



Project Manual

The Hammond Village Roof Replacement

CI-121218

December 12, 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

December 20, 2018

Project Title: Hammond Village Roof Replacement

Project No: CI-121218

Bid Opening: January 17, 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 Ext 318

Architect/Engineer: N/A

The Columbia Housing Authority will receive sealed bids on a General Construction Contract from qualified licensed building contractors for the Hammond Village Roof Replacement Project.

Project is to be completed within **120** 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 8, 2019 **at 2:00PM**. The site visit is suggested, but not mandatory. Those interested should report to the site located at 921 Marlboro Street, Columbia SC, 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 Bid section the CHA website, www.chasc.org

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 are to be downloaded from our website at <http://www.chasc.org/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 Requirements and 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.

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: Gary Wilhelm, Director of Capital Improvements
Columbia, Housing Authority, Phone 803-376-5047, Ext. 318

END OF DOCUMENT 00020

DOCUMENT 00310 - BID FORM

TO: THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, SC

The undersigned, having carefully examined the Project Manual entitled: _____, the applicable Drawings similarly entitled, as listed on the Index of Drawings, all dated _____, and the following addenda:

ADDENDA NUMBER(S) and DATE(S): _____

as well as the premises and conditions affecting the work, proposes to furnish all services, labor, and materials and equipment called for by them for the entire work in accordance with said documents, for the following lump sum:

Bid: _____

_____ Dollars (\$_____)

Allowance

Bidders shall include in their bids the cost to replace 135 sheet of plywood decking to include a square foot price for a minimum replacement of 2'x4'(2 feet by 4 feet) section. If more plywood is required that the amount allotted then an add change order will be required, if less plywood is required the a deductive change order will be required for the amount of plywood not used.

135 Sheets of 5/8" plywood costs/labor \$_____. (included in above bid)

BID HOLDING TIME AND CONTRACT ACCEPTANCE:

The undersigned hereby agrees that this bid may not be revoked or withdrawn after the time set for the opening of bids, but shall remain open for acceptance for a period of sixty (60) days following such time. In case the undersigned is notified in writing by mail, telegraph, or delivery of the acceptance of this bid within sixty (60) days after the time set for opening of bids, he agrees to execute a contract and furnish proper bonds and insurance certificates within ten (10) days from notice.

COMPLETION DATE:

The work must be substantially completed in 120 calendar days from the date of "Notice to Proceed." Liquidated damages will be assessed at the rate of \$100.00, (One hundred Dollars), per day for each day beyond the stated Contract time, as indicated on the Invitation to Bid

CONTRACTOR RESOURCES:

It is understood that, before a proposal is considered for award, Bidder may be requested by the Columbia Housing Authority to submit a statement of facts in detail as to his previous experience in performing similar or comparable work, and of his business and technical organization and financial resources and plant available to be used in performing contemplated work.

Respectfully submitted,

By: _____
Print Name Signature

Title: _____

Bidder's Firm Name _____

Address _____

State of South Carolina
Contractor's License No: _____

SEAL IF BIDDER IS A CORPORATION

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: Hammond Village Roofs Replacement, Columbia, SC CI-121218

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	General Conditions		LS			
2	Demo A Bldg: 1,3,10,12,14,16,17,19,20 22,23,25,26,28 (Total 14 Bldgs)	14	Ea			
3	Demo B Bldg: 4,6,7,9	4	Ea			
4	Demo C Bldg: 2,11,15,21,24,27	6	Ea			
5	Demo D Bldg: 5,8,18	3	Ea			
6	Roofing Type A Bldg	14	Ea			
7	Roofing Type B Bldg	4	Ea			
8	Roofing Type C Bldg	6	Ea			
9	Roofing Type D Bldg	3	Ea			
10	Plywood Replacement	165	Ea			
11	Final Clean up		LS			
12	Performance and Payment bond	1	LS			
13	Permits		LS			

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. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Roofing, rotted decking, soffit, fascia and gutter replacement for 28 apartment buildings and one community building.

- 1. Project Location: Hammond Village, 921 Marlboro Street, Columbia, South Carolina.
- 2. Owner: The Housing Authority of the City of Columbia, 1917 Harden Street, Columbia, South Carolina, 29204.

- B. Architect Identification: N/A

- C. The Work consists of roof replacement, decking, soffit, pipe boots, fascia, and gutters

- 1. The Work includes:
 - a. Remove existing shingles, felt, rotted deck, pipe boots, and flue pipes not in use.
 - b. Metal wrap fascia and hurricane clips when replacing decking material.
 - c. Ridge Vents

1.2.1 ITEMS OF WORK

- A. General

- 1. Upon receipt of the 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 will 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 materials in an around the site is prohibited; however a construction dumpster is permissible.

4. At the completion of work and prior to the final inspection by CHA, the contractor shall thoroughly clean the area of construction debris and remove all loose materials and trash from the site.

B. DEMOLITION

1. Remove existing roof materials to include shingles, felt, pipe boots and rotted decking. Do not remove more roofing materials than can be replaced in one day. Remove and dispose of all materials properly.

C. INSTALLATION

ROOF

1. Install 5/8" plywood decking for all rotted decking to be replaced (OSB is not permitted), # 15 felt paper, new pipe boots, and Architectural style shingles (match existing color), and ridge vent. See specification section 07312Architectural Shingles and 07620 Sheet metal. Shingles shall be, GAF Timberline Shadow Line or approved equal. Metal Flashing and Trim color to be determined by owner. Contractor shall also install metal clips between sheathing panels.
2. Contractor shall install metal drip cap and fascia trim around the perimeter of the roof.
3. Contractor shall figure replacing 5sheets of plywood decking per building this shall also be indicated on the "bid form."

D. CONTRACT TIME

1. This project shall be completed in 120 (one hundred and twenty) days. Liquidated damages will be assessed at \$100.00 per day beyond the contractual completion date.

1.3 WORK SEQUENCE

- A. The Contractor shall submit a schedule to CHA to complete this project. The contractor shall not remove more roofing materials than can be reinstalled in one day. The contractor shall not start a roof with the threat of rain.

1.4 USE OF PREMISES

- A. General: Contractor shall have full use of 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.

1.5 OWNER-FURNISHED PRODUCTS

- A. None

1.6 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" and Appendix A Section "Definitions and Standards" for additional information.
- 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

Project Name: Hammond Village Roof Replacement		Project Number: CI-121218	
SPECIFICATION LIST 2018			
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 Sewer 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
	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	X 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	X 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
x	01 400 Quality Requirements	08 561 Vinyl Replacement Window	Appendix (are available for download at our website)
x	01 500 Temporary Facilities & Controls	08 710 Door Hardware	X HUD 51001 - Periodic Estimate for Partial Payment
x	01 600 Product Requirements	09 260 Gypsum Board Assemblies	x HUD 51002 - Schedule of Change Orders
	01 700 Execution Requirements	09 310 Ceramic Tile	x HUD 51003 - Schedule of Materials Stored
x	01 731 Cutting & Patching	09 651 Resilient Floor Tile	x HUD 51004 - Summary of Stored Materials
X	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	
	02 110 Site Clearing	10 425 Signs	
	02 200 Earthwork	10 520 Fire Protection Specialties	