

ADDENDUM 1
DATE ISSUED: TUESDAY, JULY 30, 2024

HOUSING AUTHORITY OF THE CITY OF CHARLESTON
INTERIOR PAINTING, REPAIRS AND FLOORING AT ATHENS COURT
JOB NO. 240805

- A. Notice to Bidders:
This Addendum is issued pursuant to the Conditions of the Contract and is hereby made part of the Contract Documents for the Project entitled Interior painting, repairs, flooring at Athens Court. Addenda serve to clarify, revise, and supersede information in the Project Manual / Specifications, the drawings, and any previously issued Addenda. The Bidder shall acknowledge receipt of this Addendum in the space provided in the Bid Form and on the outer envelope of the Proposal. Failure to do so may subject the Bidder to disqualification.
- B. Changes to Scope of Work / Specifications:
THE SCOPE OF WORK HAS BEEN CHANGED.
DELETE:
The entire Scope of Work Pages 1 THROUGH 3 (PROJECT MANUAL PAGES 7-9)

ADD:
The following Scope of Work for Phase I and Phase II

SCOPE OF WORK
INTERIOR PAINTING, REPAIRS AND FLOORING AT ATHENS COURT
JOB NO. 240805
PHASE I

FLOORING ONLY

1. Phase 1 – all flooring work must be completed in units before phase 2 may begin

Flooring: (Excluding Bathrooms)

1. Removal and disposal of vinyl cove base
2. Supply and installation of rosin paper over existing VCT floor
3. Supply and Installation of LVP – Rigid Core waterproof flooring- Decorators Collection – Montage Brown
4. Supply and Installation of vinyl cove base – 4” brown

SCOPE OF WORK
INTERIOR PAINTING, REPAIRS AND FLOORING AT ATHENS COURT
JOB NO. 240805
PHASE II

2. Phase 2- Work will be approved to begin once HUD has approved the flooring services

Ceilings:

1. Patch and repair all damaged ceilings
2. Prime and Paint all ceilings throughout the unit (Contractor to supply paint)

Drywall:

1. Patch and repair all dents, gouges, marred surfaces and/or holes in all rooms throughout the unit, to include closets, storage areas, and mechanical closets, and pantries.
2. All Drywall to be repaired, sanded smooth, primed and painted. (Contractor to supply paint)

Window/door trim:

1. Fill, repair, sand smooth or replace all damaged areas of window and door trim throughout the unit.
2. All Interior trim to be repaired, sanded smooth, primed, and painted. (Contractor to supply paint)

Stair Treads/ Risers and Handrails

1. All to be repaired, sanded smooth, primed, and painted. (Contractor to supply paint)

Window Treatments:

1. Supply and install new, 2 - inch faux wood white cordless blinds.
Blind width: Minimum acceptable width: cover all glass panes; Maximum acceptable width: not to exceed window trim outer edge.

Cabinets:

1. All Cabinetry is to be repaired so as to return all components to original function.

Kitchen Countertops:

1. Remove all existing kitchen countertops and sinks.
2. Supply and install new Formica countertops with 4" backsplash.
3. Supply and install stainless steel, 50-50 double bowl, Top mount sink and single-handle faucet with integral sprayer.

4. Supply and install 30" x 24" stainless steel back splash behind stove below new hood. At locations where stove is in corners, supply and install additional stainless-steel backsplash at sides.

HVAC Registers and Returns:

1. Remove and replace all with new, white plastic register and metal return grilles. Size to match existing openings.

Outlets and Switches:

1. Remove all existing switches, electrical outlets, cable TV outlets and telephone jacks/outlets throughout the unit
2. Supply and install new white switches, electrical outlets, cable TV outlets, and telephone outlets and associated cover plates throughout the unit.

Smoke and Carbon Monoxide Detectors:

1. Supply and install new smoke detectors and carbon monoxide detectors. Carbon monoxide detectors to have 10-year battery.
2. Installation locations must meet the current HUD and CHA approved locations

Doors and door hardware:

1. Remove all existing interior door hardware.
2. Supply and install all new door hardware to include hinges, strike plates, door knobs, and door stops at all interior doors, to include closets, storage areas, mechanical closets, and pantries. Finish to be brushed nickel.
3. Repair damages to existing doors so as to provide smooth surface. Prepare, sand, prime, and paint. (Contractor to supply paint)

Lighting:

1. Remove and replace all existing overhead and/or wall mounted light fixtures
Supply and install new 15-inch Quoizel Outskirtch 15-Inch brushed nickel LED flush mount light fixtures,

Addresses:

The Scope of Work applies to all of the addresses listed below:

Athens Court		# b/r	Notes
7	Athens Court	3	
9	Athens Court	3	
11	Athens Court	3	
13	Athens Court	2	
15	Athens Court	2	
17	Athens Court	1	
19	Athens Court	1	
21	Athens Court	3	
23	Athens Court	3	
25	Athens Court	3	
129	Romney Street	3	
131	Romney Street	3	Only Flooring Services
133	Romney Street	3	
135	Romney Street	3	Only Flooring Services
137	Romney Street	4	

C. Changes to Bid Form:

DELETE BID FORM

ADD REVISED BID FORM INCLUDED AS PART OF THIS ADDENDUM NO. 1
 Provide a cost for each phase for each individual unit.



REVISED BID FORM PHASE I FLOORING ONLY

JOB NAME: Interior Painting, Repairs and Flooring at Athens Courts
JOB NUMBER: 240805
BID DUE DATE: August 13, 2024
BID DUE TIME: 3:00 P.M. EST

TO: THE HOUSING AUTHORITY OF THE CITY OF CHARLESTON
ATTN.: PRISCILLA M. WARING, PROCUREMENT & CONTRACTS MANAGER 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 Athens Court**" 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.

Addendum No.: _____ Dated: _____
Addendum No.: _____ Dated: _____

BASE BID:

The Scope of Work and this project manual applies to all of the addresses. Total amount to provide all work as herein required for **Interior Painting, Repairs and Flooring at Athens Court**

Total Lump Sum Base Bid \$

Dollars

(Spell Out Amount)

BID SECURITY:

Bid Security in the form of _____ is enclosed.

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 such a time. In case the undersigned be notified in writing by mail, telegraphy, or delivery of the acceptance of this bid within sixty (60) days after the time set for opening of bids, he/she agrees to execute a contract (and furnish proper bonds) within ten (10) days from notice.

CONTRACTOR RESOURCES:

It is understood that, before a proposal is considered for an award, Bidder 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 PHASE I
 Interior Painting, Repairs and Flooring at Athens Court
Page 2 of 3

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.

COST PER APARTMENT:

Athens Court		# b/r	Cost
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23	Athens Court	3	
25	Athens Court	3	
129	Romney Street	3	
131	Romney Street	3	
133	Romney Street	3	
135	Romney Street	3	
137	Romney Street	4	

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

LVP Flooring	\$ _____	/SF
Window Blinds	\$ _____	/ea.
Rosin Paper	\$ _____	/SF
Countertops – Supply & Install Formica throughout	\$ _____	/unit
Outlets/switches/plates	\$ _____	/unit
Smoke/CO detectors	\$ _____	/unit
Interior Door, hollow core, flush	\$ _____	/each
Door Hardware	\$ _____	/unit

CONSTRUCTION TIME:

14 calendar days per unit from the date of Notice to Proceed to date of Completion (including punch work).

COMPLETION DATES:

The undersigned agrees to commence actual physical work on the site with adequate force and equipment within (10) days from the date of Notice to Proceed. The contractor shall continuously

REVISED BID FORM PHASE I

Interior Painting, Repairs and Flooring at Athens Court

Page 3 of 3

man the site with an adequate workforce each regular working day until the final closeout of the project. The project will achieve 100 % completion, which includes all punch items and final inspections and approval from CHA within the number of calendar days indicated above by the Bidder, from the date of Notice to Proceed.

ATTESTATIONS AND INCLUSIONS:

By signing this Bid Form the Bidder attests to have:

- a. 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 Athens Court"**.

Respectfully submitted,

Bidders Company Name: _____

Address: _____

City _____ State _____ ZipCode _____

Cell Phone: _____ Office Phone: _____

E-mail: _____

Contractor's License No.: _____ Type: _____

Taxpayer's ID No.: _____

Name of Official Company Representative Title

Signature of Official Company Representative Title

SEAL IF OFFEROR IS A CORPORATION



REVISED BID FORM PHASE II

JOB NAME: Interior Painting, Repairs and Flooring at Athens Courts
JOB NUMBER: 240805
BID DUE DATE: August 13, 2024
BID DUE TIME: 3:00 P.M. EST

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ATTN.: PRISCILLA M. WARING, PROCUREMENT & CONTRACTS MANAGER 550 MEETING STREET, ROOM 102, CHARLESTON, SC 29403

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BASE BID:

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Total Lump Sum Base Bid \$ Dollars
(Spell Out Amount)

BID SECURITY:

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CONTRACTOR RESOURCES:

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- b. 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 Athens Court".**

Respectfully submitted,	
Bidders Company Name: _____	
Address: _____	

City _____	State _____ ZipCode _____
Cell Phone: _____	Office Phone: _____
E-mail: _____	
Contractor's License No.: _____	Type: _____
Taxpayer's ID No.: _____	
_____	_____
Name of Official Company Representative	Title
_____	_____
Signature of Official Company Representative	Title
SEAL IF OFFEROR IS A CORPORATION	

D. ALL OTHER INFORMATION REMAINS THE SAME

END OF ADDENDUM NO. 1

DRAFT