

DOCUMENT 001116 - INVITATION TO BID

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Your firm is one of the bidders invited to submit bids for the Project as described in this Document according to the Instructions to Bidders.
 - B. Project Identification: 103 Trade Zone - Selective Roof Replacement & Selective Repairs
 - 1. Project Location: 103 Trade Zone Drive, West Columbia, South Carolina 29170
 - C. Owner: Richland – Lexington Airport District
 - 1. Location: 3250 Airport Blvd. Ste 10 West Columbia, SC 29170
- Consultant: Daniel Atwell, WM Building Envelope Consultants, LLC, 1501 Chapin Road, Chapin, SC. Phone: 803-422-7493 or daniel@wmbeconsultants.com
- D. Project Description:

Base Bid

- 1. Base Bid scope of work includes roof replacement of the existing low sloped roof system down to the existing roof deck for approximately 178 roofing squares (17,745 square feet) as indicated on drawing sheets. Roof replacement includes roof deck repairs, removal of all abandoned equipment, and installation of new roof insulation, including taper insulation, and installation of a new mechanically attached thermoplastic PVC / KEE roof assembly. All new sheet metal items associated with the installation of the new roof assembly are required.

Alternate No. 1

- 1. Alternate Number One scope of work includes roof replacement of the existing low sloped roof system down to the existing roof deck for approximately 178 roofing squares (17,745 square feet) as indicated on drawing sheets. Roof replacement includes roof deck repairs, removal of all abandoned equipment, and installation of new roof insulation, including taper insulation, and installation of a new mechanically attached thermoplastic (TPO) roof assembly. All new sheet metal items associated with the installation of the new roof assembly are required.

Alternate No. 2

- 1. Alternate Number Two scope of work includes selective roof repairs to the remaining roof areas not being replaced. Miscellaneous repairs to the roof and installation of new sheet metal coping systems are to be performed in areas shown on the drawings. Associated sheet metal components and accessories are included.

Alternate No. 3

1. Alternate Number Three scope of work includes roof access ladder at grade to be a caged ladder and shall be properly secured. At grade ladder shall have a secured lockable access panel installed extending six (6') feet in height from grade.

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed bids until the bid time and date at the location indicated below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:

1. Bid Date: Friday, January 21, 2022.
2. Bid Time: 9:00 A.M.
3. Location: The Bid Opening will be held at the Columbia Metropolitan Airport in the Carolina Room on the lower ground level.
4. Address: 3250 Airport Blvd. Ste 10 West Columbia, SC 29170
5. Attention: Richland – Lexington Airport District

1.3 BID SECURITY

- A. Bid security shall be submitted with each bid in the amount of 5 percent of the bid amount. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

1.4 PREBID CONFERENCE

- A. A **mandatory** pre-bid conference for all bidders will be held at the Columbia Metropolitan Airport in the Carolina Room on the lower ground level.

1. Address: 3250 Airport Blvd. Ste 10 West Columbia, SC 29170
2. Date: on Wednesday, January 5, 2022, at 2:00 P.M. Prospective bidders are required to attend.

1.5 DOCUMENTS

- A. Printed Procurement and Contracting Documents: Documents will be provided to the bidders if request. Documents will be provided in PDF via email.

1.6 TIME OF COMPLETION AND LIQUIDATED DAMAGES

- A. Bidders shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time. **Work is subject to liquidated damages.**

1.7 BIDDER'S QUALIFICATIONS

- A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work. **A Performance Bond, a separate Labor and Material Payment Bond, and Insurance in a form acceptable to Owner will be required of the successful Bidder.**

END OF DOCUMENT 001116