



# **Project Manual**

## **The Vista Roof Replacement**

**Project No. CI-103018**

**October 30, 2018**

**For**

**The Housing Authority Of the  
City of Columbia, SC  
1917 Harden Street  
Columbia, SC 29204**



Reasonable Accommodations  
Available Upon Request  
TDD: (803) 256-7762



DOCUMENT 00020 - INVITATION FOR BIDS

October 29, 2018

Project Title: Roof Replacement at: The Vista 514 Richland Street

Project No: CI-102918

Bid Opening: January 10, 2019 at 2:00 pm  
1917 Harden St.  
Columbia, SC 29204

**Bidders must have at least the minimum license indicated below:**

SC General Contractor's License  
 SC Residential Builder's License  
 SC Specialty License  
 SC Business License

Owner:

Columbia Housing Authority  
Columbia, SC 29204  
Phone: (803) 376-5047

Architect/Engineer: N/A

The Columbia Housing Authority will receive sealed bids on a Roof Replacement Contract from qualified licensed specialty contractors to replace the roof at The Vista. All quantities shall be verified and the contractor's bid shall not be based on the Housing Authority's count.

This project is to be completed within 60 calendar days from the date of notice to proceed. Liquidated damages for this project are set at \$100.00 (one hundred dollars) per day for each day beyond the contractual date of completion.

A site visit has been scheduled for January 4, 2018 at 2:00 p.m. The site visit is suggested, but not mandatory. Those interested should report to 514 Richland Street Columbia SC 29201 not later than that time.

Bids will be on a lump sum basis. **No conditions can be included in the bid. Bids must be based solely on the written bid package and all subsequently issued addenda. Conditional bids will be rejected without further consideration.**

Bid Packets may be obtained by downloading them from the **Procurement & Contracting** section of CHA's website at [www.chasc.org](http://www.chasc.org). The prospective bidder is responsible for downloading the 2016 specifications from our website.

Bids will be opened and publicly read aloud immediately after specified opening time indicated above. Bids received after specified time will not be accepted. Faxing or emailing of bid documents is not allowed. All interested parties are invited to attend the bid opening.

All bids must contain the following: (All documents must be downloaded from <http://www.chasc.org/procurement---contracting.html>)

1. Bid Guarantee, for contracts exceeding \$100,000. This Guarantee must be consistent for Section 9, of the Instructions To Bidders (HUD 5369)
2. 00 310 Bid Form
3. 00 430 Non-Collusive Affidavit
4. 00 426 Representations, Certifications and Other Statements of Bidders (HUD 5369-A)
5. Certificate of Section 3 Compliance
  - a. 00 443 Estimated Project Work Force – Prime Contractor
  - b. 00 444 Estimated Project Work Force – Sub Contractor
6. 00 451 MBE Participation Certification

Prior to Contract Execution, the low Bidder shall furnish on forms provided by or in a format acceptable to the Owner the following documents:

1. Subcontractor and Supplier List(s)
2. Performance and Payment Bonds (For Bids \$90,000.00 and greater)
3. Insurance Certificate(s)
4. Subgrantee/Contractor/Subcontractor Certifications & Assurances

**Performance and Payment Bonds in the amount of One Hundred Percent (100%) of the contract amount will be required on bids \$90,000.00 and greater. Bonds must be issued by a company listed in the Department of Treasury's most recent version of Treasury Circular 570 which can be found at [www.fms.treas.gov/c570/index.html](http://www.fms.treas.gov/c570/index.html)**

Contract for work under this bid will obligate the Contractor and subcontractors not to discriminate in employment practices. Bidders shall submit a compliance report in conformity with Executive Order No. 11246. The Housing Authority encourages minority owned businesses to participate.

The Columbia Housing Authority shall have the right to reject any or all bids and to waive minor technicalities and irregularities in the bidding process.

Direct all procedural inquiries to: Cynthia Godbey, Director of Procurement & Contract Administration  
The Columbia Housing Authority, Phone (803) 254-3886, Ext. 234

Direct all technical inquiries to: Hemphill Pride III, Construction Inspector  
The Columbia Housing Authority, Phone (803) 376-5047, Ext. 345

END OF DOCUMENT 00020

# Schedule of Amounts for Contract Payments

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing

OMB Approval No.  
2577-0157  
(Exp. 12/31/14)

No progress payments shall be made to the contractor unless a schedule of values for contract payments in accordance with the construction contract is received.

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection on information unless that collection displays a valid OMB control number.

Construction practices and HUD administrative requirements establish the need that HA s maintain certain records or submit certain documents in conjunction with the oversight of the award of construction contracts for the construction of new low-income housing developments or modernization of existing developments. These forms are used by HA s to provide information on the construction progress schedule and schedule of amounts for contract payments. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Project Name and Location: The Vista Roof Replacement Project No. CI-102918

Name, Address and Zip Code of Contractor

Approved for Contractor by Title Date (mm/dd/yyyy)

Item No.	Description of Item	Quantity	Unit of Measure	Unit Price	Amount of Sub Item	Amount of Principal Item
1	<b>514 Richland Street apts. #1-5</b>					
	Replace all shingles, felt, pipe boots					
	ridge vent and drip edge					
	Gable vents	2				
	Cleaning					
2	<b>518 Richland Street apts. #6-10</b>					
	Replace all shingles, felt, pipe boots					
	ridge vent and drip edge					
	Clean up					
3	<b>610 Richland Street apts. #7-10</b>					
	Replace all singles, felt, pipe boots					
	ridge vents and drip edge					
	Clean up					

Total amount of Contract or Carried Forward

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C 1001, 1010, 1012;31 U.S.C. 3729, 3802)

Signature of Authorized Representative Date Signed (mm/dd/yyyy)

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Project Name and Location: The Vista Roof Replacement

Project No. CI-102918

Name, Address and Zip Code of Contractor

Approved for Contractor by

Title

Date (mm/dd/yyyy)

Item No.	Description of Item	Quantity	Unit of Measure	Unit Price	Amount of Sub Item	Amount of Principal Item
4	<b>600 Blanding Street apts #1-5</b>					
	Replace all shingles, felt, pipe boots, ridge vent and drip edge					
	Clean up					
5	<b>1818 Pulaski Street apts. #1-3</b>					
	Replace all shingles, felt, pipe boots					
	ridge vent and drip edge					
	Gable vent	1				
	Clean up					
6	<b>1822 Pulaski Street apts. #1-3</b>					
	Replace all singles, felt, pipe boots					
	ridge vent and drip edge					
	Gable vent					
	<b>Clean up</b>					
	<b>General Conditions /Mobilazation</b>					
	<b>Permits</b>					
	<b>Total</b>					

Total amount of Contract or Carried Forward

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C 1001, 1010, 1012;31 U.S.C. 3729, 3802)

Signature of Authorized Representative

Date Signed (mm/dd/yyyy)










## SECTION 01100 - SUMMARY

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. General provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.
- B. Recent code revision enforced by the City/County at the time of the bid opening will adhere to this project.
- C. Attached site plans will help determine building type and quantity. Quantities provided herein are approximations and not to be used to calculate bid amount, with the exception of sheathing quantity. The contractor is responsible for confirming all quantities.

#### 1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Project consists of replacement of shingles, felt paper, pipe boots and drip edge.
  - 1. Project Location: 514 Richland Street apartments #1-5, 600 Blanding Street apartments #1-5, 1818 Pulaski Street apartments #1-3, 1822 Pulaski Street apartments #1-3, 518 Richland Street apartments #6-10 and 610 Richland Street apartments #7-10. All quantities shall be verified and the contractor's bid shall not be based on the Housing Authority's quantities.
- B. This work consists of the replacement of approximately 110 squares of shingles and the replacement of felt, drip edge, pipe boots and gable vents.

##### 1.2.1 ITEMS OF WORK

- A. General
  - 1. Upon receipt of written Notice to Proceed, the contractor shall be responsible for project security and for the cost and repair of any damages due to vandalism. This responsibility shall extend until the date of final acceptance of the work by the owner.
  - 2. The Contractor shall be responsible for obtaining all necessary permits for the performance of the work. The Contractor shall provide CHA with copies of all permits prior to beginning work.
  - 3. The Contractor shall be responsible for the daily and continuous removal of all debris from the site. All debris and excess materials removed from the site shall be disposed of in an approved solid waste facility. The stockpiling of waste material in and around the site is prohibited; however a construction dumpster is acceptable.

4. At completion of work and prior to a request for final inspection by CHA, the Contractor shall thoroughly clean the site and remove all construction debris.

**A. Items of Work**

**Throughout:**

1. Replace all shingles, felt, pipe boots, ridge vent and drip edge in accordance with **Section 07312 Architectural Shingles** on all 5 buildings.
2. Replace pipe boots
3. Replace drip edge
4. Replace ridge vent
5. Clean grounds thoroughly at the end of each workday. .

**B. Work Items Per Building:**

1. Address: 514 Richland Street
  - a. Replace (2) gable vents located left side and above apartment #5.
2. Address: 600 Blanding Street
  - a. Replace (1) gable vent left side of apartment #5.
  - b. Replace (1) gable vent right side of apartment 1.
  - c. Replace (1) gable vent above apartment #4.
3. Address: 1818 Pulaski Street
  - a. Replace gable vent left side of apartment #3.
4. Address: 1822 Pulaski Street
  - a. Replace gable vent above apartment #5.

C. Note that all metal wrap shall be replaced in accordance with **Section 07620 Sheet Metal Flashing and Trim.**

D. Color Schedule:

<b>Site</b>	<b>Shingles</b>	<b>Metal Wrap</b>
The Vista	Black	White

**CONTRACT**

A. Project will be constructed under a general construction contract.

- B. Substantial Completion – Is when the work is 100% complete and no punch items remain.

### 1.3 CONTRACT TIME

- A. This project is to be completed within 45 calendar days.

### 1.4 WORK SEQUENCE

- A. The Contractor shall have access to the entire site upon receiving a written Notice to Proceed.
- B. Contractor shall submit a schedule prior to the commencement work.

### 1.5 USE OF PREMISES

- A. General: Contractor shall have limited use of site for construction operations, including use of Project site, during construction period. Contractor's use of premises is limited only by Owner's right to perform work or to retain other contractors on portions of Project.

### 1.6 OWNER-FURNISHED PRODUCTS

- A. None

### 1.7 MISCELLANEOUS PROVISIONS

- A. Contractor shall provide a full time project superintendent experienced in this type of work and acceptable to the Owner. This individual must meet the OSHA requirements for capability of identifying hazardous materials in the workplace. See Division 1 Section “Project Management and Coordination”.
- B. Contractor is responsible for Project security and for the cost and repair of any damage due to vandalism from the Notice to Proceed date to the date of final acceptance of the building by the Owner. See the General Conditions of the Contract for Construction, The Supplementary Conditions of the Contract, and Division 1 Sections “Work Restrictions” and “Temporary Facilities and Controls.”

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01100

<b>Project Name: The Vista Roof Replacement</b>	<b>Project Number: CI-103018</b>
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**SPECIFICATION LIST 2016**

**X - Indicates documents included in this contract. The Contractor is responsible for downloading the required specifications from our website at [www.chasc.org](http://www.chasc.org)**

x	00 210 HUD 5369-Instructions to Bidders		02 270 Erosion & Sediment Control		10 801 Toilet & Bath Accessories
x	00 250 Example of Bid Envelope		02 361 Termite Control		11 451 Residential Appliance
x	00 310 Bid Form		02 511 Hot Mix Asphalt Paving		12 357 Federal Sever Use Casework
x	00 410 Bid Bond		02 530 Sanitary Sewerage		12 358 Standard Particle Board Cabinets
x	00 425 Statement Of Bidders		02 630 Storm Drainage		15 050 Basic Mechanical Materials & Methods
x	00 426 HUD 5369-A Representations and Certifications		02 751 Cement Concrete Paving		15 060 Hangers & Supports
x	00 430 Form of Non Collusive Affidavit		02 764 Pavement Joint Sealant		15 075 Mechanical Identification
x	00 440 Introduction to Section 3		02 900 Landscaping		15 081 Duct Insulation
x	00 441 Section 3 Specification Clause		03 301 Cast In Place Concrete		15 083 Pipe Insulation
x	00 442 Certificate of Section 3 Compliance		04 901 Clay Masonry Restoration & Cleaning		15 100 Valves
x	00 443 EPWF- Prime Contractor		05 500 Metal Fabrication		15 122 Meters & Gages
x	00 444 EPWF- Sub Contractor		05 521 Pipe & Tube Railing		15 300 Plumbing Equipment
x	00 450 Contractor's Tracking Form		06 100 Rough Carpentry		15 411 Water Distribution Piping
x	00 451 Columbia Housing Auth. MBE Req.		06 176 Metal Plate Connected Wood Trusses		15 420 Sanitary Waste & Vent Piping
x	00 452 Section 3; Periodic Estimate Cert.		06 200 Finish Carpentry		15 430 Plumbing Specialties
x	00 453 Minimum Wage Compliant Poster		06 651 Solid Surface Fabrications		1 5440 Plumbing Fixtures
x	00 454 Davis Bacon Prevailing Wage Rate		07 210 Building Insulation		15 486 Fuel Fired Domestic Water Heater
x	00 454A Davis Bacon Prevailing Wage Rate 4 Story		07 311 Asphalt Shingles		15 496 Natural Gas Piping
x	00 455 Bidder's Experience Form	X	07 312 Architectural Asphalt Shingles		15 738 Split System Air Conditioning& Hydro Heat
x	00 456 Contractor's Certificate of Attachment to PE		07 460 Siding		15 741 Packaged Heat Pump
x	00 470 Substitution Request Form		07 464 Vinyl Siding		15 812 Small Split System Heat Pump
x	00 510 Form Of Agreement		07 540 Thermoplastic Membrane Roofing		15 815 Metal Ducts
x	00 625 Performance Payment Bond		07 620 Sheet Metal Flashing & Trim		15 820 Duct Accessories
x	00 710 HUD 5370 General Conditions of the Contract		07 711 Guttering & Accessories		15 853 Power Ventilators
x	00 810 Supplementary Conditions		07 841 Through Penetration Firestop System		15 855 Registers & Grilles
x	01 140 Work Restrictions		07 920 Joint Sealants		15 990 Testing, Adjusting, Balancing
	01 210 Allowances		08 110 Steel Doors & Frames		16 050 Basic Electrical Materials & Methods
	01 230 Alternates		08 180 Metal Screen Doors		16 120 Conductors and Cables
	01 270 Unit Prices		08 211 Doors		16 130 Raceways & Boxes
	01 310 Project Mgmt & Coordination		08 212 Stile & Rail Wood Doors		16 140 Wiring Devices
	01 320 Construction Progress Documentation		08 511 Aluminium Windows		16 470 Power Distribution Units
x	01 330 Submittal Procedure		08 516 Heavy Vandalism Window Screens		16 515 Interior Lighting
	01 400 Quality Requirements		08 561 Vinyl Replacement Window		<b>Appendix (are available for download at our website)</b>
	01 500 Temporary Facilities & Controls		08 710 Door Hardware	x	HUD 51001 - Periodic Estimate for Partial Payment
	01 600 Product Requirements		09 260 Gypsum Board Assemblies		HUD 51002 - Schedule of Change Orders
	01 700 Execution Requirements		09 310 Ceramic Tile		HUD 51003 - Schedule of Materials Stored
	01 731 Cutting & Patching		09 651 Resilient Floor Tile		HUD 51004 - Summary of Stored Materials
	01 732 Selective Demolition		09 665 Sheet Vinyl Flooring	x	WH-347 Certified Payrolls
X	01 770 Close Out Procedures		09 680 Carpet		
X	01 772 Contractor's Guarantee		09 900 Painting		
X	02 110 Site Clearing		10 425 Signs		
	02 200 Earthwork		10 520 Fire Protection Specialties		