



## BAY CITY HOUSING COMMISSION

315 14<sup>th</sup> Street

~

Bay City, Michigan 48708

(989) 892-9581

fax (989) 892-5818

tdd (800) 545-1833 ext 561

### BID REQUEST NOTICE PINE TOWERS COLUMN REPAIRS MAPLEWOOD MANOR MASONRY REPAIRS AND SEALANT SMITH MANOR LIMESTONE RESURFACING AND SEALANT

The Bay City Housing Commission is soliciting bids for exterior column restoration repairs at Pine Towers; Masonry repairs at Maplewood Manor and limestone resurfacing at Smith Manor. All sites are in Bay City, Michigan.

**Scope of work at Pine Towers** (306 S. Walnut St). Concrete column repairs and weatherproofing of select exterior precast concrete exterior columns. Approximately 40 separate areas have been identified below 15' via a sounding test performed by MacMillan Associates (a copy of the report is included in this bid). We estimate an average of two (2) sq. ft. size per location. Approximately 25 percent of the repairs will be deep (1.5" to 3" inches) and the remainder will be shallow repairs (less than 1.5" inches deep). Include any lift, swing stage and disposal of old materials in your bid.

**At Maplewood Manor** (1200 N. Madison Ave.) we have three concrete balcony surfaces that are cracked and delaminated and need repair. We also have control joint sealant that is separated between EFIS sections that needs removal and replacement. Maplewood has swing stage connections on its roof. See attached drawing for more details.

**At Smith Manor** (600 N. Vanburen St.) we have 16 limestone exterior column panels that need to be resurfaced to protect from the weather. The panels are 21'x 38", 16"x 38" and 9"x 38", or a total resurfacing of 74 sq. feet. Additionally, some mortar/sealant joints between the panels need to be repaired and some sealant between the walkway and building needs to be replaced. Pre-approved materials: For minor or thin deterioration patching Matrix TR; for deep patching Matrix. Each product is from Conproco.

Materials at Pine Towers. The following materials were used with our 2017 repairs: MasterEmaco P124 water-based epoxy-cementitious bonding agent, rebar coating agent. MasterEmaco N425 non-sag concrete repair mortar with integral corrosion inhibitor; MasterEmaco S44 CI shrinkage-compensated, self-consolidating repair mortar with corrosion inhibitor for larger/deeper area repairs. MasterSeal NP 1 one-component, non-prime, elastomeric polyurethane sealant. MasterProduct HB400, water-based 100% acrylic waterproof coating. Each of these products is from BASF and is owner pre-approved. Bidders may submit an alternative to these products at least one-week in advance of the bid deadline for owner evaluation.

**Alternate Bid A** price is requested for vertical surface cracks on columns (E2, E4, E7) that are 8<sup>th</sup> or 9<sup>th</sup> floor east face. Additionally, apartment 804 same elevation occasionally has a water leak above living room window. We suspect some joint sealant needs replacing. **Alternate Bid B** will be to weather seal the CMU masonry penthouse at Pine Towers with a solvent-based silicone elastomer. NP2 from Sonneborn was use for sealant.

Each bidder shall make careful examination of the specifications and conditions before submitting their proposal because they will be held responsible for any and all errors in their proposal resulting from any failure to make such examination. No “request for extras” will be entertained as a result of the bidders failing to examine the plans, specifications and site inspection of the building.

**Site reviews are Tuesday, June 25, 2024 at 10:00 a.m.** beginning at Pine Towers, 306. S. Walnut St. While attendance is not required to bid, we strongly encouraged all bidders to visit each site to familiarize themselves with our needed repairs. Pine Towers and Smith Manor column repair’s locations are marked and can also be viewed at your convenience at any time. Maplewood Manor repairs are on balconies on the 5<sup>th</sup> 6<sup>th</sup> and 7<sup>th</sup> floors in occupied apartments. If you have any questions contact Karl Opheim, Assistant Director, email below or 989-892-9581 x107.

**Proposals shall be submit the bid forms included in this solicitation** including unit prices for deep and shallow repairs, completion time, in calendar days. A Non-Collusive, Non-Debarred Affidavit (enclosed) must be submitted. Bids must be delivered to the Bay City Housing Commission, 315 14<sup>th</sup> Street, Bay City, Michigan 48708 or emailed to [Karl@baycityhousing.com](mailto:Karl@baycityhousing.com)  
**Bids are due Wednesday, July 17, 2024 at 12:00 Noon EDT.**

The Bay City Housing Commission reserves the right to reject any or all proposals, to award the contract to the lowest responsible and responsive proposer and to waive any irregularities or minor corrections if the best interest of Bay City Housing Commission is served by doing so.

**General Requirements.** An allowance of \$5,000.00 will be included in the base bid. This shall include labor, materials, overhead, profit of an undermined scope.

### **Other Requirements**

1. Field Dimensions: Must be verified in the field by the contractor prior to ordering materials.
2. Submittals: Furnish product data information of all materials for owner approval.
3. All work on this project shall be in accordance with all applicable federal, state and local codes and regulations having jurisdiction. Bids shall include **all** state and local permits, fees and taxes.
4. All work on this project shall be in accordance with all applicable federal, state and local codes and regulations having jurisdiction over this project.
5. Generally work shall be performed during regular business hours Monday through Friday between 8:00 a.m. to 5:00 p.m., excluding official Housing Commission holidays, unless other arrangements are made in advance with owner. Tenants and others shall be protected at all times from falling debris. Barricades, warnings, etc. shall be provided and maintained by contractor. Contractor shall protect all occupied areas from damage and be certain the building and property *shall be clean and free of debris at the end of the workday*. Contractor shall replace, at their expense, any material damaged during removal or storage of equipment.
6. **General Contract Conditions for Small Construction/Development Contracts.** Form HUD-5370 EZ is required by the U.S. Department of Housing and Urban Development and the Bay City Housing Commission. This is a document of contract conditions. Bidders are expected to be familiar with this document, accessed at: <http://www.hud.gov/offices/adm/hudclips/forms/hud5.cfm> or contact Karl Opheim, Assistant Director, for a copy.

**7. Wage documentation.** While Davis-Bacon prevailing wage/benefit rates are not required, documentation of hours, pay rates of on-site workers is required. Contractors will submit weekly payroll form WH-347 and a signed Statement of Compliance (form WH-348) for each week of work.

**8. Warranty.** All materials and workmanship as described in this specification and amended by any change order shall be guaranteed for a period of **Two (2) years** from the date of completion and acceptance. Bidder shall specify if any components have any additional parts warranty. Notification to correct, repair or replace any defective materials or workmanship shall be from the Owner, in writing to the Contractor. Contractor shall replace, at their expense, any material damaged

**9. Liability and Worker's Compensation Insurance.** No work on site may begin without liability and workman's compensation insurance in force and *Certificate(s) of Insurance* on file with the Executive Director. All policies shall name the Bay City Housing Commission as *additional insured*. A completed IRS W-9 is also required.

Workers' Compensation and Occupational Disease Insurance. In accordance with federal and required state Workers' Compensation laws. The employer's liability limit must be a *minimum* of \$100,000 per accident and \$100,000 per disease, per employee with a policy limit of \$500,000.

Commercial General Liability with a combined single limit for bodily injury and property damage of not less than \$ 1,500,000 per occurrence to protect the Contractor and each subcontractor against claims for bodily injury or death and damage to the property of others and use of all equipment. If the Contractor has a "claims-made" policy, then the policy must provide a "retroactive date" which must be on or before the execution date of the Contract; and the extended reporting period may not be less than five years following the completion date of the Contract.

Automobile Liability on owned and non-owned motor vehicles used on the site(s) or in connection therewith for a combined single limit for bodily injury and property damage of not less than \$500,000 per occurrence.

**Concrete repair and workmanship.** Strictly follow manufacturer's directions for all materials. Sound 100% of exposed exterior surfaces using a hammer. Mark area that exhibits hollowness and will require removal of unsound concrete. Removed unsound, loose or delaminated concrete. Do not remove more concrete than can be repaired in one day. Remove rust from all exposed reinforced steel and apply rust inhibiting primer onto steel. Notify owner if any column is found to have unsound concrete within the steel reinforced cage. Apply bonding agent, concrete patch and decorative coat waterproofing to match existing column colors. All patching shall be thoroughly 'damp cured' before applying coating/waterproofing. Do not use solvent base curing compounds. Minimum of three (3) days of curing or as directed by manufacture.

## PROPOSAL FORM

⇒ PLEASE PASTE YOUR COMPANY'S LETTERHEAD AT THE TOP OF THIS PAGE

**Bid for:**        **High Rise Column and Masonry Repairs**  
                     **Bay City Housing Commission**  
                     **315 14<sup>th</sup> Street**  
                     **Bay City, Michigan, 48708**

Having familiarized myself with the local conditions affecting the cost of this work, and the Contract Documents (Advertisement and Instructions to Bidders, Non-Collusive Affidavit, HUD 5370 EZ General Conditions, Description of Work) and any Addenda issued, hereby proposes to perform everything required to be performed and to provide and furnish all the labor, materials, tools, expendable equipment, utility and transportation services, etc., necessary to perform and complete in a workmanlike manner all of the Building Trades required under the Base Bid for the aforementioned project, all in accordance with the Contract Documents prepared by Bay City Housing Commission in connection with, and any addenda issued thereto and including **\$5,000 General Allowance**, for the sum of:

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

**Alternate Bid A:** labor and materials to repair 9<sup>th</sup> floor columns at Pine Towers Add \$ \_\_\_\_\_

**Alternate Bid B:** labor and materials for applying weatherproof sealant on the penthouse block walls and repair any loose, cracked or missing sealant Add \$ \_\_\_\_\_

*Unit Price A:* Labor and materials for additional shallow repair (0" to 1 1/2" deep) \$ \_\_\_\_\_ / Sq. Ft.

*Unit Price B:* Labor and materials for additional deep repair (> 1 1/2" deep) \$ \_\_\_\_\_ / Sq. Ft.

*Unit Price C:* Labor/materials to cut and patch fissure \$ \_\_\_\_\_ / Lin. Ft.

*Unit Price D:* Labor/materials for removing/replacing 100 l.f. of sealant \$ \_\_\_\_\_ / Lin. Ft.

Non-Collusive / Non-Debarred Statement ☐

*For accounting purposes, we need a break-out cost for each site:*

*Pine Towers* \$ \_\_\_\_\_ *Smith Manor* \$ \_\_\_\_\_ *Maplewood Manor* \$ \_\_\_\_\_

Acknowledgement of Addenda (if applicable) No: \_\_\_\_ Date: \_\_\_\_\_

Estimate completion date: \_\_\_\_\_

I understand that the information contained in this proposal is to be relied upon by the Bay City Housing Commission, and such information is warranted by the bidder to be true. The bidder agrees to furnish such additional information, prior to acceptance of any proposal relating to the qualifications of the bidder, as may be required. Attach additional sheets if necessary. NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_, 2024

Print/Type Name: \_\_\_\_\_ Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ Town/Zip \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Bids are due Wednesday, July 17, 2024 at 12:00 p.m. Noon** at Bay City Housing Commission, 315 14th Street, Bay City, Michigan 48708. Submission by means of electronic mail (**karl@baycityhousing.com**) is acceptable, however, an original signed copy of each document is required within four (4) business days.

(PASTE or TYPE ON BIDDER'S LETTERHEAD,  
and SUBMIT WITH QUOTE)

**NON-COLLUSIVE AFFIDAVIT**

State of ( ) ss.

County of ( )

I, \_\_\_\_\_, being first duly sworn, deposes and says:  
(Print name)

That I am \_\_\_\_\_ (partner or officer of the firm of, etc.) the  
(Title)

party making the foregoing proposal or bid, that such-proposal or bid is genuine and not collusive or sham; that said bidder has not colluded, conspired, connived or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference, with any person, to fix the bid price or of any other bidder, or to fix any overhead, profit or cost element of said bid price, or of that of any other bidder, or to secure any advantage against the Bay City Housing Commission or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

**NON-DEBARRED CERTIFICATION**

This is to certify that the below signed bidder has not been debarred, suspended or otherwise prohibited from contacting or entering into construction or modernization agreement with any federal, state or local agency including the U.S. Department of Housing and Urban Development.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Note if:

Bidder, if the bidder is an individual

Partner, if the bidder is a partnership

Officer, if the bidder is a corporation

Subscribed and sworn to \_\_\_\_\_ before me

This \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.

My commission expires \_\_\_\_\_ 20 \_\_\_\_\_

Sample photographs of need repairs at each site

**Pine Towers**



Column A3



Column E6



Column E4

**Maplewood Manor**



Balcony ceiling Apt. 610



Balcony Floor Apt 710



Balcony ceiling Apt 518



Balcony face apt 710

**Smith Manor**



Limestone panels, west facing front entrance





June 4, 2024

Mr. Karl Opheim  
Assistant Director  
Bay Housing Commission  
1200 N. Madison  
Bay City, MI 48708

Re: Column Observations/Soundings  
Pine Towers  
Bay City, Michigan

Dear Karl,

We have performed a visual examination of the eighteen exterior building columns and completed a sounding survey of the lower two stories of the columns at Pine Towers. The purpose of our survey is to determine the condition of the columns and provide recommendations for repair.

The building is nine stories plus a penthouse, concrete framed with concrete exterior wall panels. The columns at the lower two stories began exhibiting cracking soon after construction. The results of several studies have shown excessive chloride content in the concrete at the cracked areas. The high chloride content, with normally anticipated moisture exposure has resulted in corrosion of steel column reinforcing causing expansion of the steel, cracks and spalled concrete surfaces. The columns have been repaired with latex patching material. Portions of the columns have been painted; other areas have been coated with an acrylic waterproof coating.

Our visual observations and sounding survey have identified approximately forty incidences of cracks, hollow sounding concrete, spalled concrete or rust stains. Additionally, we noted that the acrylic waterproof coating is bubbled and has failed at a few locations at the lower two floors where it has been applied. See the attached field data sheets for the results of our observations and soundings. Our visual observations for the upper seven floors are indicated on the building elevation drawings. The sounding and visual observations for the lower two floors are indicated on the ten column data sheets.

There are numerous cracks, hollow sounding areas and spalls identified; however, there is no immediate safety hazard as a result of these conditions. The damage should be repaired this summer to avoid acceleration of the corrosion activity. Repair procedures should include the following:

- Remove concrete at the cracks and rust stains to uncover corroding reinforcing. Expose the corroding rebar all around, minimum ½" clear, along the length of the

Mr. Karl Opheim

June 4, 2024

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corrosion including 3" past the end of any corrosion. Coat the rebar with a rust inhibiting coating, prime the concrete surface and patch the removed concrete.

- Removal of all hollow sounding, or unsound concrete uncovering corroded reinforcing. Expose the corroding rebar all around, minimum ½" clear, along the length of the corrosion including 3" past the end of any corrosion. Coat the rebar with a rust inhibiting coating, prime the concrete surface and patch the removed concrete.
- Coat all repair areas with an acrylic waterproofing coating, in accordance with the coating manufacturer's recommendations.

When completed, these repairs should prevent further deterioration of the columns and help in extending the life of the structure. Please contact us if you would like us to specify the repair products and procedures.

Please call me if you have any questions or require further assistance.

Sincerely,

MacMillan Associates, Inc.

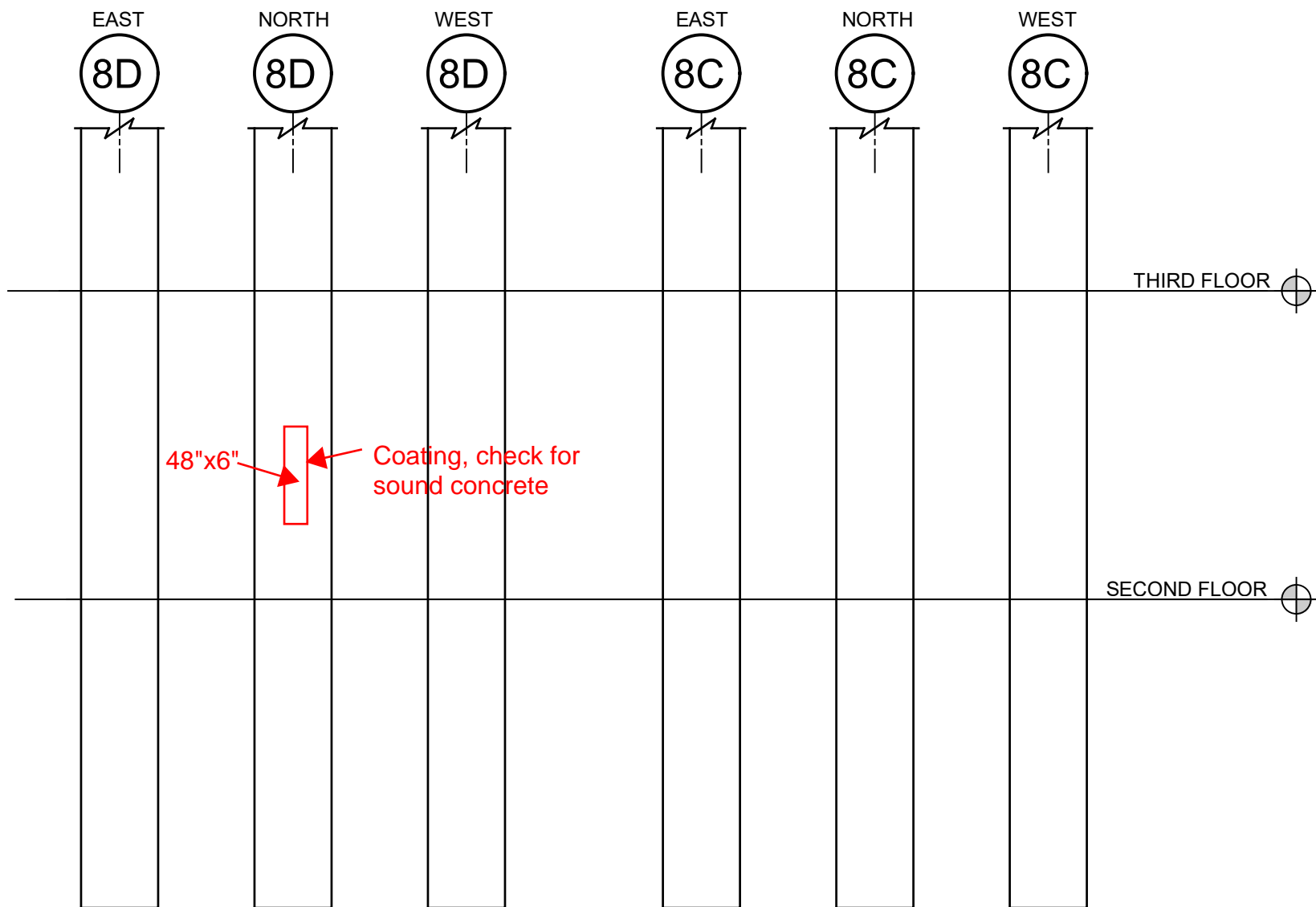


Brian E. Miller

BEM:mey

File: 2024-01022.002





# **NORTH ELEVATION**

NOT TO SCALE (LOOKING SOUTH)

**MacMILLAN ASSOCIATES**  
CONSULTING ENGINEERS  
714 EAST MIDLAND STREET • BAY CITY, MICHIGAN 48706  
(989) 894-4300 F (989) 894-9930 www.macmillanassociates.com

**PINE TOWERS  
COLUMNS  
BAY CTY, MI**

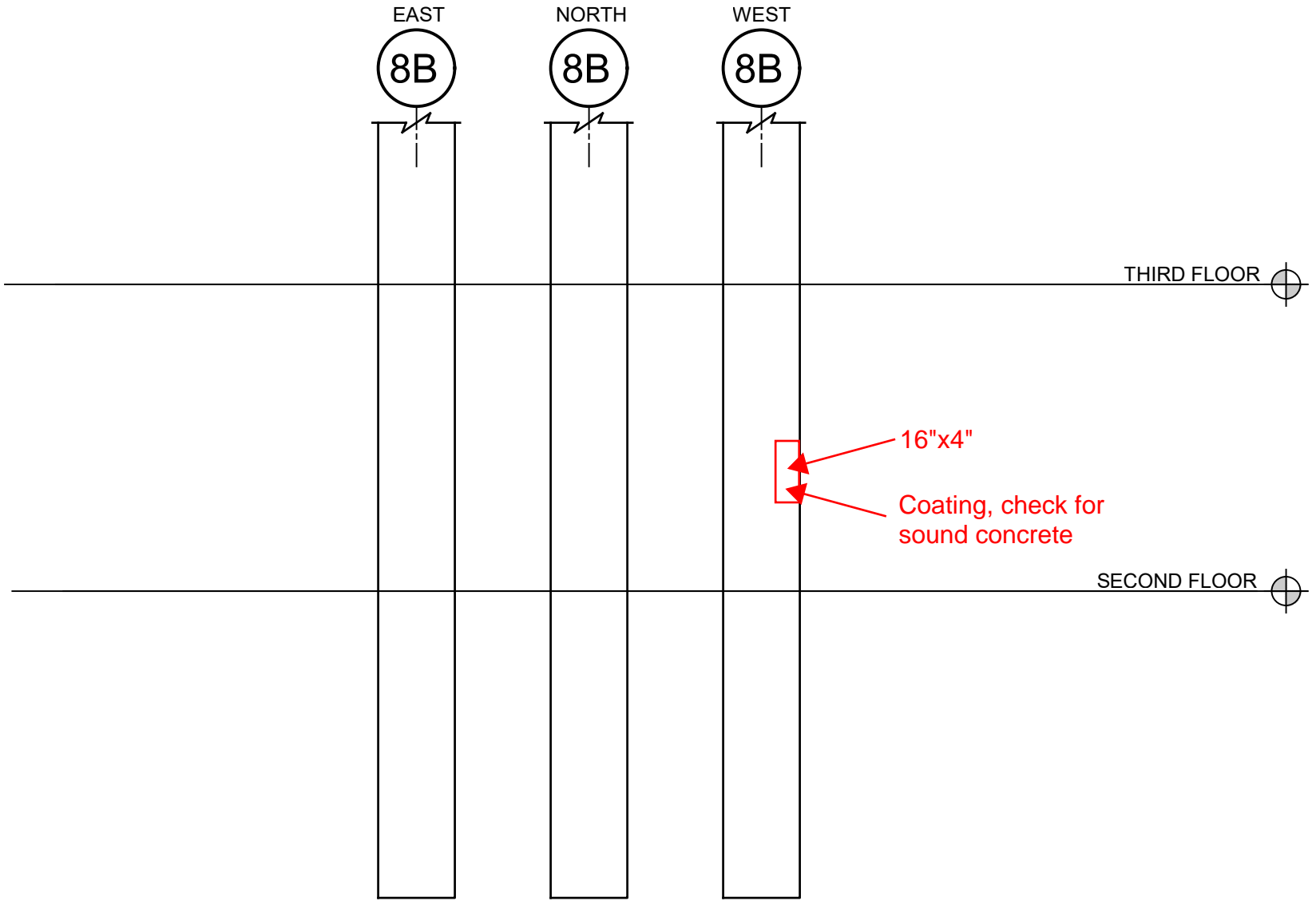
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**BEM**

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**CKT**

DATE  
**06/04/24**

JOB NO.  
**202401022**

SHEET  
**S1**  
OF



**NORTH ELEVATION**  
NOT TO SCALE (LOOKING SOUTH)

**MacMILLAN ASSOCIATES**  
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**PINE TOWERS  
COLUMNS  
BAY CITY, MI**

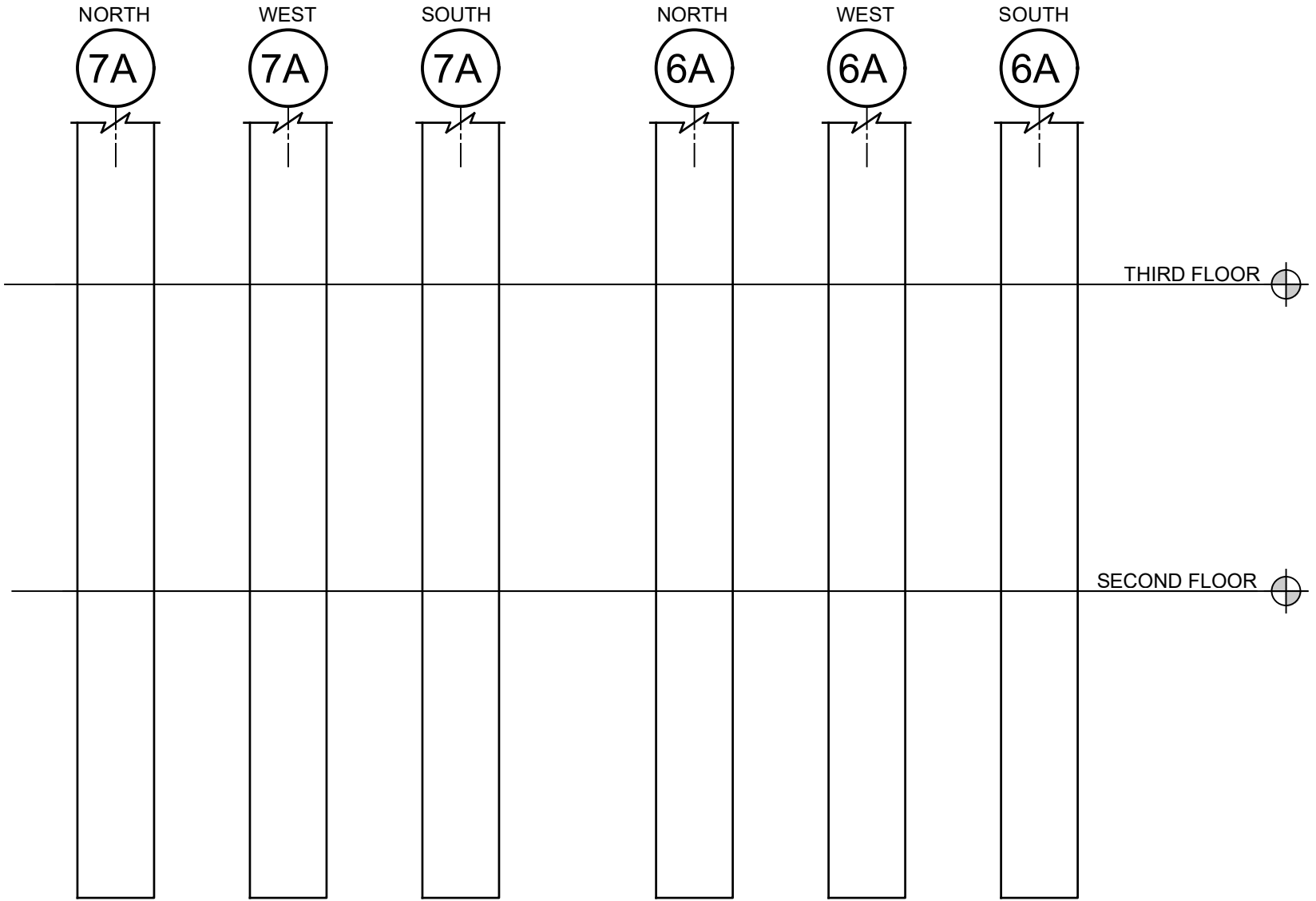
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06/04/24

JOB NO.  
202401022

SHEET  
**S2**  
OF



**WEST ELEVATION**

NOT TO SCALE (LOOKING EAST)

No Comments this sheet

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**PINE TOWERS  
COLUMNS  
BAY CITY, MI**

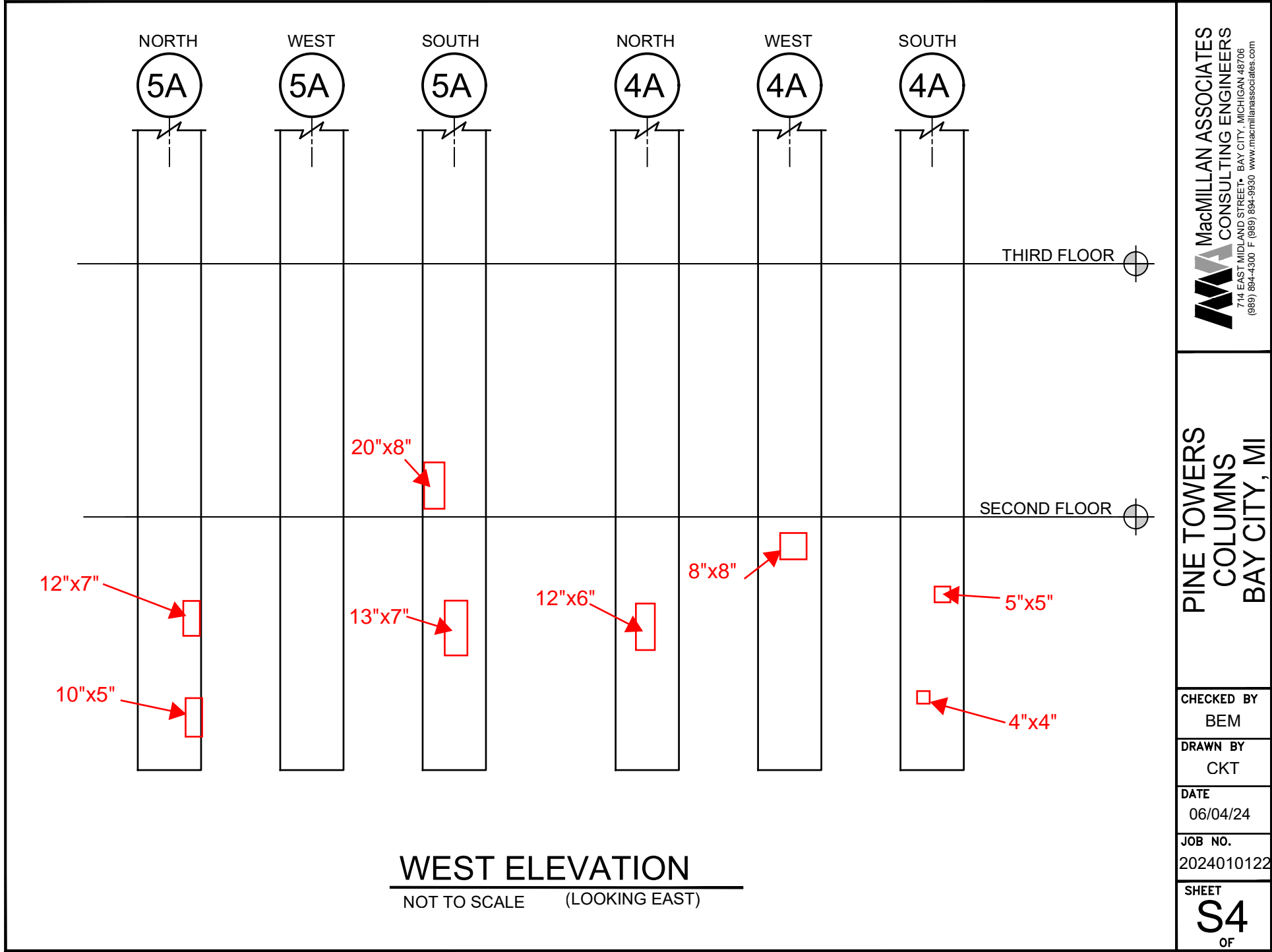
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OF



**PINE TOWERS  
COLUMNS  
BAY CITY, MI**

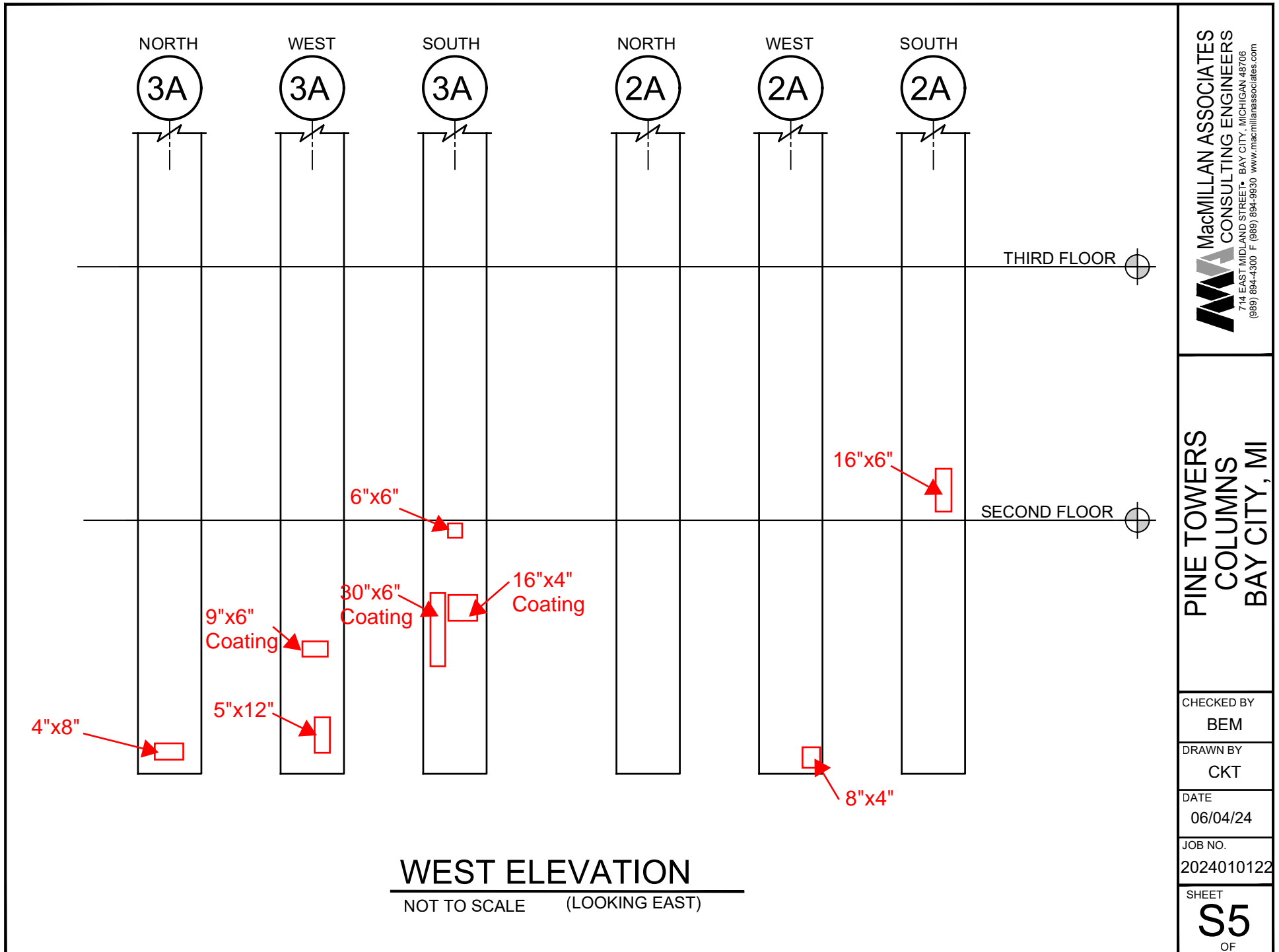
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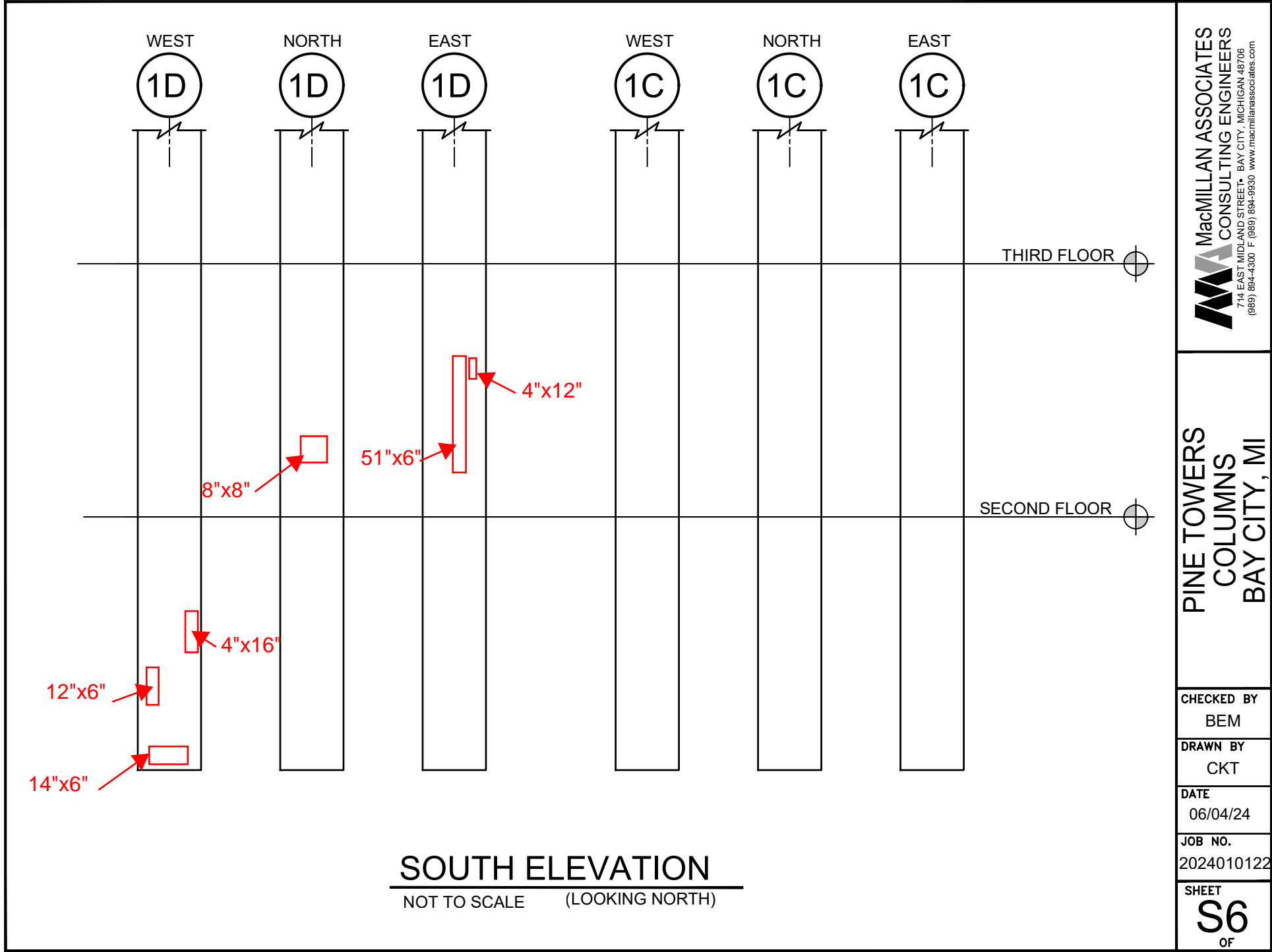
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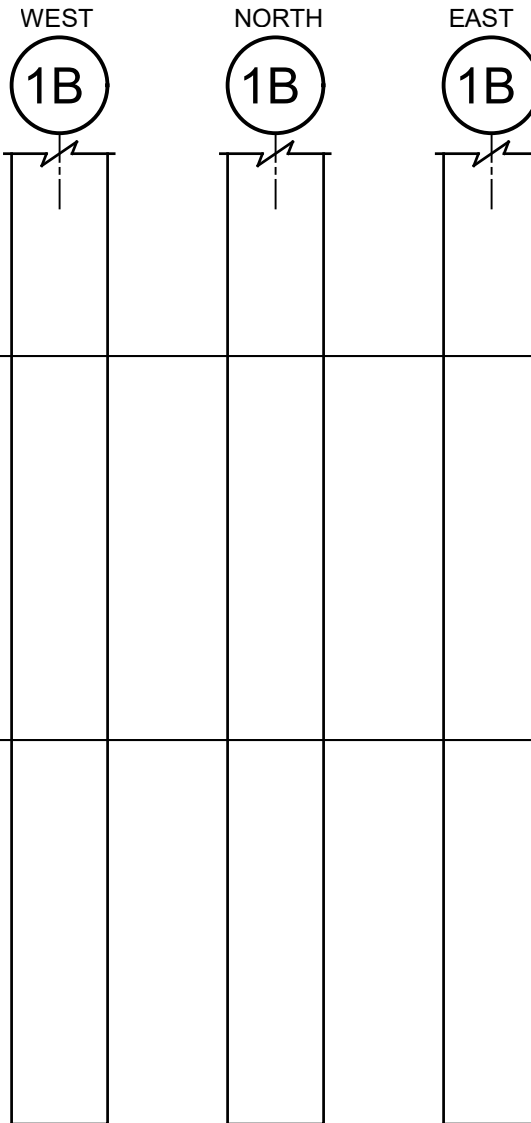
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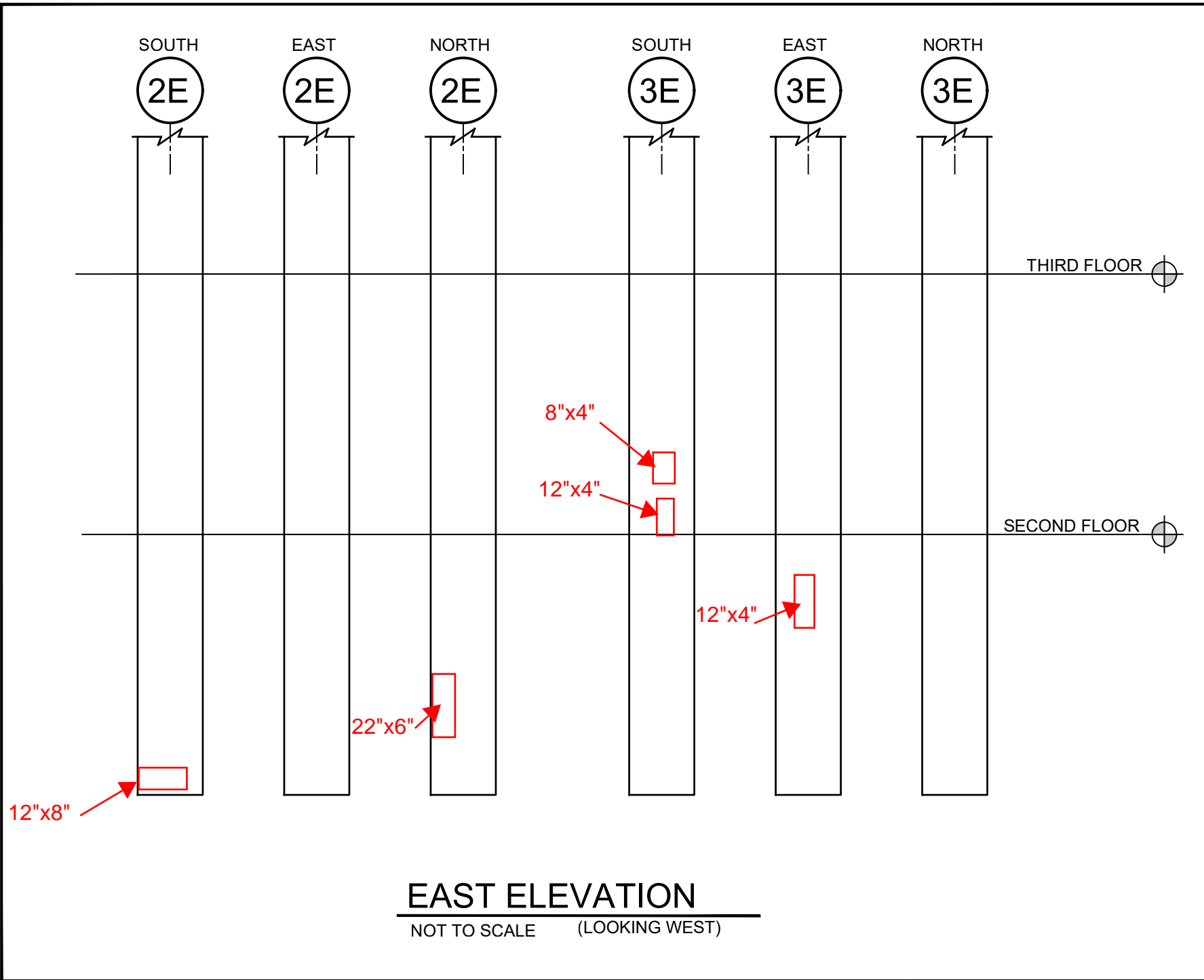






**SOUTH ELEVATION**  
NOT TO SCALE (LOOKING NORTH)

No Comments this sheet



**EAST ELEVATION**

NOT TO SCALE (LOOKING WEST)

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**PINE TOWERS  
COLUMNS  
BAY CITY, MI**

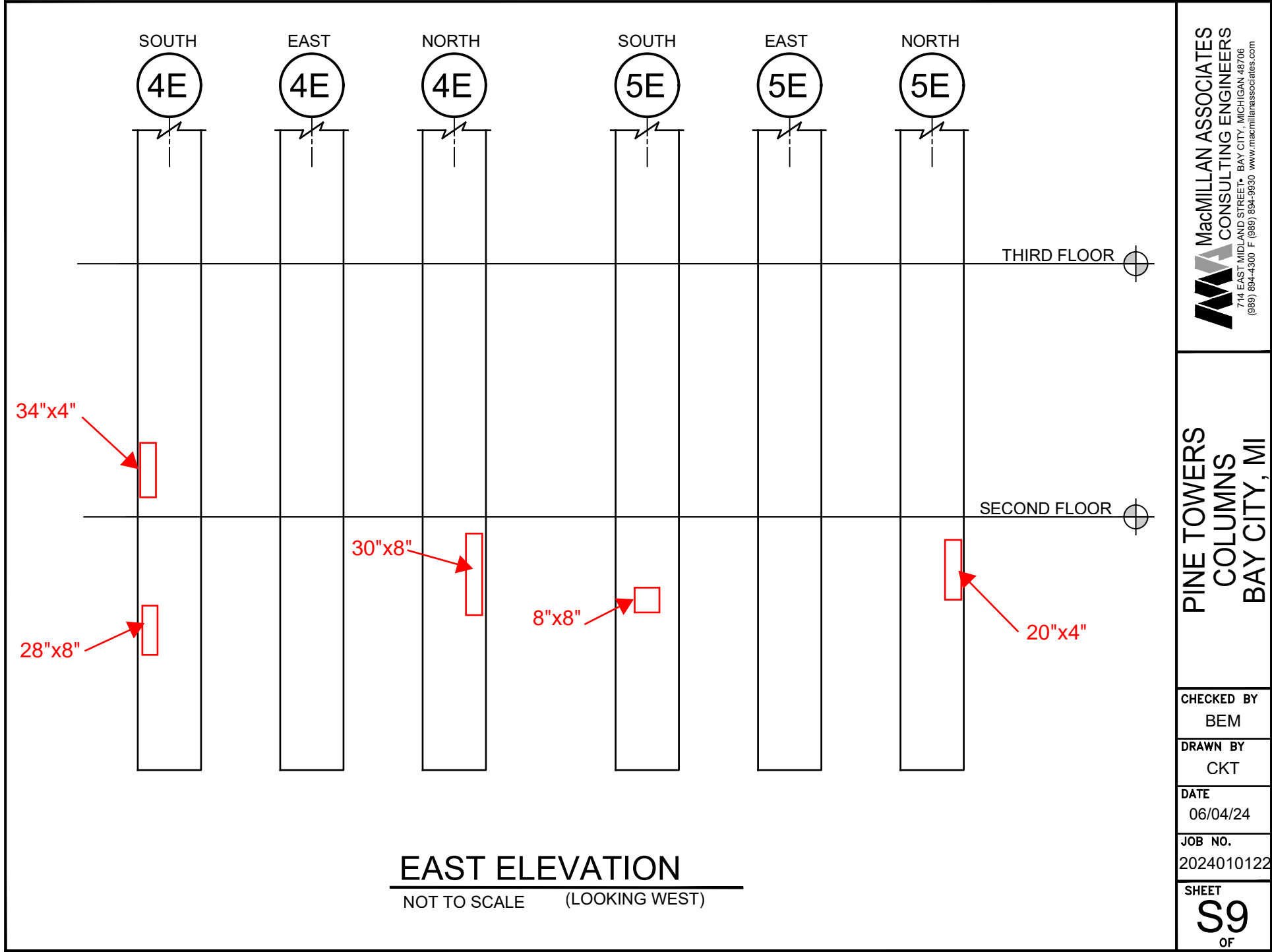
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**PINE TOWERS  
COLUMNS  
BAY CITY, MI**

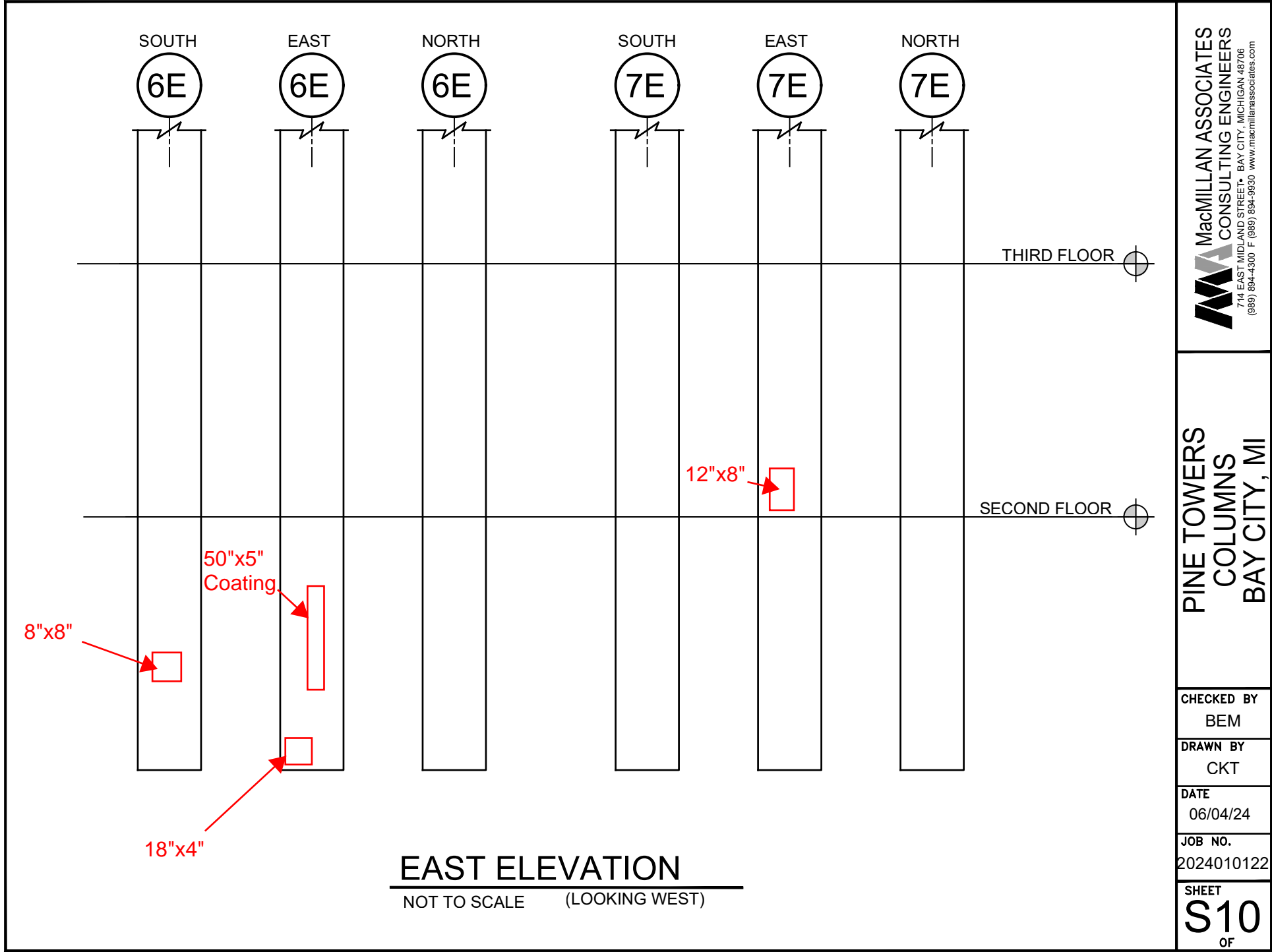
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**S9**  
OF



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**PINE TOWERS  
COLUMNS  
BAY CITY, MI**

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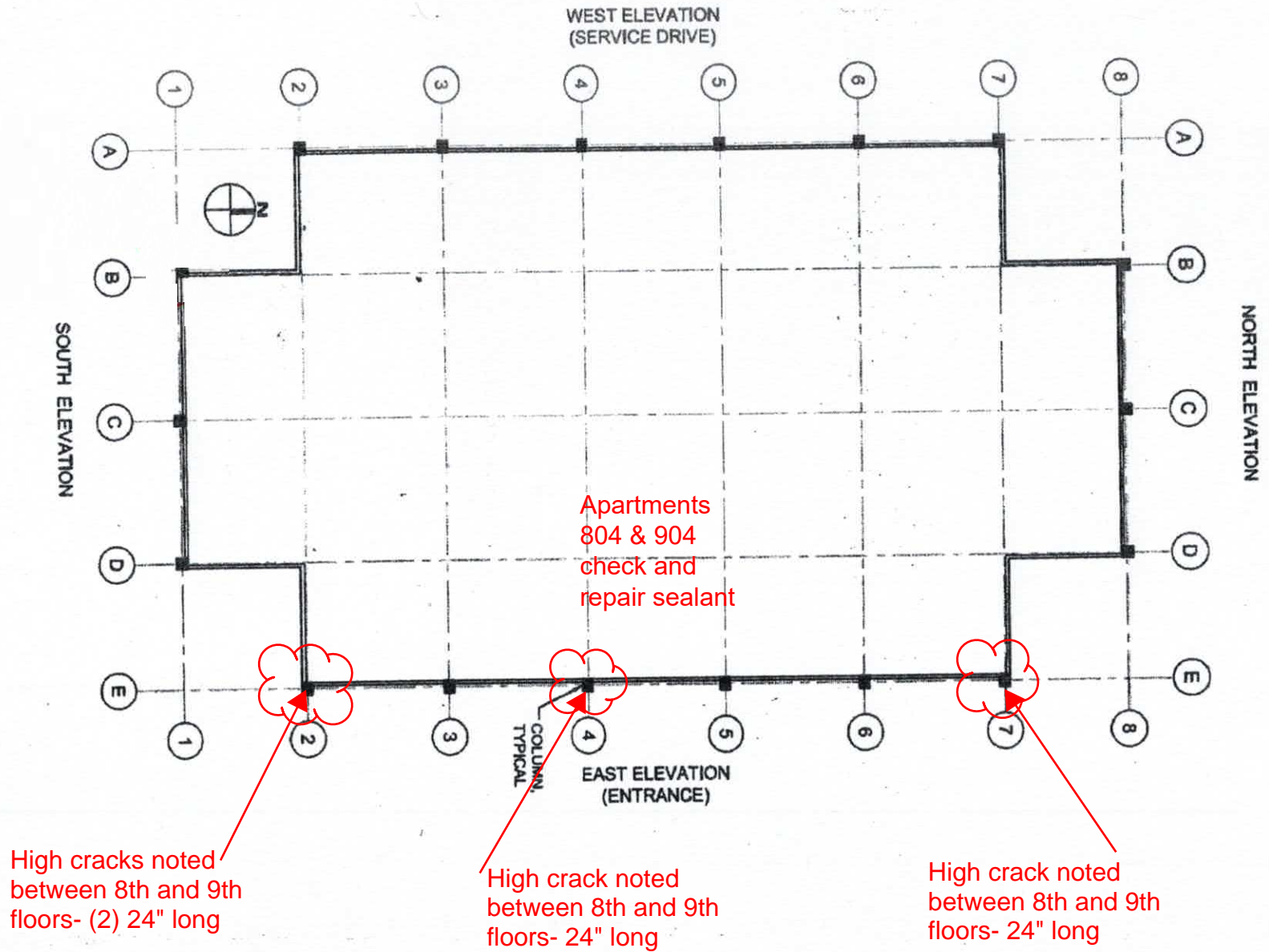
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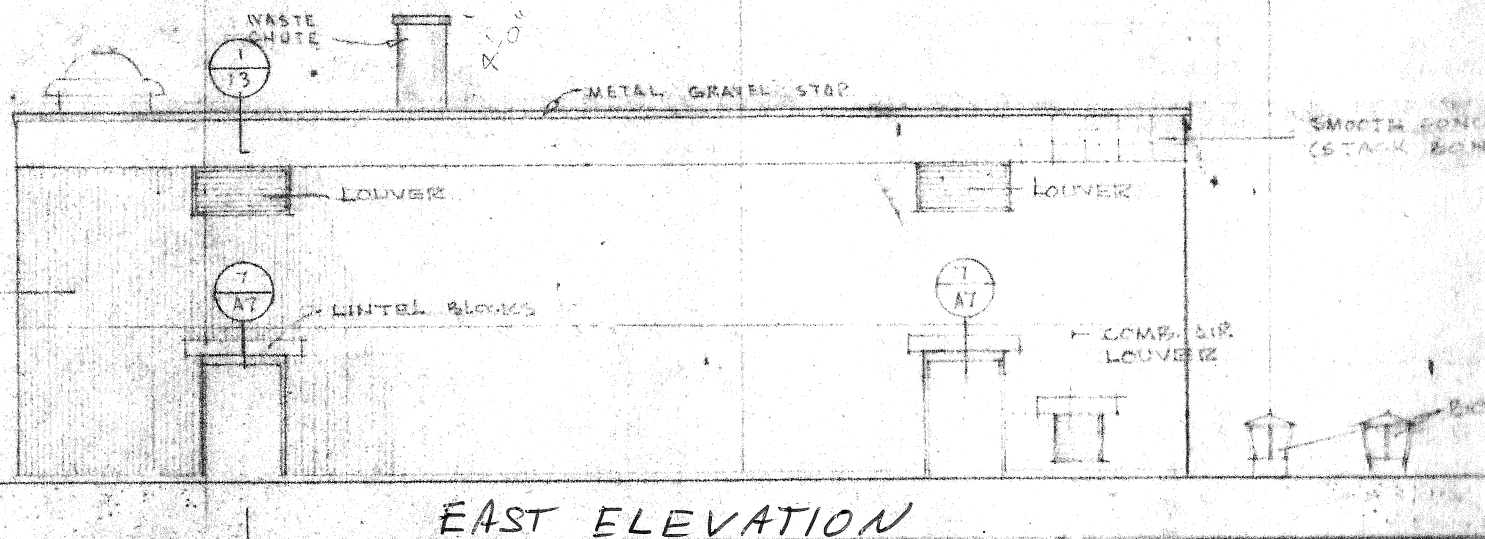
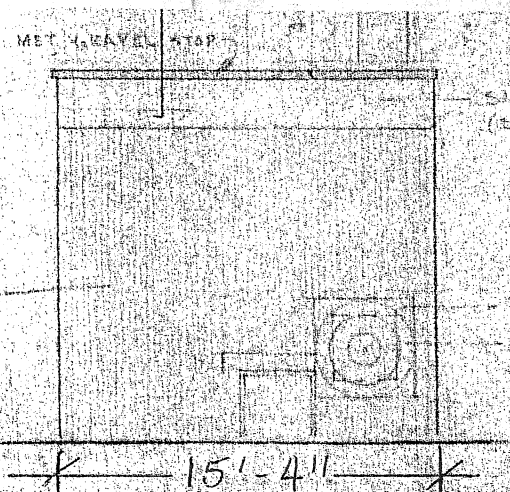
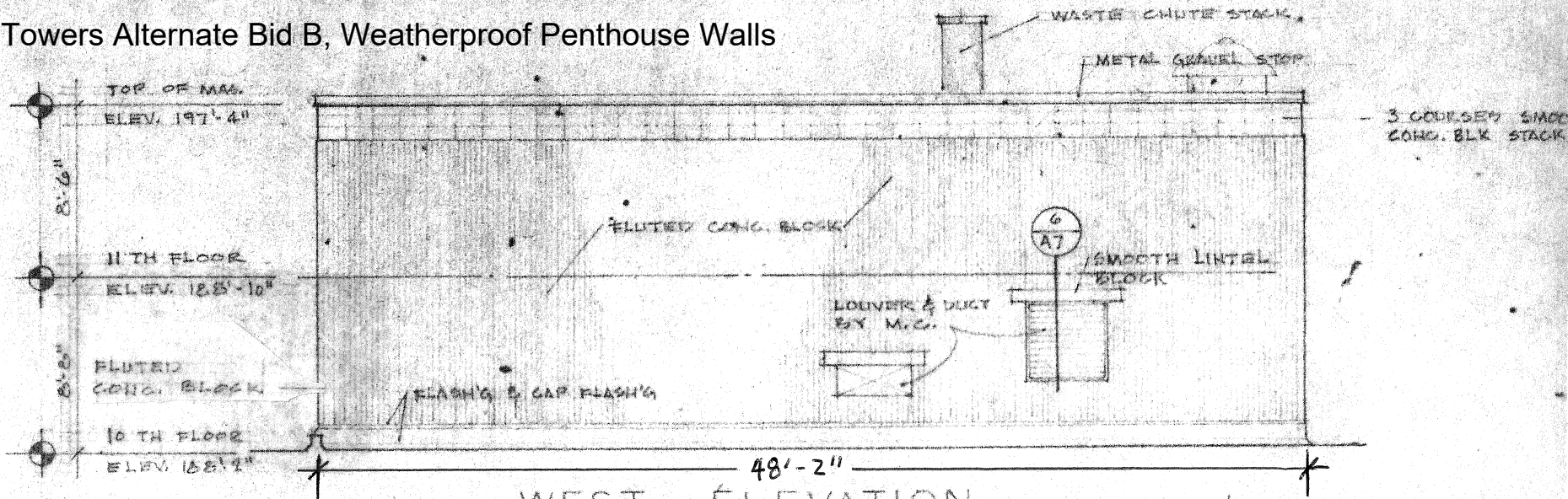
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OF

Alternate Price A detail



# Pine Towers Alternate Bid B, Weatherproof Penthouse Walls

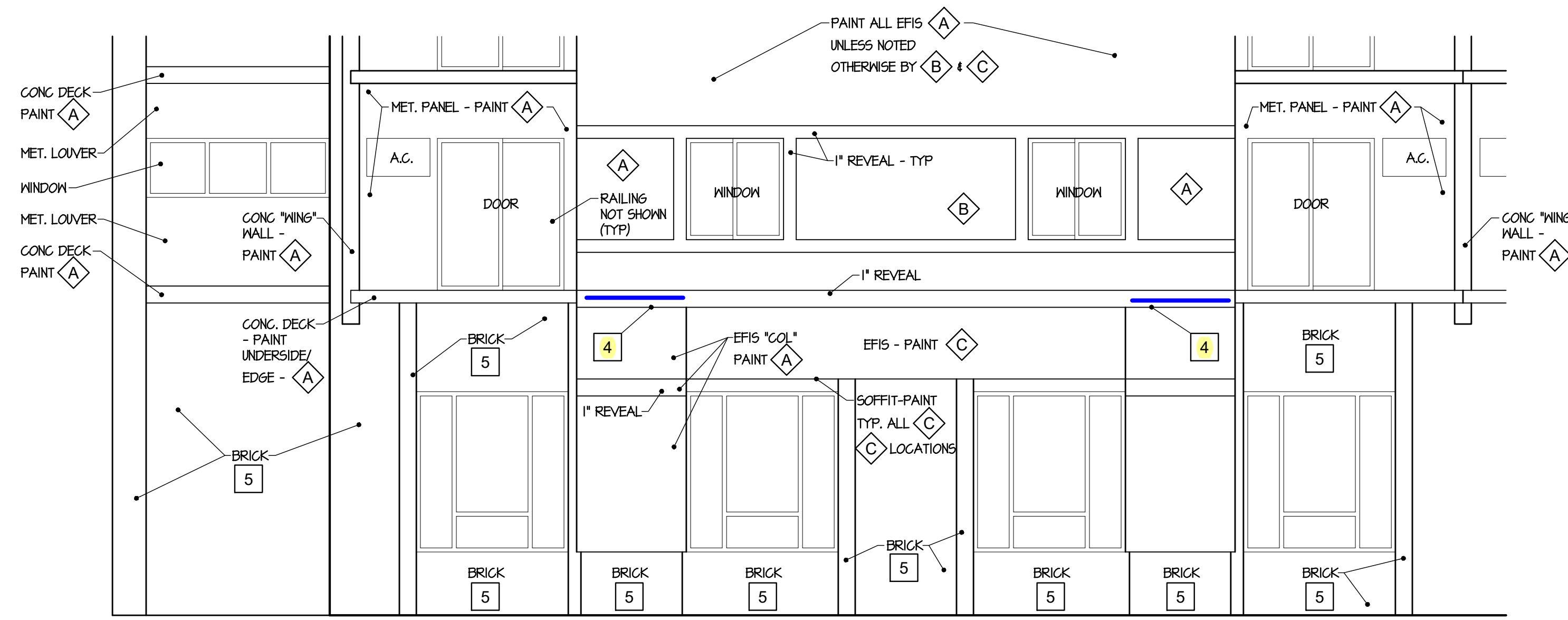




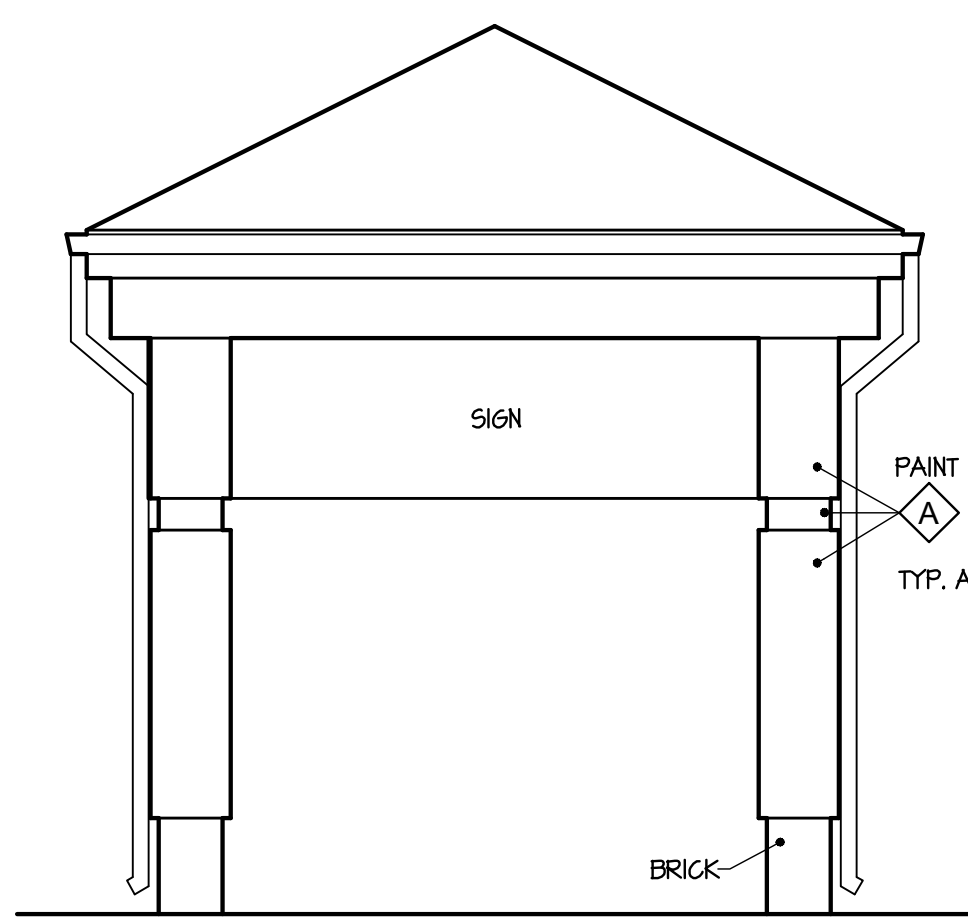




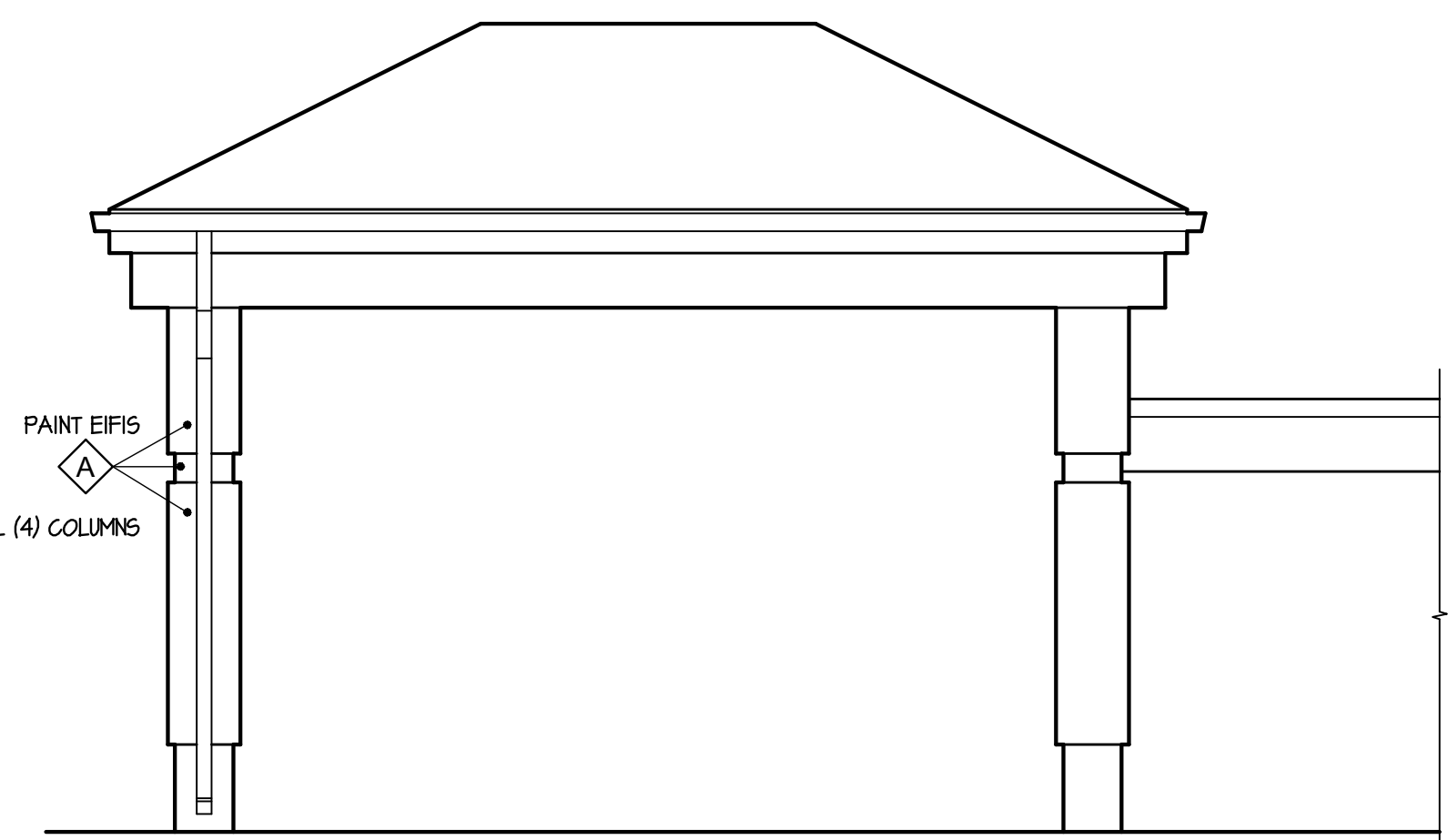
**NORTH ELEVATION**  
 SCALE: 1/8"= 1'-0"  
 METAL RAILINGS NOT SHOWN



**TYPICAL**  
 SCALE: 1/4"= 1'-0"



**WEST ELEVATION**  
 SCALE: 1/4"= 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/4"= 1'-0"

EXTERIOR REFURBISHING AT MAPLEWOOD MANOR FOR  
**BAY CITY HOUSING COMMISSION**  
 BAY CITY, MICHIGAN

DATE NO.