

South Carolina Historical Society
100 Meeting St., Charleston, SC, 29401

INVITATION FOR BIDS

Sealed bids for replacing the aging copper roof of the Fireproof Building, located at 100 Meeting St., Charleston, South Carolina will be accepted by the South Carolina Historical Society until January 28, 2026, at 12:00 Noon. Bids may be mailed or delivered by hand or by express courier to our office at 100 Meeting St., Charleston, SC, 29401. Please mark the outside of the envelope with "Robert Mills Fireproof Building Roof Replacement". Bids must be received by the specified time at which time they will be opened and recorded. Prospective bidders can reach out to Virginia Ellison (virginia.ellison@schsonline.org) with any questions.

This project is funded, in part, by a Historic Preservation State Grant conferred and administered by the South Carolina Department of Archives and History (SCDAH) and the Save America's Treasures Grant conferred and administered by the U.S. National Park Service. The Robert Mills Fireproof Building 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 Interior's Standards and Guidelines for Archeology and Historic Preservation.

Contractor must provide evidence of a minimum of three (3) previous projects on similar historic buildings. Crews used on Fireproof Building 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 (5) 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 City of Charleston before work can begin.

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

All work must be completed no later than Wednesday, May 20, 2026.

A MANDATORY Pre-Bid Conference will be held at 1:30 on Tuesday, January 6 and Wednesday, January 14, at 11am at the Fireproof Building. Prospective bidders must attend one.

SCOPE OF WORK

The critical work needed to replace the Fireproof Building's aging copper roof includes safely removing the deteriorated copper roof, and addressing any structural concerns uncovered during that process as well as the fabrication and installation of a new copper roof, designed with historically accurate materials and techniques that reflect the building's original appearance. The low slope flanking roofs on the east and west slopes to be replaced with Sikalastic Roof Pro Reinforced Liquid Applied Roofing System. Finally, the project will incorporate modern weatherproofing methods beneath the copper sheeting to ensure long-term protection, while fully adhering to national preservation standards.

- **Site visits**

Daily site visits from South Carolina Historical Society staff and project consultants 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 signage.

- **Job site cleanliness**

Job site shall remain litter and debris-free at all times. It shall be contractor's responsibility to obtain a dumpster (and any required permitting for said dumpster) as well as to clean both interior and exterior work sites thoroughly at the end of each workday.

All copper strips removed in the course of work shall remain the property of SCHS.

**Robert Mills Fireproof Building Copper Roof
South Carolina Historical Society**

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, "Robert Mills Fireproof Building Copper Roof" 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 replacement of the "Robert Mills Fireproof Building Copper Roof."

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

- South Carolina Human Affairs Law and Title VI of the Civil Rights Act of 1964, as amended, prohibiting discrimination on the basis of race, color, creed, sex, national origin, disability, or age.
- 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 State or 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 sub-grantee 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 initiate the Work within ten (10) consecutive calendar days from 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 Wednesday, May 20, 2026.

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 South Carolina Historical Society as Liquidated Damages the sum of THREE HUNDRED FIFTY Dollars (\$350.00) 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)