



Project Manual

Exterior Door Replacement

Project No. CI-112618

November 26, 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

November 26, 2018

Project Title: Exterior Door Replacement

Project No: CI-112618

Bid Opening: February 7, 2019 @ 2:00 p.m.
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 for a Pine Forest Terrace door replacement contract from qualified Specialty licensed to complete the exterior door replacement at Pine Forest Terrace Apartment, on Sparkberry, Lane Extension. 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 50 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 31, 2019 @ 2:00 p.m. The site visit is strongly suggested, but not mandatory. Those interested should report to Pine Forest Terrace Apartments 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. The prospective bidder is responsible for downloading the 2019 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/individual-bid-forms.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 https://www.fiscal.treasury.gov/fs_a_z_index.htm

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 P. Pride III, Construction Inspector
The Columbia Housing Authority, Phone (803) 376-5047, Ext. 345

END OF DOCUMENT 00020

Project Name: Exterior Door Replacement	Project Nंबर: CI-112618
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SPECIFICATION LIST

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

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.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Project consists of replacing (82) exterior doors.
 - 1. Project Location: Pine Forest Terrance Apartments Sparkberry Lane Extension Columbia, SC 29061
 - 2. Owner: The Housing Authority of the City of Columbia, 1917 Harden Street, Columbia, South Carolina, 29204.
- B. Architect Identification: N/A

1.2.1 ITEMS OF WORK

- a. This work consists of the replacement of (85) exterior doors and frames
 - b. Install wide angle peep holes for all front, rear and side doors. Do not install for storage doors.
 - c. All storage doors are to swing out
 - d. Reinstall existing locks
 - e. All doors are to be White.
- 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 house and remove all construction debris, dust and left over materials. Refer to **Section 01770-Closeout Procedures** for final closeout and cleaning requirements.
 - A. Doors
 1. Replace (85) exterior doors, to include threshold with a fiberglass 6-panel door and steel frame. Manufacture **shall be "MASONITE ENTRY DOORS" 37.5 X 81.5, High Definition, Steel Jamb Type = Smooth Vinyl (Rot proof) or equal.**
 - a. Call Width = 36"
 - b. Call Height = 80"
 - c. Width = 37.5
 - d. Height = 81.5
 - e. Color to be White
 2. Install new wide angle peep holes for all doors except storage room doors.
 3. Re-install all existing locks
 4. Contractor must provide own power

CONTRACT

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

1.3 CONTRACT TIME

- A. This project is to be completed within fifty (50) calendar days.

1.4 WORK SEQUENCE

- A. The Contractor shall have access to apartment(s) upon receiving a written Notice to Proceed.

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. N/A

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