



# Project Manual

## **Building Demolition Project Gonzales Gardens Annex**

**CI-011619**

**January 16, 2019**

**For**

**Columbia Housing Authority  
Columbia, SC  
1917 Harden Street  
Columbia, SC 29204**



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



DOCUMENT 00020 - INVITATION FOR BIDS

January 28, 2019

Project Title: Building Demolition Project – Gonzolas Gardens Annex

Project No: CI-011619

Bid Opening: **February 21, 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 311

Architect/Engineer: N/A

The Columbia Housing Authority will receive sealed bids on a General Demolition Contract from qualified licensed building contractors for the Demolition in accordance with this bid package of 3 buildings located at: 2377 Washington Street, 1527 Lyon Street, and 1510 Ontario Street all located in Columbia SC.

Project is to be completed within thirty (30) calendar days. 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 February 5, 2019, at 10:00 AM. The site visit is suggested, but not mandatory. Those interested should report to the site located at 1510 Ontario 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](http://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. Contractor License
2. Insurance Certificate(s)
3. Subcontractor and Supplier List(s)
4. Performance and Payment Bonds (For Bids \$90,000.00 and greater)
5. 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: Adam Dalenburg, Contract Administrator  
Columbia Housing Authority, Phone 803-376-5047, Ext. 311

END OF DOCUMENT 00020

**DOCUMENT 00310 - BID FORM**

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

The undersigned, having carefully examined the Bid Package entitled: **Building Demolition Project – Gonzales Gardens Annex CI-011619** dated: **January 16, 2019** and the following addenda, if any:

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 bids on the attached Bid Sheet.

**BID DUE DATE:**

All bids must be received by The Columbia Housing Authority Main Office, 1917 Harden St, Columbia SC by: **February 21, 2019 at 2:00 PM.**

**BID ACCEPTANCE:**

All bids must be sealed and delivered to CHA in appropriate envelope (00250)

**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 thirty (30) days following such time. In case the undersigned is notified in writing by mail, telegraph, or delivery of the acceptance of this bid within thirty (30) 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 **March 21, 2019**. Liquidated damages will be assessed at the rate of \$ **100.00 (One Hundred Dollars)** per day for each day beyond the stated end date.

**CONTRACTOR RESOURCES:**

It is understood that, before a bid 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.

**CONTACT PERSON**

Adam Dalenburg  
Columbia Housing Authority  
1917 Harden St, Columbia SC 29204  
803-254-3886 Ext 311  
803-722-0130  
adalenburg@CHASC.org

BID SHEET BY ADDRESS

A) 1527 Lyon Street

\_\_\_\_\_ \$ \_\_\_\_\_

B) 1510 Ontario Street

\_\_\_\_\_ \$ \_\_\_\_\_

C) 2377 Washington Street

\_\_\_\_\_ \$ \_\_\_\_\_

TOTAL BID \$ \_\_\_\_\_

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

END OF DOCUMENT 00310 - BID FORM

Project Name: Building Demolition Project - Gonzales Gardens Annex		Project Number: CI-011619	
SPECIFICATION LIST 2019			
X - Indicates documents included in this contract. The Contractor is responsible for downloading the required specifications from our website at <a href="http://www.chasc.org">www.chasc.org</a>			
X	00 210 HUD 5369-Instructions to Bidders	X	02 270 Erosion & Sediment Control
X	00 250 Example of Bid Envelope		10 801 Toilet & Bath Accessories
X	00 310 Bid Form		11 451 Residential Appliance
X	00 410 Bid Bond		12 357 Federal Sever Use Casework
X	00 425 Statement Of Bidders		12 358 Standard Particle Board Cabinets
X	00 426 HUD 5369-A Representations and Certifications		15 050 Basic Mechanical Materials & Methods
X	00 430 Form of Non Collusive Affidavit		15 060 Hangers & Supports
x	00 440 Introduction to Section 3		15 075 Mechanical Identification
x	00 441 Section 3 Specification Clause		15 081 Duct Insulation
x	00 442 Certificate of Section 3 Compliance		15 083 Pipe Insulation
	00 443 EPWF- Prime Contractor		15 100 Valves
	00 444 EPWF- Sub Contractor		15 122 Meters & Gages
	00 450 Contractor's Tracking Form		15 300 Plumbing Equipment
X	00 451 Columbia Housing Auth. MBE Req.		15 411 Water Distribution Piping
	00 452 Section 3; Periodic Estimate Cert.		15 420 Sanitary Waste & Vent Piping
	00 453 Minimum Wage Compliant Poster		15 430 Plumbing Specialties
X	00 454 Davis Bacon Prevailing Wage Rate		1 5440 Plumbing Fixtures
	00 454A Davis Bacon Prevailing Wage Rate 4 Story		15 486 Fuel Fired Domestic Water Heater
X	00 455 Bidder's Experience Form		15 496 Natural Gas Piping
X	00 456 Contractor's Certificate of Attachment to PE		15 738 Split System Air Conditioning & Hydro Heat
	00 470 Substitution Request Form		15 741 Packaged Heat Pump
	00 510 Form Of Agreement		15 812 Small Split System Heat Pump
X	00 625 Performance Payment Bond		15 815 Metal Ducts
X	00 710 HUD 5370 General Conditions of the Contract		15 820 Duct Accessories
X	00 810 Supplementary Conditions		15 853 Power Ventilators
X	01 140 Work Restrictions		15 855 Registers & Grilles
	01 210 Allowances		15 990 Testing, Adjusting, Balancing
	01 230 Alternates		16 050 Basic Electrical Materials & Methods
	01 270 Unit Prices		16 120 Conductors and Cables
X	01 310 Project Mgmt & Coordination		16 130 Raceways & Boxes
	01 320 Construction Progress Documentation		16 140 Wiring Devices
	01 330 Submittal Procedure		16 470 Power Distribution Units
	01 400 Quality Requirements		16 515 Interior Lighting
X	01 500 Temporary Facilities & Controls		Appendix (are available for download at our website)
	01 600 Product Requirements		HUD 51001 - Periodic Estimate for Partial Payment
	01 700 Execution Requirements		X HUD 51002 - Schedule of Change Orders
	01 731 Cutting & Patching		HUD 51003 - Schedule of Materials Stored
X	01 732 Selective Demolition		HUD 51004 - Summary of Stored Materials
X	01 770 Close Out Procedures		X WH-347 Certified Payrolls
X	01 772 Contractor's Guarantee		
X	02 110 Site Clearing		
	02 200 Earthwork		

## 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. Specification Checklist
- C. ACM/LBP clearance report will be available at contract signing

#### 1.2 WORK COVERED BY CONTRACT DOCUMENTS

- A. Project Identification: Project consists of demolition of 3 buildings.
  - 1. Project Locations: 1527 Lyon St, 1510 Ontario St, and 2377 Washington St, all in Columbia SC
  - 2. Owner: Columbia Housing Authority, 1917 Harden Street, Columbia, South Carolina
- B. Architect Identification: N/A

#### 1.2.1 ITEMS OF WORK

- 1. Demolition of all buildings on site.
  - 2. Removal of all building foundations and footings.
  - 3. Removal of all underground lines; sewer, gas and water.
  - 4. Removal of all existing infrastructure.
  - 5. Removal of all driveways, curb & gutter and all sidewalks.
  - 6. Provide soil erosion measures per DHEC guidelines.
- 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 construction dumpsters are acceptable.

5. At completion of work and prior to a request for final inspection by CHA, the Contractor shall verify all construction debris has been removed and all work has been completed.

## B. Site Specific Details

### 1. Building Demolition

- A. 3 buildings to be demolished at 3 different address, all within sight distance of each other
- B. The contractor will keep a log of non-hazardous material dump tickets to be turned over to the owner in a timely manner.

### 1.3 CONTRACT

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

#### 1.3.1 CONTRACT TIME

- A. This project is to be completed within thirty (30) calendar days after receipt of written Notice to Proceed.

### 1.4 WORK SEQUENCE

- A. The Contractor will have access to the entire site upon receiving a written Notice to Proceed.

### 1.5 USE OF PREMISE

- A. General: Contractor shall have use of site for demolition operations only

## 2. OWNER-FURNISHED PRODUCTS

- A. None

## 2. MISCELLANIOUS PROVISIONS

- A. Contractor shall provide a full time project superintendent experienced in this type of work and acceptable to the Owner.
- B. Contractor is responsible for Project safety and security. In addition, Contractor is responsible for the any damage to other near-by structures and any vandalism from the Notice to Proceed date to the date of final acceptance 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."

END OF SECTION 01100