

McGill and Associates, Inc.  
699 Eastland Avenue, Kingstree, SC 29556

### **INVITATION FOR BIDS**

Sealed bids for the General and Stabilization Phase I of the Epps-McGill Farmhouse, located at 679 Eastland Avenue, Kingstree, South Carolina will be accepted by McGill and Associates, Inc. until September 16, 2024 at 12:00 Noon. Bids may be mailed, delivered by hand or by express courier to our office at 699 Eastland Avenue, Kingstree, SC 2955. Please mark the outside of the envelope with "Epps-McGill Farmhouse." Bids must be received by the specified time at which time they will be open and recorded.

This project is funded, in part, by a Historic Preservation State Grant from and administered by the South Carolina Department of Archives and History (SCDAH). Epps-McGill Farmhouse is listed on the National Register of Historic Places and all work must be in accordance with the attached plans and specifications that have been approved by SCDAH to be in compliance with the applicable Secretary of the Interior's Standards for Treatment of Historic Properties.

Contractor must provide evidence of a minimum of three (3) previous projects on similar historic buildings. Crews used on Epps-McGill Farmhouse will be the crews used on the referenced work. Failure to meet this requirement is justification for elimination of the bidder from consideration on this project. Contractors shall, in addition, supply five references.

Contractor awarded the project must furnish evidence of general liability insurance and workers compensation before work can begin.

Contractor must obtain all necessary permits from Williamsburg County Code Enforcement Office before work can begin.

Clean and maintain the work site in an orderly manner daily.

All work must be completed no later than May 31, 2025.

### **SCOPE OF WORK**

The scope of work includes: stabilize the structure per foundation structural drawings, stabilize and repair chimney foundations per structural drawings, first floor framing stabilization per structural drawings, second floor ceiling framing per structural drawings, repair roof framing per structural drawings; repair lower-level porch roof framing and sheathing, repair second floor porch framing and sheathing, install new asphalt roof system, repair/repaint exterior cornice at roof lines (soffit and fascia only).

A future phase will include the complete restoration of the structure. The intent of the stabilization phase I is specific to foundation and roof work in accordance with the contract documents.

- **Site visits**  
Daily site visits from McGill and Associates, Inc. staff are to be expected.
- **Accessibility**  
All entrances and exits are to remain clear at all times so patrons and staff can come and go unimpeded. Active work areas are to be delineated by appropriate cautionary tape or like signage.
- **Job site cleanliness**  
Job site shall remain litter- and debris-free at all times. It shall be contractor's responsibility to clean both interior and exterior work sites thoroughly at the end of each workday. It is allowable to use the dumpster on site for disposal of debris and trash.

**Epps-McGill Farmhouse General and Stabilization Phase I  
McGill and Associates, Inc.**

**FORM OF PROPOSAL**

BIDDER'S NAME: \_\_\_\_\_

BIDDER'S ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

PRINCIPAL CONTACT: \_\_\_\_\_

BIDDER'S LICENSE NO.: \_\_\_\_\_

CONTRACTOR'S LICENSE NO.: \_\_\_\_\_

The undersigned bidder, having carefully examined the Specifications, bid documents and conditions for the contract and having visited the site of the proposed project, "Epps-McGill Farmhouse" and being familiar with the conditions there existing and having fully and with due diligence informed and satisfied himself of all the requirements necessary for the Work enumerated in the Contract Documents, within the allotted time set forth therein, hereby agrees to furnish all supervision, labor, materials, equipment and services for the stabilization the "Epps-McGill Farmhouse."

The undersigned bidder also hereby expressly affirms his compliance with the following:

- Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, prohibiting discrimination on the basis of race, color, national origin, disability or age.
- Debarment Certification, 43 CFR, Part 12, Section 12.510 and state that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR Part 3). This act provides that each contractor or subgrantee shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled.

BASE BID

The Base Bid, in accordance with the Contract Documents for the lump sum amount of:

\_\_\_\_\_ (\$ \_\_\_\_\_)

TIME OF COMPLETION

The undersigned agrees to imitate the Work within ten (10) consecutive calendar days for the date set forth in the Notice to Proceed and to complete the Work on or before Date of Substantial Completion as defined in the agreement. The Project shall be completed by May 31, 2025.

LIQUIDATED DAMAGES

The undersigned agrees that in the case of failure on the part of the Contractor to complete the Work on the Date of Substantial Completion, the Contractor shall pay to McGill and Associates, Inc. as Liquidated Damages the sum of Eight Hundred Dollars (\$800.00) for each consecutive calendar day the actual contract time exceeds the specified Contract Time and the Work remains substantially incomplete.

BID GUARANTEE

It is agreed that no persons or company other than the firm listed below or as otherwise indicated hereinafter has any interest whatsoever in this proposal of the Contract that may be entered into as a result thereof and that in all respects the proposal is legal and fair, submitted in good faith and without collusion or fraud.

NAME OF CONTRACTOR: \_\_\_\_\_

SIGNED BY: \_\_\_\_\_  
(Owner, President, Partner, Principal or equivalent)

NAME / TITLE: \_\_\_\_\_

WITNESS: \_\_\_\_\_

Sole Proprietor [ ]

Joint Venture [ ]

Partnership [ ]

Corporation [ ] (Affix seal if Corporation)

\_\_\_\_\_  
(State of Incorporation)