

CITY OF BEAUFORT
STATE OF SOUTH CAROLINA
REQUEST FOR PROPOSAL



RFP NO. 2024-109

Carnegie Library Roof Repair & Restoration

DUE: Friday, March 29, 2024

**CITY OF BEAUFORT, SC
REQUEST FOR PROPOSAL
RFP NO. 2024-109**

SEALED PROPOSALS will be received in the Finance Department, 2nd Floor, City Hall, 1911 Boundary Street, Beaufort, South Carolina until **2:00 P.M. ET Friday, March 29, 2024**. All qualified contractors are invited to submit proposals to the City of Beaufort for the following:

**CITY OF BEAUFORT
CARNEGIE LIBRARY ROOF REPAIRS& RESTORATION**

SUBMIT: One (1) unbound original and three (3) bound copies of all requested documentation must be received on or **2:00 P.M. ET Friday, March 29, 2024**.

ADDRESS TO: City of Beaufort, City Hall, 2nd Floor Finance Department, Attention: Jay Phillips

EMAIL ADDRESS: jphillips@cityofbeaufort.org

PHONE NUMBER: 843-525-7071

MARK OUTSIDE ENVELOPE: "RFP 2024– 109 Carnegie Library Roof Repair & Restoration"

A NON-MANDATORY PRE-PROPOSAL MEETING WILL BE HELD IN PERSON (CITY HALL EXECUTIVE CONFERENCE ROOM 2) OR VIA TEAMS AT 1:00 PM, WEDNESDAY, MARCH 20, 2024. ALL POTENTIAL OFFERORS ARE ENCOURAGED TO ATTEND.

Join on your computer, mobile app or room device.

[Click here to join the meeting](#) Meeting ID: 284 911 777 712

Passcode: 4WXmg9

A PUBLIC BID OPENING MEETING WILL BE HELD IN PERSON (CITY HALL EXECUTIVE CONFERENCE ROOM 2) OR VIA MS TEAMS AT 10:01 A.M. ET, FRIDAY, MARCH 29, 2024. ALL POTENTIAL OFFERORS ARE ENCOURAGED TO ATTEND.

Join on your computer, mobile app or room device.

[Click here to join the meeting](#) Meeting ID: 279 005 187 593

Passcode: edeQmM

DEADLINE ENFORCED

PROPOSALS DELIVERED AFTER THE TIME AND DATE SET FOR RECEIPT OF PROPOSALS SHALL NOT BE ACCEPTED AND WILL BE RETURNED UNOPENED TO THE OFFEROR. IT IS THE OFFEROR'S RESPONSIBILITY TO ENSURE TIMELY DELIVERY OF THEIR PROPOSALS. WEATHER, FLIGHT DELAYS, CARRIER ERRORS AND OTHER ACTS OF OTHERWISE EXCUSABLE NEGLIGENCE ARE RISKS ALLOCATED TO OFFERORS AND WILL NOT BE EXEMPTED FROM DEADLINE REQUIREMENTS. E-MAIL, TELEPHONE, OR FACSIMILE PROPOSALS WILL NOT BE ACCEPTED.

Any offer submitted as a result of this RFP shall be binding on the offeror for **NINETY (90)** calendar days following the specified opening date. Any proposal for which the offeror specifies a shorter acceptance period may be rejected.

Proprietary and/or Confidential Information

Your proposal package is a public document under the South Carolina Freedom of Information Act (FOIA), except as to information that may be treated as confidential as an exception to disclosure under the FOIA. If you cannot agree to this standard, please do not submit your qualification.

All information that is to be treated as confidential and/or proprietary must be **CLEARLY** identified, and each page containing confidential and/or proprietary information, in whole or in part, must be stamped and/or denoted as **CONFIDENTIAL**, in bold, in a font of at least 12-point type, in the upper right-hand corner of the page. *All information not so denoted and identified shall be subject to disclosure by the City.*

This Request for Proposal is being issued by the City of Beaufort. Direct all questions or request for clarification of this RFP by email, mail, or fax to contact information listed above.

Offerors are specifically directed not to contact any other City personnel for meetings, conferences, or technical discussions related to this request unless otherwise stated in this RFP. Failure to adhere to this policy may be grounds for rejection of your proposal.

Offerors ARE CAUTIONED that any statement made by City staff persons that materially changes any portion of this RFP shall not be relied upon unless they are subsequently ratified by a formal written amendment to this RFP. Any revisions to this RFP will be issued and distributed as an addendum. All addenda, additional communications, responses to questions, etc. pertaining to the Request for PROPOSAL may be accessed on the City of Beaufort website under Quick Links – “Bid Opportunities” at www.cityofbeaufort.org.

All Offerors should consult this website for updates before submitting bids.

THE DEADLINE FOR QUESTIONS IS: 5:00 PM, MONDAY, MARCH 25, 2024. ANSWERS TO SUBMITTED QUESTIONS WILL BE POSTED ON THE CITY WEBSITE BY 5:00 PM ON WEDNESDAY, MARCH 27, 2024

If the Offeror discovers any ambiguity, conflict, discrepancy, omission or other error in the RFP, Offeror shall immediately notify the City of such error in writing and request modification or clarification of the

document. The Offeror is responsible for clarifying any ambiguity, conflict, discrepancy; omission or other error in the RFP or it shall be deemed waived.

The City of Beaufort reserves the right to reject any or all proposals, or any parts thereof, waive informalities, negotiate terms and conditions, and to select an Offeror that best meets the needs of the City of Beaufort and its employees.

Compliance with the South Carolina Illegal Immigration Reform Act

Any Contractor entering into a service contract with the City of Beaufort must certify to the City of Beaufort that the Contractor intends to verify any new employees' status, and require any sub-consultants performing services under the service contract to verify their new employees' status, per the terms of the South Carolina Illegal Immigration Reform Act, and as set out in Title 41, Chapter 8 of the Code of Laws of South Carolina, 1976.

POLICY CONCERNING MINORITY AND WOMAN OWNED BUSINESS ENTERPRISES

Intent

Businesses owned and operated by women and minority persons, in general, have been historically restricted from full participation in the nation's free enterprise system to a degree disproportionate to other businesses.

The City believes it is in the community's best interest to assist minority and woman owned businesses to develop fully, in furtherance of City's policies and programs which are designed to promote balanced economic and community growth.

The City, therefore, wishes to ensure that minority and woman owned businesses (M/WBEs) are afforded the opportunity to fully participate in the City's overall procurement process and will not be discriminated against on the grounds of race, color, sex, or national origin in consideration for an award.

Goal for Participation

The City adopts the State of South Carolina's goal for participation of M/WBEs: ten percent (10%) of annual controllable procurement expenditures which are defined as agreements between the City and a Vendor to provide or procure labor, materials, equipment, supplies and services to, for or on behalf of the City. However, a specific expectation has not been set for this RFP.

Required Forms

Contractors submitting proposals are required to include completed forms that are found at the end of the General Terms & Conditions. The City's General Terms & Conditions, a required component of all competitive procurement proposals, may be accessed on the City's website under Quick Links – Bid Opportunities – www.cityofbeaufort.org. All proposers are to certify that they have read the General Terms & Conditions and will adhere to them as a component of the contract documents.

Contractors should also be aware that, should a contract be awarded, the City will require reports of the utilization of any minority business enterprises to be filed along with requests for payment. The City reserves the right to audit accuracy of the utilization reports that are filed.

The City of Beaufort reserves the right to reject any or all bids; to waive any informality or irregularity not affected by law; to evaluate, in its absolute discretion, the bids submitted; to award the contract according to the bid which best serves the interests of the City; or to not award the contract if the City determines that it is not in its best interest to do so.

Proposals that are not signed will not be accepted as complete and shall not be considered. Proposals must be signed in ink (not typed) in the appropriate space(s) by an authorized officer or employee of the offeror.

The words "Bidder", "Offeror", "Proposer", "Vendor", "Operator", "Contractor", and "Company" are used interchangeably throughout this RFP, and are used in place of the person, vendor, or corporation submitting a bid.

**CITY OF BEAUFORT
REQUEST FOR PROPOSAL
CARNEGIE LIBRARY ROOF REPAIRS
RFP 2024-109**

INTRODUCTION

The Carnegie Library is a local historic site and a contributing structure in the City of Beaufort's National Historic Landmark District. The Beaufort Historic District is designated a National Historic Landmark for its architectural and historic significance. It is considered to have irreplaceable cultural, material, and aesthetic value.

The scope of work for this project includes the repair of the existing terracotta roof, new dormer flashing, repair of the built-in-gutter liner, exterior wood repair, paint removal, painting, replacement of the addition roof on the east side of the building, and new underground drainage from the downspouts to the street. The interior scope of work is limited to interior repairs associated with water damage from previous and current roof leaks. Water damage has resulted in damage to historic plaster.

SCOPE OF WORK OVERVIEW OF PROJECT

1. The general contractor shall provide all labor, materials, and services required to comply with all descriptions of work, notes, specifications, design and other as noted in Attachment A- Carnegie Library Roof Repair and Restoration Project Manual dated 02/19/2024 and in Attachment B - Carnegie Library Roof Repair and Restoration Construction Drawings project 2024-109 dated 2/19/2024.
2. The intent of the project is to repair the existing terracotta roof and gutters where leaking, replace the addition roof, and repair woodwork and interior spaces damaged by previous water infiltration at the Carnegie Library Building.

3. The Carnegie Library Building is occupied. This building is to remain open during construction. At all times, the building envelope is to remain watertight. Special care should be taken to protect the interior contents.
4. All work is to be executed in accordance with the attached plans, specifications and applicable construction standards and codes. It shall be the responsibility of the contractor to ensure that all work is in compliance with all current adopted building codes, ordinances, and regulations of all public authorities having jurisdiction.
5. It shall be the responsibility of the contractor to obtain all permits and approvals from all public authorities having jurisdiction.
6. The general contractor shall verify and assume responsibility for all dimensions and site conditions, as well as inspect the premises and take note of existing conditions prior to submitting prices. No claim shall be allowed for problems which could have been reasonably prevented by a thorough examination.

CURRENT CONDITIONS

The City of Beaufort Carnegie Library building is located at 701 Craven Street Beaufort, SC 29902. The exterior walls are brick with cast stone accents. The cornice, windows and doors are wood. Asbestos/Lead-Based Paint Survey are included in the attachments.

SCHEDULE

All work should be completed, inspected, and satisfactory to the owner within three (3) months of the date of the signed contract.

I. ADDITIONAL DOCUMENTS

Additional documents may be available online. Proposers are required to review and be familiar with any documents as they are a part of the RFP and will become part of the awarded contract. These additional documents may be accessed on the City of Beaufort website under How Do I – Bid Proposals – Current Bid Opportunities at www.cityofbeaufort.org.

II. SUBMISSION REQUIREMENTS

- I. **Required content of proposal:** The detailed requirements set forth in the Proposal Format are recommended. Failure by any Proposer to respond to a specific requirement may result in disqualification. Proposers are reminded that proposals will be considered exactly as submitted. Points of clarification will be solicited from proposers at the discretion of the City. Those proposals determined not to be in compliance with provisions of this RFP and the applicable law and/or regulations will not be processed. In addition to the information required as described below, a Respondent may submit supplemental information that it feels may be useful in evaluating its proposal. This information may include documents

such as a firm profile or brochure.

All costs incurred by the Proposer associated with RFP preparations and subsequent interviews and/or negotiations, which may or may not lead to execution of a contract, shall be the responsibility entirely and exclusively of the proposer.

- III. Proposal format:** The proposal format requirements were developed to aid Proposers in their proposal development. They also provide a structured format so reviewers can systematically evaluate several proposals. These directions apply to all proposals submitted.

The purpose of the Proposal is to demonstrate the technical capabilities, professional qualifications, past project experiences, and knowledge within this industry. Proposer's proposal must address all the points outlined herein as required, in the following order:

- a. Transmittal Letter:** A transmittal letter must be submitted with a Proposer's proposal which shall include:
- i. Name of the firm responding, including mailing address, e-mail address, telephone number, and names of contact person.
 - ii. The name of the person or persons authorized to make representations on behalf of the Proposer, binding the firm to a contract.
 - iii. Prepare an executive summary stating the respondent's understanding of the project and opinion why the respondent's firm should be chosen. Include any general information the proposer wishes the City to consider about the proposal.
 - iv. An affirmative statement that the proposer has read and agrees to the General Terms and Conditions and will adhere to them as a component of the contract documents.
- b. Proposer's Work History and References:**
- i. Contractor should have at least (5) years of demonstrated construction and historic preservation experience.
 - ii. Provide client references (name, address, e-mail, and phone number) for a minimum of two (2) historic preservation projects completed in the last five (5) years and similar in size and nature. References from South Carolina and the southeast United States are preferred.
 - iii. Identify any additional or unique resources, options, capabilities, or assets which the Proposer would bring to this project.
- c. Required Forms:**
- i. Proposals must include the required forms.
 1. Certificates of Insurance showing present coverage as described in the "Insurance" section of the General Terms and Conditions.
 2. Ethics in Public Contracting Certification

3. Non-Collusion Affidavit
4. Small / Woman-Owned / Minority Business Enterprise Form
5. Non-Resident Taxpayer Affidavit (S.S. Department of Revenue I-312)
6. RFP Signature page (must be signed in ink)
7. Price Summary Form

d. Other Information to Provide:

- i. List any lawsuits or arbitration proceedings that have been initiated by or against your company in the past five years. Briefly describe the nature of the action and the outcome.
- ii. Proposer shall be responsible for providing a letter from the surety company that would issue Performance and Payment bonds for the Contractor included on your team, providing information on the Contractor's bonding capacity. Performance and Payment bonds are required.

IV. PROPOSAL EVALUATION and SELECTION PROCESS

The City will evaluate proposals based on the factors outlined within this RFP, which shall be applied to all eligible, responsive proposals in selecting the successful firm. The City reserves the right to disqualify any proposal for, but not limited to; person or persons it deems as non-responsive and/or non-responsible. The City reserves the right to make such investigations of the qualifications of the Proposer as it deems appropriate.

Lowest responsible bidder. Contracts shall be awarded to the lowest responsible bidder. In determining "lowest responsible bidder", in addition to price, the City shall consider:

- (a) The ability, capacity, and skill of the bidder to perform the contract or provide the service required;
- (b) Whether the bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference;
- (c) The character, integrity, reputation, judgment, experience, and efficiency of the bidder;
- (d) The quality of performance of previous contracts or services;
- (e) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or services;
- (f) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service;
- (g) The quality, availability and adaptability of the supplies or contractual services to the particular use required;
- (h) The ability of the bidder to provide future maintenance and service for the use of the subject: of the contract;
- (i) The number and scope of conditions attached to the bid.

It is the City’s intent to contract with one proposer to provide the services as detailed herein. Award of any proposal may be made without discussion with Proposers after responses are received. The Proposers submitting sealed proposals will be evaluated by an evaluation committee. The committee will evaluate each component separately. After careful evaluation, the committee will rank the Proposers and make a recommendation to the City Manager of the lowest responsible bidder. The City reserves the right to accept or reject any and all bids that are not in the best interest of the City.

The City may choose to interview one or more contractor(s) responding to this RFP. The City reserves the right to request and obtain, from one or more contractor(s), supplementary information as may be necessary for the City to analyze the proposal pursuant to the evaluation criteria. The City reserves the right to accept or reject any and all proposals that is in the best interest of the City.

Evaluation Criteria and Selection Process Scoring Points

Adherence to requirements listed in the “Scope of Work” and Specifications of the Materials and Installation	0-25
Quality of similar historic preservation projects submitted	0-20
Schedule of work completed within 3 months of contract	0-20
Experience of Proposer and References	0-20
Cost of Project	0-15

**CITY OF BEAUFORT
SOUTH CAROLINA
RFP SIGNATURE PAGE
RFP 2024-109**

PROPOSER'S NAME: _____

The undersigned, having become familiar with the existing conditions and the Proposal Scope of Services hereby proposed, agrees to complete the work as described in accordance with the Request for Proposal and Contract Documents.

Proposer warrants that no gratuities, in the form of gifts, entertainment, or otherwise, were offered or given by the **Proposer**, to any officer or employee of the City with a view toward securing the contract or securing favorable treatment with respect to any determination concerning the performance of the contract.

This offer is genuine and not made in interest of or on behalf of any undisclosed person, vendor or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; **Proposer** has not directly induced or solicited any other **Proposer** to submit false or sham bid; **Proposer** has not solicited or sought by collusion to obtain for itself any advantage over any other **Proposer** or other **Owner**.

The words "Bidder", "Offeror", "Proposer", "Vendor", and "Company" are used interchangeably throughout this solicitation, and are used in place of the person, vendor, or corporation submitting a solicitation.

Proposer has examined copies of all documents and of the following addenda (if applicable):

Addendum No.	Date
_____	_____
_____	_____
_____	_____

Address: Post Office Box: _____ Zip: _____
Street: _____ Zip: _____
City: _____ State: _____
Telephone: _____ Fax: _____
Email: _____

*Signature: _____ Title: _____

Proposal will not be accepted unless signed in ink (not typed) in the appropriate space by an

authorized officer or employee of the bidder.

Printed Name: _____ Date: _____

Price Summary Form

Carnegie Library Roof Repair & Restoration Restoration Project #2024-109

<u>Contractor:</u>		<u>Estimated Project Duration:</u>	
		Estimated Cost	Comments
1	General Conditions		
2	Supervision		
3	Scaffolding, Equipment Rental		
4	Roof, Flashing, Gutter & Downspout Repair (Terracotta Roof)		
5	New Roof, Flashing, & Downspout (Addition Roof)		
6	Masonry- Repairs and Repointing		
7	Carpentry		
8	Exterior Painting		
9	Landscaping and Drainage		
10	Interior Repairs		
11	Interior Painting		
PROJECT SUBTOTAL:			
Overhead & Profit			Percentage:
PROJECT TOTAL:			

Provide the following BID ALTERNATES:

Refer to Specification Section 012300 "Alternates" for additional information.

Alternate No. 1 – REMOVE EXISTING DOWNSPOUTS AND INSTALL NEW COPPER DOWNSPOUTS

ADD the sum of _____ Dollars (\$_____).

Alternate No. 2 – RESTORE LANDSCAPE STUCCO MASONRY WALLS

ADD the sum of _____ Dollars (\$_____).

Alternate No. 3 – ADDITION ROOF, SUBSTITUTE SPECIFIED COPPER FLASHING, DOWNSPOUT, AND LEADERHEAD WITH PVC COATED MATERIAL

DEDUCT the sum of _____ Dollars (\$_____).

Alternate No. 4 – STRUCTURAL REPAIRS

ADD the sum of _____ Dollars (\$_____).

ATTACHMENT A

Carnegie Library Roof Repair & Restoration Project Manual

Refer to separate document Labeled Attachment A.

ATTACHMENT B

Carnegie Library Roof Repair & Restoration Construction Drawings

Refer to separate document Labeled Attachment B.