



HOUSING AUTHORITY OF THE CITY OF CHARLESTON

550 MEETING STREET, CHARLESTON, SOUTH CAROLINA 29403

TELEPHONE (843) 720-3970

Nathan F. Simms, Jr., *President & CEO*

ADDENDUM NO. 1

RE-ISSUE OF PROJECT MANUAL

JOB NO. 260810

**INTERIOR PAINTING, REPAIRS AND FLOORING AT
76 L HARRIS STREET**

DATE ISSUED: JULY 24, 2026

A. NOTICE TO BIDDERS:

- a. This Addendum is issued pursuant to the Conditions of the Contract and is hereby made part of the above named project.
- b. The addendum serves to clarify, revise, and supersede information in the Project Manual and the Drawings. The Bidder shall acknowledge receipt of this Addendum in the space provided in the Bid Form and on the outer envelope of the Bid Proposal. Failure to do so may subject the Bidder to disqualification.
- c. This Addendum revises the entire Project Manual
- d. This Addendum Extends the Bid Period: The Bid Period has been extended to August 11, 2026, 3:00 p.m. EST.



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ADDENDUM NO. 1

REVISED PROJECT MANUAL

INTERIOR PAINTING, REPAIRS AND FLOORING

AT 76 L HARRIS STREET

JOB NO.: 260810
DATE ISSUED: JULY 12, 2026
BID DUE DATE: ~~JULY 30, 2026, 3:00 P.M. (EST)~~
REVISED BID DUE DATE: AUGUST 11, 2026 3:00 P.M. EST.

OBTAIN BID DOCUMENTS FROM:

RFQ documents may be downloaded from the A&E Digital Plan Room <https://www.aeplanroom.com/jobs/public>.

CHA BOILERPLATE DOCUMENTS ARE CONSIDERED PART OF THIS PROJECT MANUAL AND ARE CONSIDERED PART OF THE BID DOCUMENTS AND MUST BE SUBMITTED WITH THE BID. BOILER PLATE DOCUMENTS MAY BE OBTAINED FROM THE CHA WEBSITE AT WWW.CHACITY.ORG CHA RESERVES THE RIGHT TO REQUEST ADDITIONAL FORMS, INCLUDING ANY AND ALL REQUIRED FEDERAL, STATE, AND LOCAL FORMS

The Bid Tabulation Sheet will be posted on the CHA website after the public bid opening. The Intent to Award Notification will be posted on the CHA website www.chacity.org. Bids submitted will be held in confidence and not released in any manner until after the contract has been awarded.

The responsibility for submitting a response to this Bid Request to the stated CHA address on or before the stated time and date will solely and strictly be the responsibility of the respondent. The respondent shall wholly absorb all costs incurred in preparing and presenting the Bid

1985
AWARD FOR
DESIGN EXCELLENCE
PRESIDENT RONALD REAGAN

1986, 1991
HONOR AWARD
AMERICAN INSTITUTE OF ARCHITECTS

1989, 1990, 1997
CAROLOPOLIS AWARD
PRESERVATION SOCIETY OF
CHARLESTON

1991
SPECIFIC ACTIVITY AWARD
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

1991-98
CERTIFICATE OF EXCELLENCE
IN MANAGEMENT OPERATIONS
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

1994, 1999
SUSTAINED PERFORMANCE AWARD
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

1997, 2014, 2018
FOUNDERS AWARD
HISTORIC CHARLESTON FOUNDATION

2000, 2006
HOUSING ACHIEVEMENT AWARD
S.C. STATE HOUSING FINANCE
AND DEVELOPMENT AUTHORITY

2009, 2010, 2012
NATIONAL AWARD OF MERIT
NATIONAL ASSOCIATION OF HOUSING
AND REDEVELOPMENT OFFICIALS

2011, 2013, 2014, 2015
HUMAN SERVICE AWARD
CCHRCO

2019
AIA / HUD SECRETARY AWARD
DESIGN EXCELLENCE
WILLIAMS TERRACE

*Celebrating over 90 Years of Service
Organized May 5, 1935*



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TELEPHONE (843) 720-3970
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INVITATION

JOB NO.: 260810

IFB INTERIOR PAINTING, REPAIRS AND FLOORING AT 76 L HARRIS STREET

The Housing Authority of the City of Charleston (CHA) is soliciting bids from qualified and licensed contractors to perform Interior Painting, Repairs and Flooring at 76 L Harris Street, Charleston, SC 29403. Contractor must have qualifications at the time of Bid Submission.

The Project Manual is available for download from the A&E Digital Plan Room at <https://www.aeplanroom.com>.

Sealed Bids will be received until ~~3:00 p.m. EST on July 30, 2026.~~ **REVISED BID DUE DATE IS 3:00 P.M. EST ON AUGUST 11, 2026.** Late submissions and modifications to previously submitted packages will not be accepted after this deadline. Sealed Bids must be submitted to the Housing Authority of the City of Charleston, Procurement and Contracts Management Department, Suite 102, Charleston, SC 29403. Job Number and Job Name on the outside of the mailing envelope and on Sealed Bid Envelope.

~~A voluntary pre-bid meeting will be held ONSITE on Monday, July 16, 2026, at 12:00 p.m. ET. at 231 C Line Street, Charleston, SC 29403.~~

Questions must be submitted in writing by email to fsmith@chacity.org. (Mr. Francis Smith, Facilities/RAD Director). Questions must be received no later than July 30, 2026, at 12:00 Noon to be considered for response. CHA will respond to relevant questions with an addendum.

This is a federally assisted project that will obligate the ultimate awardee to not discriminate in employment practices and to otherwise comply with applicable federal requirements. Minority and women-owned businesses are encouraged to respond. CHA reserves the right to retain all submitted Proposal packages and to use any idea in any package, regardless of whether the package is selected. CHA reserves the right to waive irregularities and to reject any Proposals and to cancel this solicitation.

Nathan F. Simms, Jr, President & CEO

SCOPE OF WORK

JOB NO. 260810

INTERIOR PAINTING, REPAIRS AND FLOORING AT 76 L HARRIS ST

CONTRACTOR MUST FIELD VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE SUBMITTING A BID. CONTRACTOR TO SUPPLY ALL MATERIAL.

GENERAL REQUIREMENTS

The Contractor shall field-verify all existing site conditions, dimensions, quantities, and measurements prior to submitting a bid. The Contractor shall provide all labor, supervision, materials, equipment, tools, transportation, disposal, and incidentals necessary to complete the work described in this Scope of Work. CHA will not allow change orders for items that were not inspected properly by the contractor prior to submitting the bid.

The intent of this Scope of Work is to provide a complete and finished project. The work shall include, but is not limited to, all repairs, preparation, painting, flooring, replacements, installations, and associated work necessary to restore the unit to a clean, safe, functional, and finished condition.

Unless specifically noted otherwise, the Contractor shall:

- Repair all damaged, deteriorated, defective, or otherwise unacceptable areas identified throughout the unit.
- Prepare all surfaces as necessary prior to repair, priming, painting, installation, or replacement.
- Paint **all previously painted surfaces throughout the unit**, including walls, ceilings, doors, door frames, window trim, baseboards, stair components, handrails, metal railings, and other previously painted surfaces, unless specifically excluded in this Scope of Work.
- Paint all repaired areas so that the finished surfaces are uniform in appearance and match the surrounding surfaces.
- Perform all necessary patching, sanding, caulking, priming, sealing, and preparation required to provide a professional, finished result.
- Repair all damaged flooring, subflooring, and related floor surfaces as identified in this Scope of Work or discovered during field verification. Notify CHA of any hidden damages and CHA must approve work before contractor proceeds with repairs.
- Remove and properly dispose of all demolition debris, waste, and materials generated by the work.

- The Contractor shall be responsible for furnishing and supplying all labor, supervision, materials, supplies, equipment, tools, transportation, disposal, and other incidentals necessary to fully and properly complete the project in accordance with this Scope of Work. Except where specifically stated otherwise, the Contractor shall supply all materials, supplies, and equipment necessary to complete the work, including all items required for demolition, repairs, preparation, installation, painting, flooring, cleanup, and final completion of the project.
 - All work shall be completed in accordance with applicable codes, manufacturer requirements, HUD requirements, CHA requirements, and the approved Paint Schedule, where applicable.
-

1. FLOORING AND STAIRWELL

- Remove and properly dispose of existing vinyl and/or wood cove base.
 - Remove and properly dispose of all existing carpet, tile, sheet vinyl, LVP, VCT, and other flooring materials designated for removal.
 - Inspect existing floors and subfloors throughout the unit for damaged, deteriorated, uneven, soft, or otherwise defective areas.
 - Notify CHA of damages and receive CHA approval prior to repairing all damaged or deteriorated subflooring and floor surfaces, including soft spots, damaged areas, and other deficiencies identified during the work.
 - Provide all necessary floor preparation, including patching, leveling, sanding, and other preparation necessary to receive new flooring.
 - Supply and install Armstrong 12" x 12" VCT tile, ARM51830031, Color: Cottage Tan.
 - Supply and install 6" rubber cove base, Tarkett CB 47 6 x 4 1/8 Toe, Color: Brown.
 - Paint stairs, metal stair railings, and handrails in accordance with the approved Paint Schedule.
 - Notify CHA of damages and receive CHA approval prior to repairing Repair all damaged areas of stairs, railings, handrails, and related components prior to painting.
 - Install new wood handrail in staircase attached to wall.
-

2. CEILINGS

- Patch and repair all damaged, cracked, stained, deteriorated, or otherwise unacceptable ceiling surfaces throughout the unit.
- Match existing smooth or textured finishes, as applicable.
- Prepare all ceiling surfaces for painting, including patching, sanding, caulking, and priming, as necessary.
- Prime and paint all ceilings throughout the unit in accordance with the approved Paint Schedule.
- Paint all previously painted ceiling surfaces, including repaired and previously unpainted areas necessary to provide a uniform finished appearance.

3. DRYWALL AND CONCRETE BLOCK

- Remove all nails, screws, anchors, fasteners, and other wall attachments.
- Patch and repair all dents, gouges, scratches, marred surfaces, cracks, holes, and other damaged areas throughout the unit.
- Work shall include all rooms, closets, storage areas, mechanical closets, pantries, stairwells, and other areas within the unit.
- Rebuild Ductwork/Pipe chase to conceal exposed pipes and vents in kitchen.
- Replace or repair any rotted or damaged wood framing material that is not structurally acceptable.
- Repair all drywall and concrete block surfaces, as necessary.
- Sand repaired surfaces smooth and prepare all surfaces for painting and paint.
- Prime and paint all drywall, concrete block, and other previously painted wall surfaces in accordance with the approved Paint Schedule.
- Paint all previously painted surfaces throughout the unit, including walls and other painted surfaces, whether or not repairs are required.

4. WINDOWS, WINDOW TRIM, DOOR TRIM, AND CLOSET SHELVING

- Remove or fill all nails, screws, anchors, brackets, and other unnecessary hardware.
- Repair, sand smooth, or replace damaged areas of window trim and door trim throughout the unit.
- Repair or replace damaged closet shelving, as necessary.
- Repair all damaged or deteriorated trim and shelving surfaces.
- Prepare, prime, and paint all interior window trim, door trim, and other previously painted trim in accordance with the approved Paint Schedule.
- Paint all previously painted trim surfaces throughout the unit.

Windows

- Ensure all windows open, close, and lock properly.
- Repair or replace any damaged or missing exterior window screens.
- Supply and install new 2" faux wood cordless blinds.
- Blinds shall cover all glass panes.
- Minimum acceptable width: sufficient to cover all glass panes.
- Maximum acceptable width: shall not exceed the outside edge of the window trim.

5. CABINETS

- Remove and properly dispose of all existing cabinetry.
- Supply and install HUD Severe Use cabinets, pre-finished white, in the original layout to the greatest extent practicable.
- Provide all necessary hardware, fillers, trim, and associated components required for a complete installation.

6. KITCHEN COUNTERTOPS AND SINK

- Remove and properly dispose of all existing kitchen countertops and sinks.
- Supply and install new Formica countertops with a 4" backsplash.
- Countertop color shall be neutral and subject to CHA approval.
- Supply and install stainless steel, 50/50 double-bowl, top-mount sink.
- Supply and install a single-handle faucet with integral sprayer.
- Supply and install a 30" x 24" stainless-steel backsplash behind the stove and below the new hood.
- Where the stove is located in a corner, supply and install additional stainless-steel backsplash on the applicable side walls.
- Install new water supply lines and shutoff valves.

7. HVAC REGISTERS AND RETURNS

- Remove existing registers and return grilles.
- Supply and install new white registers and metal return grilles.
- New registers and grilles shall match the existing openings in size.
- Color shall be white.

8. SMOKE AND CARBON MONOXIDE DETECTORS

- Supply and install new smoke detectors and carbon monoxide detectors.
- Detectors shall have a minimum 10-year lithium battery life.
- Smoke and carbon monoxide detector placement shall comply with current NSPIRE requirements and applicable HUD and CHA requirements and approved locations.

9. DOORS AND DOOR HARDWARE

- Remove and properly dispose of all existing interior doors and hardware.
- Supply and install new six-panel interior doors.
- Supply and install new door hardware, including hinges, strike plates, doorknobs, and door stops.
- Hardware shall be installed at all interior doors, including doors to closets, storage areas, mechanical closets, and pantries.
- Hardware finish shall be brushed nickel.
- Repair all damaged door frames, jambs, trim, and related surfaces.
- Prepare, prime, and paint all interior doors, door frames, and trim in accordance with the approved Paint Schedule.
- Paint all previously painted interior door and trim surfaces.
- Paint exterior doors and screen doors to match the current color.
- CHA will supply the exterior door paint only.

10. ELECTRICAL

- Supply and install new electrical outlets, switches, and cover plates.
- Remove existing light fixtures.
- Supply and install 12" LED ring ceiling flush-mount fixtures, brushed nickel finish.
- Use smaller fixture sizes where appropriate for bathrooms, closets, and other areas where the 12" fixture is not suitable.
- Repair all damaged surfaces resulting from electrical work.
- Patch, prepare, prime, and paint all areas affected by electrical work to match adjacent surfaces.

11. APPLIANCES:

- Removal and disposal of existing appliances
- Removal and disposal of Hot water Heater
- Installation of new hot water heater to include all plumbing, leak pan and electrical work according to code. Water heater to be 40 gallon ga

12. BATHROOM

Use Mildew resistant caulking designed for wet area.

Install commercial grade toilet paper holder and towel bar. Silver finish.

- Remove and properly dispose of the existing medicine cabinet.
- Supply and install a new recessed medicine cabinet.
- Removal and disposal of toilet seat
- Supply and installation of new toilet seat
- place the toilet seat.
- Removal and disposal of wall mounted sink
- Supply and installation of new vanity(white) with new sink and faucet
- Supply and install a toilet paper holder and towel bar, silver finish.
- Supply and install new shower valve's and trim kit and shower head.
- Repair all missing/broken bath and shower surround tiles with 4" x 4" tiles. Grout and Caulk
- Reglaze the tub and tub surround.(white)
- Supply and install new water supply lines and valves for bathroom sink and toilet.
- Remove and replace the exhaust fan with a new exhaust fan.
- Repair all damaged walls, ceilings, flooring, subflooring, fixtures, trim, and other surfaces.
- Prepare, prime, and paint all previously painted bathroom surfaces in accordance with the approved Paint Schedule.

13. PAINTING REQUIREMENTS

The Contractor shall provide a complete interior painting project. Painting shall include **all previously painted surfaces throughout the unit**, whether or not specifically listed in each individual section of this Scope of Work.

Painting shall include, but not be limited to:

- Walls;
- Ceilings;
- Doors;
- Door frames and trim;
- Window trim;
- Baseboards and other painted trim;
- Stairs;
- Metal stair railings;
- Handrails;
- Other previously painted interior surfaces.

All surfaces shall be properly prepared before painting. Preparation shall include, as applicable, removal of loose or peeling paint, patching, sanding, caulking, cleaning, priming, and other preparation necessary to produce a professional finish.

All damaged areas shall be repaired prior to painting. Repaired areas shall be blended and finished to match adjacent surfaces as closely as practicable.

All painting shall be completed in accordance with the approved Paint Schedule and CHA-approved colors and finishes.

14. COMPLETION REQUIREMENTS

- Upon completion, the Contractor shall leave the unit clean, safe, functional, and ready for occupancy or use.
- The Contractor shall remove all construction debris and surplus materials generated by the work.
- The Contractor shall be responsible for correcting any incomplete, damaged, defective, or unacceptable work identified by CHA during inspection.
- The Contractor shall include all labor, materials, equipment, preparation, repairs, painting, installation, removal, disposal, and incidental work necessary to provide a complete and finished project, whether or not each individual item is specifically identified in this Scope of Work.

PAINT SPECIFICATIONS
INTERIOR PAINTING, REPAIRS AND FLOORING AT 231 C Line
JOB NO. 260810

QUALITY ASSURANCE

Painter Qualifications: Engage an experienced painter who has completed painting system applications similar in material and extent to that indicated for this Project with a minimum five. (5) year record of successful in-service performance.

Source Limitations: Obtain block fillers, primers, and undercoat materials for each coating system from the same manufacturer as the finish coats.

PAINT MATERIALS, GENERAL

Housing Authority to verify and approve all colors.

Material Compatibility: Provide block fillers, primers, undercoats, and finish-coat materials that are compatible with one another and the substrates indicated under conditions of service and applications, as demonstrated by the manufacturer based on testing and field experience.

Material Quality: Provide manufacturer's **BEST-QUALITY** (Top of the Line) paint material of the various coating types specified. Paint-material containers not displaying the manufacturer's product identification will not be acceptable. All materials are subject to CHA approval. Thinning of paint is not allowed except by manufacturer's allowance.

EXAMINATION

Examine substrates, areas, and conditions, with the painter present, under which painting will be performed for compliance with paint application requirements. Do not begin to apply paint until unsatisfactory conditions have been corrected and surfaces receiving paint are thoroughly dry. The start of painting will be construed as the Painter's acceptance of surfaces and conditions within a particular area.

APPLICATION

General: Apply paint according to the manufacturer's written instructions. Use paints and techniques best suited for substrate and type of material being applied.

Thoroughly scrub all surfaces with a hard bristle brush, Pressure Wash using a mixture of 3 parts water to 1 part bleach then thoroughly pressure wash all buildings. Do not pressure wash entrance doors, windows, or vents.

Do not paint over mildew, dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.

Provide finish coats that are compatible with primers used.

Finish exterior doors on top, bottoms, and side edges the same as exterior faces.

Scheduling Painting: Apply first coat to surfaces that have been cleaned, pretreated, or otherwise prepared for painting as soon as practicable after preparation and before subsequent surface deterioration.

The number of coats and the film thickness required are the same regardless of application method. Do not apply succeeding coats until the previous coat has cured as recommended by the manufacturer. If sanding is required to produce a smooth, even surface according to the manufacturer's written instructions, sand between applications.

If undercoats, stains, rust, or other conditions show through final coat of paint, apply additional coats until paint film is of uniform finish, color, and appearance. Give special attention to ensure edges, corners, crevices, welds, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.

Allow sufficient time between successive coats to permit proper drying. Do not recoat surfaces until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and where application of another coat of paint does not cause the undercoat to lift or lose adhesion.

Application Procedures: Apply paints and coatings by brush or roller according to the manufacturer's written instructions.

Brushes: Use brushes best suited for the type of material applied. Use brush of appropriate size for the surface or item being painted.

Rollers: Use rollers of carpet, velvet back, or high-pile sheep's wool as recommended by the manufacturer for the material and texture required.

Minimum Coating Thickness: Apply paint materials no thinner than the manufacturer's recommended spreading rate. Provide the total dry film thickness of the entire system as recommended by the manufacturer.

Mechanical and Electrical Work: Painting of mechanical and electrical work is limited to items exposed at the exterior of buildings.

Prime Coats: Before applying finish coats, apply a prime coat of material, as recommended by the manufacturer, to material that is required to be painted or finished and that has not been prime coated by others (bare wood, bare brick, etc.). Recoat primed and sealed surfaces where evidence of suction spots or unsealed areas in first coat appears, to ensure a finish coat with no burn through or other defects due to insufficient sealing.

Pigmented (Opaque) Finishes: Completely cover surfaces as necessary to provide a smooth, opaque surface of uniform finish, color, appearance, and coverage. Cloudiness, spotting, laps, brush marks, runs, sags, ropiness, or other surface imperfections will not be acceptable.

Completed Work: Match approved samples for color, texture, and coverage. Remove, refinish, or repaint work not complying with requirements.

Cleaning: Before applying paint or other surface treatments, clean the substrates of substances that could impair the bond of the various coatings. Remove oil and grease before cleaning.

Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet or newly painted surfaces.

Surface Preparation: Clean and prepare surfaces to be painted according to the manufacturer's written instructions for each particular substrate condition and as specified.

Wood: Clean surfaces of dirt, oil, and other foreign substances with scrapers, mineral spirits, and sandpaper, as required. Sand surfaces exposed to view smooth and dust off.

Before painting, fill holes and imperfections in finish surfaces. Sand smooth when dried.

Before painting, fill all gaps and joints with a BEST-QUALITY (Top-of-the-line) exterior paintable caulking. Caulking is to have a smooth uniform finish.

Materials Preparation: Mix and prepare paint materials according to the manufacturer's written instructions. Maintain containers used in mixing and applying paint in a clean condition, free of foreign materials and residue.

Stir material before application to produce a mixture of uniform density. Stir as required during application.

After completing painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing and scraping. Be careful not to scratch or damage adjacent finished surfaces.

Protection: Protect all adjacent areas, whether being painted or not, against damage by painting. Protect all adjacent areas against scraping and sanding. Correct damage done during work process by cleaning, repairing, or replacing, and repainting, as approved by the Owner.

Provide "wet paint" signs to protect newly painted finishes.

Field Quality Control: The Owner reserves the right to invoke site inspections and/or test procedures at any time and as often as the Owner deems necessary during the period when paint is being applied. The Owner may direct the contractor to stop painting if test results show material being used does not comply with specified requirements. The contractor shall remove non-compliant paint from the site, pay for testing, and repaint surfaces previously coated with the rejected paint. If necessary, the contractor may be required to remove rejected paint from previously painted surfaces if on repainting with specified paint, the 2 coatings are incompatible.

CLEANING: Cleanup at the end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from the site.

INTERIOR PAINT SCHEDULE:

Dry Wall	Sherwin Williams SW0050 Classic Light Buff	Eggshell
Trim, closet shelves, and doors	Sherwin Williams ProMar 200, white. Submit a Color sample to CHA for approval	SEMI-GLOSS
Bathroom	Sherwin Williams SW0050 Classic Light Buff	EGGSHELL
Ceilings	Sherwin Williams Ceiling White	
Stairs	Sherwin Williams Armor-Seal Tread-Plex Color : Tile Red	Semi - Gloss

GENERAL CONDITIONS

BID REQUIREMENTS:

The CHA reserves the right to reject a bid if all required forms including the CHA boiler plated documents are not included with the bid submission.

COMPLIANCE WITH LEGAL REQUIREMENTS

All applicable Federal, State, and local laws, ordinances, and rules and regulations of any authorities shall be binding upon the Contractor(s) throughout the pendency of this Project. The Contractor(s) shall be responsible for compliance with any such law, ordinance, rule, or regulation, and shall hold the City harmless and indemnify the same in the event of non-compliance as outlined in the Contract.

SUSPENSION AND DEBARMENT

The Offeror certifies, by submission of this proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal, state, or local agency. Where the Offeror is unable to certify any of the statements in this certification, such Offeror shall attach an explanation to this proposal.

NON-DISCRIMINATION

The Contractor(s) shall not discriminate against any individuals based upon age, sex, race, disability, religion, sexual orientation, or gender identity and shall abide by the requirements contained in Federal Executive Order Number 11246, as amended, including specifically the provisions of the equal opportunity clause. The successful Offeror will take affirmative action to comply with all Federal and State requirements concerning fair employment and the treatment of all employees, without regard to or discrimination by reason of race, color, religion, sex, national origin, or physical handicap.

DAVIS BACON WAGE RATE ACT

Specific labor categories under this RFP are subject to the Davis-Bacon prevailing wage requirements and other related acts. Contractors performing work are required to familiarize themselves with these Acts. The Department of Housing and Urban Development has compiled a guide covering all the requirements and responsibilities of contractors working on federally assisted construction projects. "A Contractor's Guide to Prevailing Wage Requirements for Federally Assisted Construction Projects" may be found by clicking on the following link <http://www.hud.gov/offices/adm/hudclips/guidebooks/HUD-LR-4812/4812-LR.pdf>

WAGE RATES:

The contractor IS required to pay its employees in accordance with applicable wage regulations, including, but not limited to, the Davis-Bacon Wage Rate, the HUD Maintenance Wage Rate, and any relevant State of South Carolina and/or Federal Wage Rates.

SECTION 3 ACT:

The work to be performed under this contract is subject to the requirements of Section 3 of The Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3 shall, to the greatest extent feasible, be directed to low- and very low-income people, particularly people who are.

recipients of HUD assistance for housing. Therefore, as a Contractor, you are required by the Act to take affirmative steps to give preference to the greatest extent feasible to qualified Section 3 area residents and business concerns by providing training, employment, and contracting opportunities.

PERFORMANCE AND PAYMENT BONDS:

For construction contracts exceeding \$50,000, the Contractor shall furnish an assurance of completion in the form of Performance and Payment bonds equal to 100% of the total contract price. Bonds shall be obtained from surety companies approved and certified by the U.S. Department of the Treasury and licensed to do business in the state of South Carolina. The Department of the Treasury's Circular 570 can be viewed at www.fms.treas.gov. (This assurance may be met by means of any one of the following: A performance and payment bond in a penal sum of 100% of the contract price, or Separate performance and payment bonds, each for 50% or more of the contract price; or A 20 % cash escrow (a certified check/bank draft))

PERMITS AND CODES:

The Contractor(s) shall, without additional expense to the Housing Authority of the City of Charleston, be responsible for obtaining all necessary licenses and permits required by the State of South Carolina, the Housing Authority of the City of Charleston, or any other authority having jurisdiction. The Contractor shall secure and pay for all permits, fees, and licenses necessary for the proper execution and completion of the work. The Contractor shall ensure that all work conforms to the most recent and applicable federal, state, and local building codes. The Contractor shall submit copies of all permits and licenses to the CHA before commencing work. The Contractor shall post copies of permits at the job site, which shall remain in place until work is complete. Contractors and subcontractors are responsible at all times for obtaining any applicable work permits and licenses.

LICENSE, QUALIFICATIONS, AND REGULATIONS:

Licenses must be included in this submission and issued by the relevant South Carolina state agency. All work under this project is subject to municipal, state, and federal laws and regulations. Contractors must be licensed and qualified to perform the work in the State of South Carolina, as determined by the work to be performed under the contract. Such a license must be maintained throughout the contract. Contractor must be familiar with applicable federal, state, county, and municipal laws, statutes, ordinances, and executive orders. Contractors must be licensed in the State of South Carolina to perform any work requiring a license. The offeror must maintain all the necessary certifications throughout the entire term of the contract. Lapses in accreditation could result in CHA terminating the contract. The contractor shall pay all related fees and costs in connection with the required license.

INSURANCE REQUIREMENTS:

Upon the consummation of the contract for the services being solicited in this Solicitation and receipt of the Notice of Award by the successful Offeror (the "Contractor"), the Contractor shall, at all times during the term of the contract, carry insurance as required by the insurance requirements outlined in the insurance attachment, which is attached hereto and incorporated by reference. The City shall not issue a Notice to Proceed until the Contractor has submitted acceptable insurance certificates(s) or endorsement(s), which must be submitted within five (5) calendar days after receipt of the Notice of Award, and which reflect that the required coverages are in place and that all premiums have been paid. Refusal or failure to submit such certificate(s) or endorsement(s) shall constitute grounds for the City to revoke its notice of award, forfeit proposal security, and award the contract to another contractor. The City may contact the

Contractor's insurer(s) or insurer(s)' agent(s) directly at any time regarding its coverages, coverage amounts, or other such relevant and reasonable issues related to this contract. The Contractor(s) shall also require any subcontractors to carry the same coverages in the exact amounts. Faxed Insurance Certificate(s) and Endorsement(s) shall be accepted if received no later than the time of contract execution, and the original documents are received within one (1) business day after receipt of the fax transmittals.

INSURANCE:

The contractor must have valid insurance in place at the time of proposal submission. The contractor will be required to update the insurance to list the Housing Authority of the City of Charleston after a contract is signed and before the Notice to Proceed is issued for the initial task order. The offeror must maintain all required insurance during the entire term of the contract. Lapses in insurance coverage could result in CHA terminating the contract. Evidence of Insurance Coverage- Throughout the life of this project, the Contractor, its consultants or subcontractors, shall carry Commercial General Liability Insurance, Commercial Automobile Liability Insurance, and Workman's Compensation Insurance Coverage. The Housing Authority of the City of Charleston shall be named as an additional insured on all required policies for services performed under this Agreement and shall be provided a Certificate of Insurance executed by an insurance agent authorized to conduct business in the State of South Carolina, indicating the coverage below. The Contractor's insurance is considered the primary **source of coverage**.

Workman's Compensation Insurance	To comply with the laws of the State of South Carolina, covering all employees who perform work for the Contractor under this agreement.
Commercial General Automobile Liability	On owned and non-owned motor vehicles used on the site (s) or in connection with this contract of the Contractor, sub-contractor, or personnel of such must provide certification of Automobile Liability for a combined single limit of bodily injury and property damage of not less than \$1,000,000 per occurrence.
Commercial General Liability	With a combined single limit for bodily injury and property damage of not less than \$1 000,000 per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others.

WORK HOURS:

The Contractor shall schedule work during the CHA's hours of operation. Hours of operation are Monday through Friday, 8:00 am to 4:30 pm. Due to the nature of the work, CHA reserves the right to allow the contractor to work outside of regular working hours. All days of work allowed by CHA, including weekends and holidays, shall be considered regular work hours.

WORK SITE CONDITIONS:

The contractor is to keep the worksite orderly. Store only the items needed for the vacant apartment where work is being performed. Store items neatly to avoid trip hazards. Do not store flammable materials in any apartment. Contractor to perform final cleaning of the entire work area after all painting has been completed. Do not store items outside of the unit, on the porch, or in the yard. Do not use CHA or the residents' trash cans. The contractor will be responsible for replacing or repairing any damaged areas resulting from the storage of the contractor's materials.

ITEM REPLACEMENT:

All replacement work must be pre-approved by a CHA representative.

PROJECT CLOSEOUT:

At project completion, Contractor shall provide marked-up plans indicating the as-built conditions. Contractor shall prepare a manual of all equipment information, manuals, and warranties for presentation to the Owner.

UTILITIES:

No electricity, water, gas, or sanitary sewer is available at the site. The Contractor, or its Sub-Contractors may not enter into special agreements with residents in adjacent apartments for the use of their utilities.

RESTROOMS:

The contractor shall provide their own restroom facilities and may not use the residents' facilities.

UNIT SECURITY

The contractor will be held responsible for any damage resulting from the contractor's failure to secure the units.

KEYS:

Contractor may obtain a key for the vacant units from the appropriate Management Office after 8:00 am and return it before 4:30 pm, Monday through Friday. If keys are not turned in or are lost, the contractor may be charged for rekeying each compromised lock. If keys are not returned or are lost, the CHA will change the locks, and the Contractor will be charged a minimum of \$50.00 per lock change. Original tags (which identify units) shall be turned in with the keys.

TELEPHONE REQUIREMENT, USE, AND CONTRACTOR CONTACT INFORMATION:

Contractor shall maintain a telephone on site for his use. Under no circumstances are the residents' or CHA's telephones to be used by Contractor's employees or Subcontractors. The Contractor shall supply the CHA with telephone numbers at which a representative of its company may be reached after regular working hours, weekends, and holidays. CHA will use the numbers only in the event of an emergency.

CONSTRUCTION PROGRESS:

Contractor shall meet with CHA to discuss work progress, any problems or deficiencies noted during inspection visits, overdue reports, construction schedule, etc.

CONSTRUCTION WASTE MANAGEMENT

The contractor agrees to comply with Federal, State, and Local Waste Management Regulations. The contractor is responsible for all costs associated with the disposal of materials generated by the contractor's work under this RFP. This includes, but is not limited to, paint, electronics, batteries, hazardous materials, and debris.

NOISE:

The Contractor shall comply with all City and Municipal ordinances relating to noise abatement and nuisance. Excessive noise (loud talking, profanity, radios, etc.) will not be tolerated. There will be one warning only.

WORKSITE ORDER AND CLEANLINESS:

The Contractor is responsible for receiving, unloading, hoisting, and distributing all materials associated with the contract unless otherwise stated by the CHA. The Contractor shall protect all surfaces from damage with suitable coverings during the construction period. The Contractors shall be responsible for all cleanup and proper off-site disposal of debris resulting from the work under this contract, and for removing the debris from the premises in an orderly and lawful manner at the end of each day.

EMPLOYEE DRESS CODE AND IDENTITY:

Employees of the Contractor and subcontractors shall wear proper attire for safety and appearance (shirts must be worn). Uniforms with the contractor's logo are preferred but not required. For identification purposes and to protect our residents, the CHA requires all people performing work on its property to wear CHA-issued ID badges. CHA will issue badges at no cost to the contractor.

PROJECT SUPERINTENDENT:

The Contractor shall provide a full-time project superintendent who is experienced in the type of work for this project. The designated superintendent shall be on the job site at any time any work is being performed.

PLANS AND SPECIFICATIONS:

The Contractor shall, whenever work is being performed, have a set of plans and specifications available at the work site.

VEHICLES:

No vehicles may tread upon or park on any unpaved areas of CHA property. Keep off the grass!

GUARANTEE AND WARRANTY

The Offeror shall state its standard warranty and any available extended warranties. Excluding any manufacturer's warranties and in addition to other warranties as provided by law or herein, all labor and materials are warranted to be free from defects for a minimum period of twenty-four (24) months after the date of final payment by CHA. The Contractor shall promptly make such corrections as may be necessary due to such defects, including the repairs of any other damages that were caused by defects in the work. Contractor shall provide additional guarantees/warranties as herein specified. Upon completion of project, the Contractor shall provide to the CHA all warranties for any equipment installed on this project.



HOUSING AUTHORITY OF THE CITY OF CHARLESTON
550 MEETING STREET, CHARLESTON, SOUTH
CAROLINA 29403 TELEPHONE (843) 720-3970
Nathan F. Simms, Jr., *President & CEO*

REVISED - BID FORM

JOB NUMBER: 260810
JOB NAME: INTERIOR PAINTING, REPAIRS AND FLOORING AT 76 L HARRIS
ST
BID DUE DATE: ~~JULY 30, 2026~~
REVISED BID DUE DATE: AUGUST 11, 2026
REVISED BID DUE TIME: 3:00 P.M.

FROM: NAME OF BIDDER: _____

TO: HOUSING AUTHORITY OF THE CITY OF CHARLESTON
ATTN.: PRISCILLA M. WARING, PROCUREMENT & CONTRACTS DIRECTOR
550 MEETING STREET, ROOM 102, CHARLESTON, SC 29403

The undersigned, having carefully examined the Specifications and surveyed the premises and conditions affecting the work for CHA project entitled 'INTERIOR PAINTING, REPAIRS AND FLOORING AT 76 L HARRIS ST' and listed addenda, proposes to furnish all services, labor, and materials and equipment called for the entire work in accordance with said documents, for the following lump sum.

Acknowledgment of Addenda

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

All information, Alternatives, deductions, Additions, and unit costs required on this Bid Form must be completed; otherwise, the bid may be rejected.

BASE BID:

Total lump sum base bid amount to provide all work as herein required for INTERIOR PAINTING, REPAIRS AND FLOORING AT 76 L HARRIS ST:

Total Lump Sum Base Bid \$ _____
_____ Dollars and ____/100
CENTS

(spell out the amount)

UNIT PRICES: Pricing to include the removal of existing and installation of new.

Unit	# B/R	Cost
Line 231 C	4	

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 sixty (60) days following the opening of bids. 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 the opening of bids. **Contractor shall execute a contract (and furnish proper bonds) within Three (3) working days from receipt of notice.**

CONSTRUCTION TIME: 21 Calendar Days

COMPLETION REQUIREMENTS:

CHA intends to issue the Notice to Proceed 72 hours (3 days) after the contract is signed.

The contractor must mobilize and be on site working on the date of the Notice to Proceed.

The contractor shall continuously man the site with an adequate workforce each regular working day until the final Closeout of the project.

The project will achieve 100% completion, including all punch items, final inspections, and CHA approval, within 21 calendars days from date on Notice to Proceed.

The Notice To Proceed will be stand alone and project-specific.

If the successful bidder is currently under contract with CHA for additional projects, this project will stand alone and must be completed within the time specified on the Notice To Proceed.

AWARD REGULATIONS AND C CONTRACTOR RESOURCES:

In addition to the cost, the contractor's responsiveness and responsibility will be used to determine the award of this contract. Including the contractor's previous demonstration with CHA or other entities of its ability to complete its projects on time and according to the advertised specifications. The contractors' ability to complete this project as stated above is part of the responsibility criteria for the award. According to Federal, State and Local laws and regulations CHA may choose to disqualify the lowest bidder based upon its responsibility to complete this project.

It is understood that, before a Quote is considered for an award, the offeror may be requested by the owner 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.

REVISED BID FORM

Page 3 of 3

Job No. 260810

NOTE:

All of the Information, Alternates, Deducts, Additions and Unit Costs, etc. required on this Bid Form must be completed or the bid may be rejected.

ATTESTATIONS AND INCLUSIONS:

By signing this Bid Form, the Bidder attests to have:

Received and read all the pages that make up this document as set forth on the Contents page(s) of this project manual entitled "INTERIOR PAINTING, REPAIRS AND FLOORING AT 76 L HARRIS ST" AND completed, signed, **and included with this Bid form the BOILER PLATE** documents listed for inclusion with this Bid submission.

Respectfully Submitted By:

Bidders Company Name: _____

Address: _____

City _____ State _____ Zip Code _____

E-mail: _____

Cell Phone: _____

Office Phone: _____

Contractor's License No.: _____

Type of License: _____ Limitation Rating: _____

Taxpayer's ID No.: _____

Name of Official Company Representative Title

Signature of Official Company Representative Title

SEAL IF OFFEROR IS A CORPORATION

CHA BOILERPLATE DOCUMENTS ARE CONSIDERED PART OF THE PROJECT MANUAL, THE OFFER/BID DOCUMENTS, AND ALL CONTRACTS AND PURCHASE ORDERS.

CHA RESERVES THE RIGHT TO REQUEST ADDITIONAL FORMS NEEDED TO ASSURE OR INDICATE CONTRACTOR'S COMPLIANCE WITH ALL REQUIRED LOCAL, STATE, FEDERAL, AND CHA GUIDELINES AND POLICIES. CONTRACTOR AGREES TO SUBMIT ALL FORMS LISTED AND ANY ADDITIONAL FORMS REQUIRED BY CHA.

Include with submission:

- ☐ OFFEROR INFORMATION FORM - REFERENCE RELEASE FORM
- ☐ BIDDER /OFFEROR REFERENCE FORM
- ☐ ACKNOWLEDGEMENT OF ADDENDA
- ☐ CONFLICT OF INTEREST FORM
- ☐ NON-COLLUSIVE AFFIDAVIT
- ☐ CONFIDENTIALITY AGREEMENT
- ☐ CRIMINAL ACTIVITY CERTIFICATION FORM
- ☐ ILLEGAL IMMIGRATION REFORM ACT STATEMENT
- ☐ NO SMOKING CERTIFICATION FORM
- ☐ SECTION 3 CLAUSE
- ☐ SECTION 3 COMPLIANCE AFFIDAVIT
- ☐ SECTION 3 BUSINESS CONCERN CERTIFICATION
- ☐ PHCFP CONTRACT CLAUSE CERTIFICATION FORM (SC)
- ☐ PHCFP CERTIFICATION REGARDING DEBARMENT (SC)
- ☐ HUD 2992 CERTIFICATION REGARDING DEBARMENT AND SUSPENSION
- ☐ HUD 5369-A REPRESENTATION, CERTIFICATIONS, AND OTHER STATEMENTS OF BIDDERS PUBLIC AND INDIAN HOUSING PROGRAMS
- ☐ W-9 FORM
- ☐ FROM CONTRACTOR - CONTRACTOR'S INSURANCE CERTIFICATE (*PRELIMINARY COPY*)
- ☐ FROM CONTRACTOR - CONTRACTOR'S STATE OF SC CONTRACTOR'S LICENSE
- ☐ FROM CONTRACTOR - CONTRACTOR'S CITY OF CHARLESTON BUSINESS LICENSE

Maintain for Your Records. Do Not Return to CHA

- ☐ HUD 5369 INSTRUCTIONS TO BIDDERS FOR CONTRACTS, PUBLIC AND INDIAN HOUSING PROGRAMS
- ☐ HUD 5370 GENERAL CONDITIONS FOR CONSTRUCTION CONTRACTS – PUBLIC HOUSING PROGRAMS
- ☐ DAVIS BACON WAGE DETERMINATION
- ☐ WORKERS' RIGHTS UNDER THE DAVIS-BACON ACT
- ☐ EMPLOYEE RIGHTS UNDER THE FAIR LABOR STANDARDS ACT
- ☐ EMPLOYEE RIGHTS ON GOVERNMENT CONTRACTS
- ☐ WORKER RIGHTS UNDER EXECUTIVE ORDER 13658
- ☐ EXECUTIVE ORDER 14005 BUY AMERICAN ORDER (BY REFERENCE)
- ☐ EXECUTIVE ORDER 14026 (BY REFERENCE)

END OF ADDENDUM NO. 1