

REQUESTS FOR PROPOSALS

DEMOLITION

ALLEN BENEDICT COURT

ADDENDIUM #1

QUESTIONS AND ANSWERS

1. Will a list of call attendees be sent out for sub-contractor consideration?
The list of attendees participating in the Zoom Pre-Proposal conference is found at the end of this addendum.
2. Will there be a way to access the list of attendees and how will it be transmitted?
This addendum which includes the list of participants in the Zoom Pre-Proposal conference will be posted to the Columbia Housing web site under Business Opportunity, Demolition Allen Benedict Court.

<https://www.columbiahousing.org/procurement>
3. Is the site available for visits?
Yes, as noted please reference page 11, Section 3.3 of the RFP under Site Visits.
4. Is there a Minority Business requirement or Goal?
There is a goal of 30% M/W/DBE participation. However, please note that while not a requirement it is an evaluation component in the selection process worth 10 points. Respondents not meeting this requirement will not receive the points under this evaluation criteria..
5. Is there a need for temporary fencing?
Please reference page 5, Section 2.1 Security. The contractor is responsible for securing the site throughout the duration of the project. While a fence is not specifically stipulated, the Contractor is required to provide a security plan to Columbia Housing prior to commencement of the work. The contractor must also comply with all City permit and code requirements which most likely will require a fence.
6. Is there any bonding requirements?
Please reference page 10, Section 3.2 Fee Proposal and Insurance. The contractor must provide a letter from a bonding company indicating respondent's ability to secure a 100% payment and performance bond.
7. Provide clarification be given on the meaning of Demolition and Sight Design?
Please reference page 6, Section 2.2 Design and Engineering which details all requirements. Respondent's must provide a detailed plan and an engineering certification that the proposed methodology for demolition is the most secure and will protect the integrity of the surrounding structures
8. What does the site condition need to be for turnover, Hydro seeded?
Please reference page 9, Section 2.5 Demolition which states that the site shall be restored to the grade of all surrounding land; soil shall be properly compacted and the site must be seeded in accordance with DHEC approved erosion control plans.

9. Is there built in time for the engineering phase?
The selected contractor will be required to present an overall project timeline including the engineering phase. CH may negotiate with contra
10. Where can the RFP and the Exhibits be found?
All documents are available on the Columbia Housing website under Business Opportunities; Available Opportunities.

https://www.columbiahousing.org/plugins/show_image.php?id=654
https://www.columbiahousing.org/plugins/show_image.php?id=653
11. How can I have access to the site for inspection?
See #3 above.
12. General Conditions for Construction Contracts – Public Housing Programs, Item 46. Labor Standards references Davis Bacon Federal Labor Standards but no wages are provided in the bid documents. Please provide
Davis Bacon wages are a requirement. The applicable wage rate determination is attached to this addendum.
13. Part IV, 4.2 Evaluation Criteria – Section 3/MBE Requirements - “Section 3/MBE Requirements – The Contractor presents an SWMBE Plan which reflects that a minimum of 30% of the contract price is awarded to a qualified SWMBE firm and a minimum of three positions are provided to Section 3 residents.” Is this a requirement or a goal?
See #4 above.
14. Does the storm water system remain in place?
Please reference pages 4 and 7 Sections 2.1 and 2.2, the Contractor shall remove all utilities and tap utilities at mains, disconnect and cap all utility services to the site.
15. Is there a particular end product as far as finished grade that Columbia Housing is seeking?
See #8 above.
16. Is it the desire of Columbia Housing to have a permanent detention pond that assumes some level of impervious development in the future?
The site will be redeveloped in the future and future redevelopment will determine the detention requirements. For the purpose of demolition, the contractor will need to comply with all Local, State and Federal permitting requirements.
17. Is there a minimum size tree that would be considered for tree save?
Please reference page 7, Section 2.2 Tree Protection. Contractor must provide a tree protection plan in accordance with the City of Columbia Tree Protection Standards.
18. Who is required to carry the required insurance given in the RFP?
Please reference page 15, Section 5.14, the selected firm shall maintain at its expense during the term of the Contract the insurance coverages detailed in this section.
19. What Engineering certifications are required in SC for Erosion Designer?
The State and City requirements set for the engineering certifications.

ATTENDEES AT THE ZOOM PREPROPOSAL CONFERENCE ARE LISTED BELOW.

1. Fairfield Road Recycling / Corley Construction Company, LLC
Todd Corley corleyconst88915@bellsouth.net
2. Complete Demolition Services: Ella Kraus/James Morehead
P.O. Box 176
Carrollton, Georgia 30112
Office: 770-830-9996
3. G and C General Contractors –
Shane Lee, Shanelee.gc@gmail.com
843-754-7359
G and C General Contractors,
Charleston/Columbia/Greenville-Spartanburg
bitding@chambersandassociatesinc.com
4. TOA LLC
Bobby: Robert Hein
770-368-8700
5. LLE Construction Group, LLC
Lasenta Lewis-Ellis, GC, CM, CQM-C, MAHRD (President/CEO)
P.O. Box 2054, Columbia, SC 29202
Office: (803) 608-0035
eFax: (803) 753-9899
Mobile/Text: (803) 409-8100
Email: llellis@lleconstruction.com
6. Neuber Environmental Services
Jeff Lariviere jeff@neuberenv.com
7. JMEC Construction
Jim Hutton: (843) 382-7565
8. Carolina Wrecking –
Shem Jordan: Columbia SC (803) 333-0599
9. P&C - Shannon / Purvis Gibson
10. TLAK Contracting - Lauren Rodgers
11. DH Griffin Wrecking
Jeff Sims: West Columbia SC
JASimms@dhgriffin.com
12. Newberg Environmental and Demolition
Frank Edwards / Pat Larney
13. MB Reeves Clearing, Grading and Site Work –
Morgan Reeves: (803) 665-8467

14. Renaissance Development - Faber

15. Jones Grading
Nathaniel Jones: Charlotte NC
(704) 331-9224

If you were present and are not listed above, please send your contact information to Adam Dahlenburg at adalenburg@chasc.org and we will publish the contact information on an additional addenda.

ACKNOWLEDGEMENT

You must acknowledge receipt of all addenda issued related to this solicitation. The attached acknowledgement form must be completed, signed and submitted in Section 5, Forms.

.....END OF ADDENDUM #1.....

"General Decision Number: SC20200060 01/03/2020

Superseded General Decision Number: SC20190060

State: South Carolina

Construction Type: Residential

County: Richland County in South Carolina.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories).

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.80 for calendar year 2020 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.80 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2020. If this contract is covered by the EO and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must pay workers in that classification at least the wage rate determined through the conformance process set forth in 29 CFR 5.5(a)(1)(ii) (or the EO minimum wage rate, if it is higher than the conformed wage rate). The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60). Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Modification Number	Publication Date
0	01/03/2020

SUSC2016-003 10/18/2017

	Rates	Fringes
CARPENTER.....	\$ 14.53	0.00
CEMENT MASON/CONCRETE FINISHER...	\$ 13.59	0.00
DRYWALL HANGER.....	\$ 12.00	0.00
ELECTRICIAN.....	\$ 17.55	0.00
LABORER: Common or General.....	\$ 11.20	0.00
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 18.85	0.00

PAINTER (Brush and Roller).....	\$ 13.20	0.00
PLUMBER.....	\$ 14.17	0.00
ROOFER.....	\$ 15.00	0.00

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of "identifiers" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than "SU" or "UAVG" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate

changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the

Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION

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**COLUMBIA HOUSING
REQUEST FOR PROPOSALS
DEMOLITION ALLEN BENEDICT COURT**

ACKNOWLEDGEMENT OF ADDENDA

The undersigned offeror hereby acknowledges that they have checked the Columbia Housing website: <https://www.columbiahousing.org/> for all addenda issued related to the Request for Proposals for Demolition of Allen Benedict Court.

Addendum Number: _____ Date Received: _____

Addendum Number: _____ Date Received: _____

Addendum Number: _____ Date Received: _____

Name of Firm: _____

Name of Authorized Representative: _____

Signature: _____ Date: _____