estimate submittal Aiken Cost Consultants reviews current market conditions. It is our opinion that current construction market may be less than competitive at both the General Contractor and Sub Contractor levels. One of several resources the Owner should consider when bidding a project is the "Effect of Competition on Prices" chart developed by the U.S. Army Corp of Engineers. Additional project specific factors to consider (when applicable) are; anticipated mid-point of construction, difficult conditions, phasing, Liquidated Damages, limited or set-aside contracting requirements, etc. These multiple factors should also be considered whenever the project is delayed and/or market conditions change significantly.





**BUILDING SUMMARY**  
**Design Development Estimate**  
 FOR  
**Cosmetology Expansion**  
**HGTC Conway Building 500/600**  
**Conway, SC**

<b>Architect:</b> Rosenblum Coe Architects, Inc. 1643 Means Street Charleston, SC 29412	<b>Owner:</b> HGTC Conway 2050 Hwy 501 E Conway, SC	<b>Cost Estimator:</b> Aiken Cost Consultants 19 West Stone Avenue Greenville, SC 29609
--	--	--

Project Data		Area Calculation	
Project Code:	RCA41	Renovated Area	Adjusted Gross 4125 SF
Type of Work:	Renovation		
Mid Point of Construction:	Apr 2025		
Est Const Duration:(Months)	8		
Owners Budget:	Unknown		
ACC Last Estimate:	\$1,211,669	Total Bldg Area =	4125 SF

Project		GFA -->				
Cosmetology Expansion		4,125	SF			
LEVEL 2 GROUP ELEMENTS		Element		Cost per	%	
Level 3 Elements		Quantity	Unit	Rate (\$)	unit GFA	
<b>B20 EXTERIOR CLOSURE</b>				\$56,853	\$13.78	4.3%
B2020 Exterior Windows		76	SF	150.25	11,419	2.77
B2030 Exterior Doors		2	EA	22,716.97	45,434	11.01
<b>C10 INTERIOR CONSTRUCTION</b>				\$111,945	\$27.14	8.6%
C1010 Partitions		4293	SF	9.98	42,840	10.39
C1020 Interior Doors		11	EA	4,691.28	51,604	12.51
C1030 Fittings (Specialties)		4125	SF	4.24	17,501	4.24
<b>C30 INTERIOR FINISHES</b>				\$97,186	\$23.56	7.4%
C3010 Wall Finishes		11060	SF	3.32	36,741	8.91
C3020 Floor Finishes		4125	SF	5.71	23,556	5.71
C3030 Ceiling Finishes		2910	SF	12.68	36,889	8.94
<b>D20 PLUMBING</b>				\$92,113	\$22.33	7.0%
D2010 Plumbing Fixtures		10	EA	3,070.37	30,704	7.44
D2020 Domestic Water Distribution		10	EA	1,423.23	14,232	3.45
D2030 Sanitary Waste & Vent		10	EA	1,314.69	13,147	3.19
D2050 Special Plumbing Systems		4125	SF	8.25	34,030	8.25
<b>D30 HVAC</b>				\$257,431	\$62.41	19.7%
D3040 Distribution Systems		4125	SF	38.90	160,448	38.90
D3060 Controls & Instrumentation		4125	SF	11.85	48,867	11.85
D3070 Special HVAC Systems & Equipment		4125	SF	9.55	39,390	9.55
D3080 Systems Testing & Balancing		4125	SF	2.12	8,727	2.12
<b>D50 ELECTRICAL</b>				\$254,677	\$61.74	19.5%
D5010 Electrical Service & Distribution		4125	SF	1.02	4,224	1.02
D5020 Lighting & Branch Wiring		4125	SF	56.14	231,557	56.14
D5030 Communication & Branch Wiring		4125	SF	4.58	18,896	4.58

Project	Cosmetology Expansion			GFA -->	4,125	SF
LEVEL 2 GROUP ELEMENTS Level 3 Elements	Element				Cost per unit GFA	%
	Quantity	Unit	Rate (\$)	Cost		
<b>E20 FURNISHINGS</b>				\$125,612	\$30.45	9.6%
E2010 Fixed Furnishings	4125	SF	30.45	125,612	30.45	
<b>F20 SELECTIVE BUILDING DEMOLITION</b>				\$61,940	\$15.02	4.7%
F2010 Building Elements Demolition	4125	SF	15.02	61,940	15.02	
<b>Building Elemental Cost without GC Field Overhead</b>				<b>\$1,057,757</b>	<b>256.43</b>	<b>80.9%</b>
<b>Z20 GC FIELD OVERHEAD</b>						
GC Field Overhead for Building	4,125	SF		249,606	<b>60.51</b>	<b>19.1%</b>
<b>Building Cost including GC Field Overhead</b>	4,125	SF		<b>\$1,307,363</b>	<b>316.94</b>	<b>100.0%</b>

<b>The above unit prices INCLUDE the following:</b>		
Fees & Permits	GC Home Office Expense	GC Profit
Bond	Escalation to Mid Point of Construction	Sub-Contractor OH&P
State Sales Tax	Non-Competitive Market	
Design Contingency	Small Project Premium	

<b>The following items are EXCLUDED from this estimate:</b>		
Design Fees		
Inhouse Costs	Furniture or Furnishings (Except as Noted)	
Finance Costs	Window Blinds or Other Window Treatments	

RCA41		<b>Cosmetology Expansion</b>		<b>GC Field Overhead</b>		Net SF:	4,125
Design Development Estimate						UNIT	TOTAL
DESCRIPTION		U/M		TOTAL	COST		
<b>Z20/Z60 GC FIELD OVERHEAD</b>							<b>\$249,606</b>
<b>Field Personnel</b>							
	Supervisor	8	MO	16310	130,477		
	Clerk	8	MO	3229	25,829		
<b>Field Office Expense</b>							
	Field Office Trailer (50'x10')	8	MO	583	4,665		
	Field Office Lights & HVAC	8	MO	264	2,116		
	Office Supplies and Office Equipment Rental	8	MO	471	3,772		
	Insurance	1	LS	4489	4,489		
	Scheduling - CPM	1	LS	916	916		
<b>Utilities</b>							
	Temporary Sanitary	8	MO	631	5,046		
	Cell Phone	8	MO	140	1,117		
<b>Vehicles &amp; Equipment</b>							
	Pick Up Trucks, 3/4 Ton, 4WD	8	MO	1084	8,674		
	Gas for equipment	8	MO	365	2,917		
	Misc. Equipment	8	MO	1207	9,659		
	Storage / Tool Trailer	8	MO	370	2,957		
	Small Tools	1	LS	1832	1,832		
<b>Clean up</b>							
	Continuous Cleanup	160	DAY	17.10	2,735		
	Final Cleanup	4,125	SF	0.84	3,456		
	Debris Removal & Disposal (Dumpster, 2 dump/mo)	8	MO	854	6,833		
	Maintain Haul Routes	1	LS	1008	1,008		
<b>Miscellaneous Expenses</b>							
	Mobilization & De-Mobilization	1	LS	2662	2,662		
	Project Sign	1	EA	951	951		
	Misc Expenses	1	LS	1832	1,832		
<b>QC and Closeout</b>							
	Inspections, Quality Control & Testing	1	LS	21803	21,803		
	Contract Closeout	1	EA	3858	3,858		

RCA41 <b>Cosmetology Expansion</b>		Net SF:	4,125	
Design Development Estimate		UNIT	TOTAL	
DESCRIPTION	U/M	TOTAL	COST	
<b>B20 EXTERIOR CLOSURE</b>			56,853	
<b>B2010 Exterior Walls</b>	SF	=		
None In This Contract				
<b>B2020 Exterior Windows</b>	76 SF	=	11,419	
Fixed Aluminum Frame (Storefront), insul glass	76 SF	150	11,419	
<b>B2030 Exterior Doors</b>	2 EA	=	45,434	
<b>B2031 Glazed Doors &amp; Entrances</b>				
3'x7' alum./ full glass door w/ alum. frame/panic hdw	1 EA	7,925	7,925	
Pair 3'x7' alum./ full glass door w/ alum. frame/panic hdw	1 PR	15,165	15,165	
Remove Existing Door & Modify Opening for New Door	1 EA	12,345	12,345	
Minor Site Work to Accommodate Door Mods	1 AL	10,000	10,000	
<b>B30 ROOFING</b>				
<b>B3010 Roof Coverings</b>	SF	=		
None In This Contract				
<b>B3020 Roof Openings</b>	SF	=		
None In This Contract				
<b>C INTERIORS</b>				
<b>C10 INTERIOR CONSTRUCTION</b>			111,945	
<b>C1010 Partitions</b>	4293 SF	=	42,840	
<b>C1011 Fixed Partitions</b>				
5/8" Gyp Brd-1 side on 1 1/2" metal studs w/batt	2340 SF	5.63	13,178	
5/8" Gyp Brd-1 side on 3 5/8" metal studs w/batt	645 SF	10.88	7,015	
5/8" Gyp Brd-2 sides on 3 5/8" metal studs w/ batt	1050 SF	15.05	15,805	
5/8" Gyp Brd-2 sides on 6" met studs w/batt	60 SF	18.25	1,095	
Door Infill, CMU Wall	150 SF	19.34	2,901	
<b>C1017 Interior Windows &amp; Storefronts</b>				
Interior Storefront	48 SF	59.28	2,846	
<b>C1020 Interior Doors</b>	11 EA	=	51,604	
<b>C1021 Interior Doors</b>				

RCA41		<b>Cosmetology Expansion</b>		Net SF:	4,125
Design Development Estimate				UNIT	TOTAL
DESCRIPTION	U/M		TOTAL		COST
3'x7'-10" alum./ full glass door w/ alum. frame/panic hdw	3 EA		7,264		21,792
Single SCW door w/ HM frame, paint, & hdwr	7 EA		2,779		19,450
3'x7'-10" wood/full glass door w/ alum. frame, paint, & hdwr	1 EA		7,181		7,181
<b>C1023 Side Lites &amp; Transoms</b>					
Tempered Vision Lights in doors	2 EA		502		1,005
Side Lites	1 EA		2,177		2,177
<b>C1030 Fittings (Specialties)</b>	<b>4125 SF</b>		<b>=</b>		<b>17,501</b>
<b>C1028 Toilet Accessories</b>					
Mop & Broom Holder	1 EA		155		155
Mirror w/ SS Frame	2 EA		194		389
Toilet Tissue Dispenser, Double Roll	3 EA		217		652
Semi Recessed Towel Dispenser w/waste recept	2 EA		1,114		2,228
Soap Dispenser, Chrome, Surface Mounted, Liquid	2 EA		132		264
Sanitary Napkin Disposal, recessed	2 EA		528		1,056
Stainless Steel Grab Bars, 18"	2 EA		68.71		137
Stainless Steel Grab Bars, 36"	2 EA		85.78		172
Stainless Steel Grab Bars, 42"	2 EA		129		259
Robe or Coat Hook	3 EA		54.81		164
<b>C1032 Toilet Partitions &amp; Stalls</b>					
Toilet partition	3 EA		2,834		8,502
<b>C1034 Misc. Specialties</b>					
Signage	1 AL		2,500		2,500
Fire extinguisher w/ alum door & frame	2 EA		428		855
Wood blocking, to steel construction, 2" x 6"	24 LF		6.93		166
<b>C20 STAIRCASES</b>					
<b>C2010 Stair Construction</b>	<b>FLT</b>		<b>=</b>		
None In This Contract					
<b>C2020 Stair Finishes</b>	<b>FLT</b>		<b>=</b>		
None In This Contract					
<b>C30 INTERIOR FINISHES</b>					<b>97,186</b>
<b>C3010 Wall Finishes</b>	<b>11060 SF</b>		<b>=</b>		<b>36,741</b>
<b>C3011 Wall Finishes</b>					
Paint Walls	9810 SF		2.19		21,493
Ceramic Tile Walls	1250 SF		12.20		15,248
<b>C3020 Floor Finishes</b>	<b>4125 SF</b>		<b>=</b>		<b>23,556</b>

RCA41		<b>Cosmetology Expansion</b>		Net SF:	4,125
Design Development Estimate				UNIT	TOTAL
DESCRIPTION		U/M		TOTAL	COST
<b>C3022 Flooring</b>					
LVT Flooring	3585	SF		3.43	12,289
<b>C3023 Carpeting</b>					
Carpet Tile, Cushion Back	300	SF		3.35	1,006
<b>C3024 Tile</b>					
Ceramic Tile Floors	240	SF		20.42	4,902
<b>C3025 Bases, Curbs, &amp; Trim</b>					
Rubber Base, 4", Cove	760	LF		3.92	2,981
Ceramic Tile, Cove Base	125	LF		19.02	2,378
<b>C3030 Ceiling Finishes</b>	<b>2910</b>	<b>SF</b>		<b>=</b>	<b>36,889</b>
<b>C3032 Suspended Ceilings</b>					
ACT (Seismic) 24"X 24", 5/8" Mineral Fiber, Tegular	2874	SF		12.80	36,783
Gyp Board Ceiling, taped, finish, soffit	36	SF		2.93	106
<b>D SERVICES</b>					
<b>D10 CONVEYING SYSTEMS</b>					
None In This Contract					
<b>D20 PLUMBING</b>					
<b>D2010 Plumbing Fixtures</b>	<b>10</b>	<b>EA</b>		<b>=</b>	<b>30,704</b>
<b>Plumbing Fixtures</b>					
Water Closet, Flush Valve, Flr Mtd (P-1)	3	EA		2901.45	8,704
Urinal, Wall Mtd. (P-2)	1	EA		4101.72	4,102
Lavatory, Counter Top (P-3)	2	EA		2543.12	5,086
Hand Sink (P-4)	2	EA		3145.50	6,291
Mop Sink, Corner, Floor (P-5)	1	EA		6252.96	6,253
Washing Machine Box (P-6)	1	EA		267.47	267
<b>D2020 Domestic Water Distribution</b>	<b>10</b>	<b>EA</b>		<b>=</b>	<b>14,232</b>
<b>Domestic Water Piping</b>					
½" Copper Pipe w/Ftgs, Hgrs & Insul.	261	LF		30.52	7,966
¾" Copper Pipe w/Ftgs, Hgrs & Insul.	134	LF		35.42	4,747
1" Copper Pipe w/Ftgs, Hgrs & Insul.	35	LF		43.42	1,520
<b>D2030 Sanitary Waste &amp; Vent</b>	<b>10</b>	<b>EA</b>		<b>=</b>	<b>13,147</b>



RCA41 <b>Cosmetology Expansion</b>		Net SF:	4,125
Design Development Estimate		UNIT	TOTAL
DESCRIPTION	U/M	TOTAL	COST
<b>Sanitary Waste Piping Below Grade</b>			
2" C.I. Bell & Spigot Pipe & Ftgs	139 LF	62.72	8,718
4" C.I. Bell & Spigot Pipe & Ftgs	6 LF	95.89	575
<b>Sanitary Waste &amp; Vent Piping</b>			
1 1/2" CISP No Hub Pipe, Ftgs & Hgrs	75 LF	51.37	3,853
<b>D2040 Rain Water Drainage</b>	<b>EA</b>	=	
<b>None In This Contract</b>			
<b>D2050 Special Plumbing Systems</b>	<b>4125 SF</b>	=	<b>34,030</b>
<b>Plumbing Specialties</b>			
Vibration Isolation & Seismic Restraint	4125 SF	0.15	617
Submittals and Close Out Documentation	4125 SF	0.11	460
Plumbing Shop Drawings	4125 SF	0.14	575
Plumbing "As Built" Drawings	4125 SF	0.11	460
Pressure Test Domestic / DWV Lines	4125 SF	0.08	345
Disinfect Domestic Water Lines	4125 SF	0.07	287
Pipe Labeling / Tagging	4125 SF	0.07	287
One Year Contractor Service Warranty	4125 SF	0.07	287
Misc. Materials and Equipment	1 AL	30711.93	30,712
<b>D30 HVAC</b>			<b>257,431</b>
<b>D3020 HVAC Systems</b>	<b>SF</b>	=	
<b>None In This Contract</b>			
<b>D3030 Cooling Generating Systems</b>	<b>TN</b>	=	
<b>None In This Contract</b>			
<b>D3040 Distribution Systems</b>	<b>4125 SF</b>	=	<b>160,448</b>
<b>Dedicated Outdoor Air Units Rooftop</b>			
Rooftop DOAU, 2000 CFM (DOAU-01)	1 EA	31654.77	31,655
<b>Fan Coil Units</b>			
Fan Coil Unit, 4 Pipe, CHW/HHW (FCU-06)	1 EA	5758.27	5,758
<b>Ductwork</b>			
Galv. Rectangular & Round Duct	5102 LB	14.27	72,787
<b>Duct Insulation</b>			
Duct Insulation: Wrap/Liner	3571 SF	7.78	27,772

RCA41		<b>Cosmetology Expansion</b>		Net SF:	4,125
Design Development Estimate				UNIT	TOTAL
DESCRIPTION	U/M			TOTAL	COST
<b>Grilles, Registers &amp; Diffusers</b>					
Ceiling Diffuser	43 EA			297.84	12,807
Sidewall Grille	6 EA			201.14	1,207
<b>Supply &amp; Exhaust Fans &amp; Vents</b>					
Centrif. Roof Exhaust Fan, D. Drive 330 CFM (EF-01)	1 EA			1910.63	1,911
Centrif. Roof Exhaust Fan, D. Drive 980 CFM (EF-02)	1 EA			3288.57	3,289
Centrif. Roof Exhaust Fan, D. Drive 605 CFM (EF-03)	1 EA			2353.80	2,354
<b>HVAC Hydronic Distribution Piping</b>					
¾" C/S Sch 40 Pipe w/Ftgs, Hgrs & Insul	21 LF			43.31	910
<b>D3050 Terminal &amp; Package Units</b>		<b>TN</b>		=	
<b>None In This Contract</b>					
<b>D3060 Controls &amp; Instrumentation</b>		<b>4125 SF</b>		=	<b>48,867</b>
<b>Controls System</b>					
DDC Controls System	4125 SF			11.85	48,867
<b>D3070 Special HVAC Systems &amp; Equipment</b>		<b>4125 SF</b>		=	<b>39,390</b>
<b>HVAC Specialties</b>					
Vibration Isolation & Seismic Restraint	4125 SF			0.61	2,529
HVAC Shop Drawings	4125 SF			0.33	1,379
HVAC "As Built" Drawings	4125 SF			0.28	1,149
Submittals and Close Out Documentation	4125 SF			0.21	862
Operation & Maintenance Manuals (O & M's)	4125 SF			0.10	402
Owner Training For Operating Personnel	4125 SF			0.11	460
One Year Contractor Service Warranty	4125 SF			0.14	575
Piping / Equipment Labeling & Tagging	4125 SF			0.07	287
Hydrostaticly Test HVAC Piping	4125 SF			0.25	1,034
Misc. Materials and Equipment	1 AL			30711.93	30,712
<b>D3080 Systems Testing &amp; Balancing</b>		<b>4125 SF</b>		=	<b>8,727</b>
<b>Testing &amp; Balancing</b>					
Start-Up, Test & Balance Rooftop DOAU	1 EA			1558.75	1,559
Start-Up, Test & Balance Roof Exhaust Fans	3 EA			349.16	1,047
Test & Balance Grilles & Diffusers	49 EA			104.75	5,133
Start-Up, Test & Balance Fan Coil Unit	6 EA			164.60	988

RCA41		<b>Cosmetology Expansion</b>		Net SF:	4,125
Design Development Estimate				UNIT	TOTAL
DESCRIPTION	U/M			TOTAL	COST
<b>D40 FIRE PROTECTION</b>					
<b>D4010 Fire Protection &amp; Sprinkler Systems</b>	SF			=	
None In This Contract					
<b>D50 ELECTRICAL</b>					<b>254,677</b>
<b>D5010 Electrical Service &amp; Distribution</b>	4125 SF			=	4,224
<b>D5013 Panels</b>					
Circuit breaker, 15A-60A, 22KAIC, 3 pole, 480V	1 EA			1,015	1,015
<b>D5015 Enclosed Switches and Circuit Breakers</b>					
Manual Motor Starter - 120V 1-pole, NEMA 3R	3 EA			802	2,406
600 volt, 60 amp FDS, 3p, NEMA 1, w/fuses	1 EA			803	803
<b>D5020 Lighting &amp; Branch Wiring</b>	4125 SF			=	231,557
<b>D5021 Light Fixtures</b>					
4 1/2" Square LED can light, recessed - D1	37 EA			559	20,698
Helix LED Pendant Light - P1	10 EA			1,557	15,571
14" round pendant-mount fixture, LED - P2	2 EA			703	1,405
36" pendant-mount arch fixture, LED - P3	4 EA			5,788	23,153
Flat Panel, 2x4, LED - R1	45 EA			505	22,708
Int. Wall sconce, LED - W1	15 EA			977	14,651
Exit/Em light, 2 head - Dual-Lite LT-U - X1	2 EA			676	1,353
<b>D5022 Lighting Conduit &amp; Wire</b>					
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	3260 LF			9.34	30,460
3/4" EMT connector	261 EA			8.87	2,312
3/4" EMT field bend	913 EA			10.17	9,287
4" Square box w/cover (ring), support	163 EA			62.70	10,221
#12 THHN wire, copper	13040 LF			1.09	14,235
Fixture whip, (3) #16THHN	84 EA			44.18	3,711
<b>D5023 Lighting Controls</b>					
Switch, 20 amp 1 pole, w/box, ring, cover	11 EA			148	1,633
Switch, 20 amp, 3 way, w/box, ring, cover	3 EA			163	490
Switch, 20 amp, 4 way, w/box, ring, cover	1 EA			238	238
Dimmer Switch, LED, w/box, ring, cover	6 EA			416	2,494
3-way Dimmer Switch, LED, w/box, ring, cover	3 EA			423	1,269
Occ Sensor, ceiling, dual technology	12 EA			294	3,523
Remote power pack	12 EA			148	1,781
<b>D5025 Receptacles</b>					
Duplex Receptacle, 20 amp, w/box, ring, cover	36 EA			121	4,365

RCA41		<b>Cosmetology Expansion</b>		Net SF:	4,125
Design Development Estimate				UNIT	TOTAL
DESCRIPTION	U/M		TOTAL		COST
Quad Receptacle, 20 amp, w/box, ring, cover	36 EA		169		6,077
GFI Receptacle, 20 amp, w/box, ring, cover	5 EA		178		892
<b>D5026 Receptacle Conduit &amp; Wire</b>					
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	1540 LF		9.34		14,389
3/4" EMT connector	123 EA		8.87		1,092
3/4" EMT field bend	431 EA		10.17		4,387
4" Square box w/cover (ring), support	77 EA		62.70		4,828
#12 THHN wire, copper	6160 LF		1.09		6,725
<b>D5027 Equipment Connections</b>					
>1 HP, 120V, sealtite motor connection	3 EA		124		371
40 HP, 480V, 3ph, sealtite motor connection	1 EA		224		224
<b>D5028 Equipment Conduit &amp; Wire</b>					
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	340 LF		9.34		3,177
3/4" EMT field bend	11 EA		10.17		112
#12 THHN wire, copper	1110 LF		1.09		1,212
1" EMT w/ 11 coup, 2 bends & 2 term. per 100'	120 LF		12.32		1,479
1" EMT field bend	4 EA		11.17		45
#10 THHN wire, copper	130 LF		1.54		200
#8 THHN wire, copper	390 LF		2.03		791
<b>D5030 Communication &amp; Branch Wiring</b>		<b>4125 SF</b>	<b>=</b>		<b>18,896</b>
<b>D5031 Fire Alarm System</b>					
Pull Station, addressable	3 EA		708		2,124
Audio/visual	6 EA		371		2,224
Visual only (strobe)	2 EA		313		626
3/4" EMT w/ 11 coup, 2 bends & 2 term. per 100'	220 LF		9.34		2,056
3/4" EMT connector	18 EA		8.87		156
3/4" EMT field bend	62 EA		10.17		627
4" Square box w/cover (ring), support	11 EA		62.70		690
18/2 fire alarm cable	440 LF		5.66		2,489
#14 THHN wire, copper	440 LF		0.87		383
<b>D5032 Telecom System</b>					
Biscuit box	6 EA		30.32		182
2 port data plate, stainless steel	5 EA		28.60		143
1" EMT w/ 11 coup, 2 bends & 2 term. per 100'	110 LF		12.32		1,356
1" EMT connector	20 EA		11.64		230
1" EMT field bend	64 EA		11.17		713
4 11/16" x 2 1/8"D Square box w/cover (ring), support	11 EA		78.30		861
CAT 6 Jack ( label, test )	16 EA		22.47		360

RCA41 <b>Cosmetology Expansion</b>			Net SF:	4,125
Design Development Estimate			UNIT	TOTAL
DESCRIPTION	U/M		TOTAL	COST
Patch panel, punch down termination per port	16 EA		7.61	122
CAT 6 cable, plenum	2400 LF		1.48	3,555
<b>D5040 Special Electrical Systems</b>	<b>SF</b>		=	
<b>None In This Contract</b>				
<b>E EQUIPMENT &amp; FURNISHINGS</b>				
<b>E10 EQUIPMENT</b>				
<b>None In This Contract</b>				
<b>E20 FURNISHINGS</b>				
<b>E2010 Fixed Furnishings</b>	<b>4125 SF</b>		=	<b>125,612</b>
Wall Cabinets, plastic laminate	8 LF		662	5,292
Base Cabinets, plastic laminate	85 LF		864	73,421
Counter Tops, solid surface	156 LF		239	37,333
Reception Desk	10 LF		957	9,566
<b>E2020 Movable Furnishings</b>	<b>SF</b>		=	
<b>None In This Contract</b>				
<b>F SPECIAL CONSTRUCTION &amp; DEMOLITION</b>				
<b>F10 SPECIAL CONSTRUCTION</b>				
<b>None In This Contract</b>				
<b>F20 SELECTIVE BUILDING DEMOLITION</b>				
<b>F2010 Building Elements Demolition</b>	<b>4125 SF</b>		=	<b>61,940</b>
<b>F2013 Walls &amp; Partitions Demo</b>				
Metal Or Wood Studs, finish on two sides, drywall	984 SF		3.48	3,426
Block Walls	435 SF		3.41	1,484
Toilet Partitions	3 EA		74.84	225
<b>F2014 Ceiling &amp; Flooring Demo</b>				
Carpet, bonded, including surface scraping	420 SF		0.59	249
Ceramic Tile, thin set	2830 SF		1.76	4,994
2'x2' or 2'x4' ACT, Mineral Fiber, on susp. system	2830 SF		1.04	2,935
Drywall Ceiling, on suspension system, including system	103 SF		1.73	178
<b>F2015 Door &amp; Window Demo</b>				
Exterior Doors, double, 6' x 7'	1 EA		51.86	52
Storefront Swing Door	1 EA		519	519

RCA41		<b>Cosmetology Expansion</b>		Net SF:	4,125
Design Development Estimate				UNIT	TOTAL
DESCRIPTION	U/M		TOTAL		COST
Aluminum window, including trim, to 50 S.F.	6 EA		124		746
Interior Doors, single	16 EA		29.78		476
Frames, including trim, metal	11 EA		92.17		1,014
<b>F2016 Millwork &amp; Trim Demo</b>					
Base Cabinets	21 LF		51.86		1,089
Countertop, average	12 LF		12.45		149
Chair rail	71 LF		1.02		73
<b>F2017 Wood, Steel, &amp; Concrete Framing Demo</b>					
Demo Raised Wood Platform	605 SF		5.12		3,098
Int. Stairs and Stringers, average	6 RI		31.12		187
Concrete Steps	2 EA		29.78		60
<b>F2019A Loading, Disposal, and Dump Charges</b>					
Machine Load & Haul Construction Debris, 5-mile	100 CY		21.27		2,127
Dump Charges, Building Construction Materials	60 Ton		134		8,054
<b>F2019C Mechanical Interior Demolition</b>					
<b>Plumbing Demolition</b>					
Remove Water Closet, Flr Mtd	3 EA		118.16		354
Remove Urinal, Wall Hung	1 EA		133.92		134
Remove Ctr. Top Lavatory	4 EA		113.44		454
Remove Single Sink	4 EA		113.44		454
Remove Floor Drain	3 EA		102.41		307
Demo Pipe	1 LS		1969.36		1,969
<b>HVAC Demolition</b>					
Demo HVAC Ductwork	1 LS		3938.72		3,939
Demo Grilles/Diffusers	38 EA		51.20		1,946
Demo Exhaust Fans	4 EA		300.92		1,204
Demo Roof Vent	2 EA		163.85		328
<b>F2019D Electrical Interior Demolition</b>					
Remove incadescent light fixture	11 EA		93.92		1,033
Remove flourescent light fixture	48 EA		101		4,850
Remove emergency light fixture	5 EA		68.30		342
Remove exit light fixture	2 EA		34.15		68
Remove track lighting, 8' section	4 EA		40.56		162
Remove track light fixture	6 EA		12.74		76
4" Square box w/ cover (ring), supp. - DEMO	76 EA		10.17		773
1/2" - 1" EMT feeder - DEMO	1520 LF		2.08		3,158
#12 wire removed from in-place conduit	4560 LF		0.15		678
Voice/Data Outlet - DEMO	3 EA		5.48		16
Telephone Cable - DEMO	300 LF		0.27		81
CCTV Camera - DEMO	3 EA		102		305

RCA41 <b>Cosmetology Expansion</b>		Net SF:	4,125
Design Development Estimate		UNIT	TOTAL
DESCRIPTION	U/M	TOTAL	COST
Telephone Cable - DEMO	300 LF	0.27	81
Horn/Strobe - DEMO	3 EA	52.65	158
4" Square box w/ cover (ring), supp. - DEMO	3 EA	10.17	31
3/4" EMT conduit - DEMO	90 LF	2.08	187
Fire Alarm Cable - DEMO	180 LF	0.30	54
Electrical device - DEMO	56 EA	26.33	1,474
4" Square box w/ cover (ring), supp. - DEMO	56 EA	10.17	570
1/2" - 1" EMT feeder - DEMO	1680 LF	2.08	3,490
#12 wire removed from in-place conduit	5040 LF	0.15	749
Up to 10 HP motor connection - DEMO	7 EA	35.57	249
60 amp safety switch - DEMO	6 EA	92.49	555
4" Square box w/ cover (ring), supp. - DEMO	6 EA	10.17	61
1/2" - 1" EMT feeder - DEMO	180 LF	2.08	374
#10 wire removed from in-place conduit	180 LF	0.18	32
#8 wire removed from in-place conduit	540 LF	0.20	109
<b>F2020 Hazardous Components Abatement</b>	<b>SF</b>	<b>=</b>	
<b>None In This Contract</b>			
<b>PROJECT SUBTOTAL =====&gt;</b>		<b>\$</b>	<b>1,057,757</b>