

**Columbia Empowerment Zone, Inc. (CEZ, Inc.)
Invitation for Bid (IFB)
Construction Management at Risk (CMAR) Services
Project: Marketplace Facility
IFB No: 0514202501
Date Issued: May 14, 2025**

Columbia Empowerment Zone, Inc. (CEZ, Inc.) is a nonprofit organization with a vision to foster, encourage, nurture, and support the City of Columbia as a socially and economically vibrant community with sustainable jobs and a thriving, entrepreneurial, small-business environment. Its mission is to efficiently, effectively, and enthusiastically create and support economic development opportunities in Columbia.

CEZ, Inc. is seeking proposals from qualified general contractors for the construction of the **Marketplace Facility**, the first of its kind in Richland County. It will be located at The Station at Congaree Pointe Master Development, a collaborative effort among the City of Columbia, Richland County, and Cooperative Health.

The **Marketplace Center** will serve as a hub for healthy food options, catering to both residents and tourists who seek fresh, nutritious food. The center will feature **a farmers' market, five rentable kitchen spaces, a café, office spaces, restrooms, a conference room, and a covered outdoor space**. This venue is designed to support culinary entrepreneurship among farmers, local food vendors, and artisans.

1. Invitation

Columbia Empowerment Zone, Inc. (CEZ, Inc.) (the "Owner") invites sealed bids from qualified General Contractors to provide **Construction Management at Risk (CMAR)** services for the construction of the **Marketplace Facility** located at 3640 Bluff Road. The multi-functional facility will be located at The Station at Congaree Pointe Master Development near the intersection of Atlas Road and Bluff Road. The selected Contractor will be responsible for all preconstruction and construction services under a Guaranteed Maximum Price (GMP) contract.

2. Project Overview

- **Project Title:** The Market at Congaree Pointe
- **Location:** 3640 Bluff Road, Columbia, SC 29209
- **Estimated Budget:** \$ 6,250,000
- **Delivery Method:** Construction Manager at Risk (CMAR)
- **Anticipated Start Date:** On or before July 21, 2025
- **Anticipated Completion Date:** August 26, 2026

3. Scope of Services

The CMAR will provide comprehensive services for the construction and related infrastructure of the **Marketplace Facility** that will support farmers, local food

businesses, retail vendors, and enhance community engagement opportunities. The facility includes: a commercial commissary kitchen space with five shared kitchen stations, café with its own commercial kitchen, office space, conference room, and a covered multi-functional event space.

The project aims to encourage development of a main corridor into the city; attract economic development to the area; create a flourishing route to the Congaree National Park; enhance local commerce; provide space for food preparation; and food/product production.

Key Components:

- **Site Infrastructure:**

The Market at the Congaree Pointe is one component of The Station at Congaree Pointe, the master development of 10-acres that includes two other projects that are either under construction or about to start construction. The site infrastructure will include:

- Grading
- Sewer, storm, and water infrastructure
- Roads and sidewalks
- Landscaping

- **Commercial Commissary Kitchen:**

A code-compliant shared-use commercial kitchen that meets all applicable health, safety, and food service codes. The rentable commercial kitchen will support food preparation for multiple food and artisan entrepreneurs such as: caterers, food truck owners and small-scale food/artisan producers. The kitchen will include:

- Cooking and prep areas
- Walk-in cold and dry storage
- Ware washing station
- Necessary utilities in place for all equipment (ovens, stoves, refrigerators/freezers, sinks, storage, floor drains, electrical outlets, residential washer/dryer)

- **Conference Room, Office Space and Two Small Restrooms:**

Conference room for meetings and space private lunches. Office space use for staff members to have easy access to kitchen, café and multi-functional market space.

- Small conference room that seats 16 to 18 persons
- Two small offices
- Open area reception space
- Two small restrooms

- **Covered Open Air multi-functional Farmers Market:**

A covered, but open air multi-functional farmers market/vendor structure designed for seasonal and year-round vendor use and events, including:

- Durable surfaces and drainage for easy cleanup
- Permanent roof with electrical and water hookups
- Site utilities and drainage systems
- Durable entry points and ADA-compliant access
- Lighting, and security features
- Easy pedestrian flow and safety considerations
- Customer restrooms shared with the cafe

- **Café Space:**

A fixed-retail café for daily food service with indoor seating and easy access to multi-functional market and Restroom:

- Commercial kitchen equipment
- Indoor seating and garage-style access to patio for expanded seating
- Customer restrooms shared with open-air space
- Mechanical, electrical, and plumbing systems
- High-quality interior and exterior finishes

CMAR Responsibilities:

Preconstruction Services:

- Participate in design review meetings with Owner, Architect
- Provide constructability assessments and cost-saving recommendations (value engineering)
- Develop and maintain preliminary budgets and project schedule
- Develop detailed construction cost estimates and phased budgeting
- Prepare and regularly update the project schedule
- Identify and plan for long-lead items and procurement strategies
- Coordinate bidding and scoping of trade contractors
- Assist in obtaining permits and approvals
- Collaborate and prepare final Guaranteed Maximum Price (GMP) proposal based on construction documents

Construction Phase Services:

- Provide full general contracting services as the General Contractor under GMP
- Manage subcontractor bidding, contracts, and execution of all trade subcontractors
- Implement site logistics, staging, and safety management plans
- Ensure quality control, schedule compliance, and continued site safety
- Maintain on-site supervision, project controls and quality assurance
- Established process to coordinate regularly with the Owner and Design Team throughout the construction process
- Establish bi-weekly regular project update meetings and identify progress milestones
- Maintain project and reporting documentation
- Partner with CEZ, Inc. to utilize Dominion Energy's Energy Wise Program for savings on qualified products
- Deliver project closeout including final commissioning, punch lists, and as-builts.

This scope reflects the need for a **flexible, high-utility community asset** that supports local food productions, distribution, and retail sales. The Construction Manager at Risk (CMAR) must understand the unique challenges of food-service and public-use construction. The CMAR should have a desire to work with a civic nonprofit organization to improve the quality-of-life challenges faced in developing communities.

4. Submission Requirements

Bidders must submit:

- Company profile with
- Qualifications and CMAR relevant experience
- Project team résumés
- Project management approach (work plan)
- Minimum of three references for similar projects
- Proposed fee structure and general conditions
- Proposed conceptual budget including breakdown of fee structure and general conditions
- Preliminary project schedule
- All required forms

5. Timeline

- **Submission Deadline:** June 18, 2025, before 12:00 pm
- **Anticipated Interview Date:** June 30, 2025
- **Anticipated Decision Announcement:** July 2, 2025

6. Bid Submission Instructions

All submissions must be electronically delivered to cezinc@columbiasc.gov with the subject Line of "Marketplace Facility – GC Submission" no later than June 18, 2025, at 12:00 pm EST. CEZ, Inc. will acknowledge receipt of all submissions no later than June 19, 2025, at 5:30 EST.

7. Minimum Qualifications

- Licensed General Contractor in the State of South Carolina
- Minimum of ten (10) years' experience in CMAR delivery
- Must hold all necessary state and local licenses
- Have all necessary insurance coverage
- Demonstrated experience in mixed-use civic or food facility projects
- Ability to bond up to \$15,000,000

8. Evaluation Criteria

Submissions will be evaluated based on:

- Firm and team qualifications
- Relevant project experience
- Fee proposal and general conditions
- Approach to preconstruction and construction
- Schedule feasibility
- References and past performance
- Necessary licensure, insurance and bonding capability

9. Owner's Rights

The Owner reserves the right to reject any or all bids, waive informalities, and select the bid that best serves the interests of the project.

10. Contact Information

All inquiries or requests for bid documents can only be submitted electronically to cezinc@columbiasc.gov. CEZ, Inc. its staff, and its Board will NOT respond to any inquiries or requests via any other method.

Please only direct all communication electronically to cezinc@columbiasc.gov.

Issued by:

Columbia Empowerment Zone, Inc.

Board of Directors

May 14, 2025