



City of **FLORENCE** SOUTH CAROLINA

INVITATION TO BID NO. 2026-01 ROOF REPLACEMENT

Sealed bids will be received in the Office of Purchasing and Contracting in the City Center at 324 W. Evans Street, Florence, South Carolina, 29501 until **February 4, 2026 at 2:00 pm** from qualified vendors to remove current roofing materials and replace with a TPO membrane roof at Fire Station No. 2 located at 250 E. Marion Street, Florence, SC.

Bids must be submitted in a sealed envelope with "**Bid No. 2026-01 Roof Replacement**" clearly marked on the outside of the envelope for easy identification by the City of Florence. Any bids received later than the specified time will not be accepted/considered. The City will not be responsible for late submission caused by the postal service, other carriers, or any other delivery problems regardless of the reason. The City does not accept electronic/email bids. Bids submitted by mail, Federal Express, United Parcel Service, etc. must meet these same requirements and should be addressed to:

**City of Florence
City Center
324 W. Evans St.
Florence, SC 29501-3430**

The City of Florence under Title VI of the Civil Rights Act of 1964 and related statutes ensures that no person shall on the grounds of race, color, national origin, sex, disability, and age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity it administers.

La ciudad de Florencia en el Título VI de la Ley de Derechos Civiles de 1964 y los estatutos, se asegura de que ninguna persona por motivos de raza, color, origen nacional, sexo, discapacidad, edad, ser excluido de participar en, ser negado los beneficios de, o ser de otra manera sujeto a discriminación bajo cualquier programa o actividad que administra.

The City of Florence reserves the right to engage in discussions with any or all responsible bidders who submit bids which appear to be eligible for award, for the purpose of clarification to assure full understanding of and responsiveness to the Invitation to bid requirements herein.

This solicitation does not commit the City of Florence to award a contract/purchase order, to pay any costs incurred in the preparation of a bid, or to procure or contract for services. The City of Florence reserves the right to reject any and all responses, to cancel this solicitation, and to make an award deemed in its own best interest.

Lynwood F. Givens
Purchasing Agent

MINORITY, WOMAN, AND VETERAN OWNED BUSINESS

The City of Florence welcomes and encourages submissions from minority, woman, and veteran owned businesses. Please indicate that you are a minority or woman owned business with your request for bid documents.

Minority Business Owners (minority, woman, and veteran owned businesses) will be afforded full opportunity to submit proposals in response to this invitation and will not be discriminated against on the grounds of race, color, creed, sex or national origin in consideration for an award. It is the policy of the City that minority, woman, and veteran owned business enterprises (MBE/WBE/VBE) have an opportunity to participate at all levels of contracting in the performance of City contracts to the extent practical and consistent with the efficient performance of the contract.

The successful company must ensure that all subcontractors, agents, personnel assigned by or employees of prime company and subcontractors are not discriminated against because of their race, color, religion, sex or national origin. Bidders must make positive efforts to provide equal employment opportunity for minority and women owned businesses.

LOCAL AND MINORITY BUSINESS ENTERPRISE PURCHASING PROGRAM:

When lowest bid is the principal determining factor in a bid selection process it is the intent of the City of Florence to provide preference first to local businesses within the City or County of Florence; however, if no local business is eligible or able to participate, preference shall then be provided by the City to minority business enterprises based on the following guidelines:

- a. For purposes of this policy, a “local business” is defined as a person, firm, contractor, corporation, or other business entity offering the services and/or products being bid by the City that maintain a place of business and have a physical business address located and operating within the City or County of Florence. The business must have been established for not less than one year within the City or County of Florence and have a valid City of Florence Business License for a minimum of 12 months prior to the bid date.
- b. For purposes of this policy, a minority business enterprise (MBE) is defined as an MBE that is certified in accordance with South Carolina Regulations § 19-445.2160, as authorized by §11-35-5270 the South Carolina Code of Laws, as amended.
- c. When lowest bid is the principal determining factor in the selection process any “local business” as defined in Subsection A above that submits a responsible and responsive bid within 5% (if the business is located within the City of Florence) or 3% (if the business is located within Florence County) of the non-local bidder who submitted the lowest bid may match the bid submitted by the non-local bidder. A “local business” that is within the percentage guidelines of the lowest bid received shall then be eligible for award of the contract.
- d. If the lowest bid is not a “local business” and a “local business” is within the percentage guidelines of the lowest bid received, the “local business”, subject to the provision of Subsection H below, shall be awarded the contract if it is willing to provide goods or services at the same price of the lowest bid received.

- e. If conditions of Subsections C above are met and the qualified "local business" declines or is unable to match the lowest bid, then the option to do so moves to the next qualified "local business", if such business' bid is within the percentage guideline of the lowest bid and is similarly responsible and responsive.
- f. In the event there is no "local business" eligible or willing to match the lowest bid, the lowest responsible and responsive bid submitted by an MBE, if any, would be allowed the opportunity to match the bid submitted by the non-local bidder and thereby be awarded the contract when lowest bid is the primary determining factor in the bid selection process.
- g. If a procurement is to be made pursuant to state funding requirements, federal funding requirements, bond covenants, or other outside funding source requirements which prohibit or restrict local or MBE preference, then no local or MBE preference consideration will be given.
- h. The provisions for a local or MBE preference does not prohibit the right of the City to compare quality of materials proposed for purchase and compare qualifications, character, responsibility and fitness of all persons, firms, contractors, corporations, or other business entities submitting bids. Accordingly, the local or MBE preference for a particular procurement may be waived by the City Manager upon written recommendation and justification by the Department Director.

INSTRUCTION TO BIDDERS

The successful bidder must have a South Carolina General Contractors License and must be authorized to sell the stated product or perform the services outlined in the specifications of this bid document.

All bids must be signed by an authorized officer or agent of the company submitting the bid.

The City will assume no responsibility for oral instructions or suggestions. All official correspondence in regard to the specifications should be directed to and will be issued by the City Purchasing Agent.

DEFINITIONS: Responsible Bidder means a bidder who has the capability in all respects to fully perform the stated requirements, and the integrity and reliability which will assure good faith performance.

Responsive Bidder means a bidder who has submitted a bid which conforms in all material respects to the Invitation to Bid.

PROTEST: Any actual or prospective vendor, bidder, or contractor who is aggrieved in connection with the solicitation or award of a contract may formally protest to the Chief Financial Officer. The protest shall be submitted in writing within seven (7) days after such aggrieved person or party has received the bid tabulation or the intent to award letter.

DISPUTES: In cases of disputes as to whether or not an item or service quoted or delivered meets the specifications, the decision of the City of Florence shall be final and binding on all parties. The Purchasing Agent may request in writing, the recommendation of the head of the City agency using the item or other objective sources.

DEVIATIONS: Any deviations from the specifications contained herein must be noted in detail

on the bidder's bid response for the City of Florence's consideration. Failure to submit documentation of deviations shall be grounds for rejection of the item offered to the City of Florence.

CHANGES: Any changes in this Invitation to Bid after the purchase order/contract agreement has been awarded must be with the written consent of the Purchasing Agent or the City Manager; otherwise, the responsibility for such changes lies with the vendor.

INQUIRIES: Questions concerning this invitation to bid should be directed to the City Purchasing Agent, Lynwood F. Givens in writing by e-mail at lgivens@cityofflorencesc.gov. The deadline for the submission of all inquiries is January 28, 2026 at 5:00 pm. Any changes to the specifications in the bid package shall be in writing in an addendum. All Addendums will be posted on the City of Florence website at <https://www.cityofflorencesc.gov/public-bid-information>. It will be the responsibility of bidders to periodically check the website for addendums.

OWNERSHIP OF MATERIAL: Ownership of all data, material and documentation originated and prepared for the City of Florence pursuant to this contract/purchase order shall belong exclusively to the City of Florence.

A complete copy of the City of Florence purchasing policies and procedures manual can be downloaded from the City of Florence website at <https://www.cityofflorencesc.gov/public-bid-information>.

Bids must be signed by an individual legally authorized to offer the pricing and response to this invitation to bid. Any bid that is not signed will not be considered for evaluation.

WARRANTY

The membrane must have a warranty with the warranty information included in the bid packet. A workmanship warranty shall also be included and listed in the bid packet as well.

MANDATORY PRE-BID MEETING

The pre-bid meeting will be held on January 21, 2026 at 2:00 pm at Fire Station NO. 2 located at 250 E. Marion Street, Florence, SC. The purpose of the pre-bid Meeting is to review the scope of work, specifications, and to receive questions from interested general contractors. **Attendance by a responsible representative of the firm is required at the pre-bid meeting. Firms not properly represented at the pre-bid meeting will not be considered for evaluation.**

CRITERIA FOR AWARD

The bid is to be awarded to the lowest responsible/responsive bidder that best meets all of the City of Florence's specifications.

Firms are requested to submit Two (2) copies of the bid on the City of Florence Bid sheet included in this invitation to bid. The bid will be awarded to the lowest responsible/responsive bidder that best meets the City of Florence's specification/scope of work, taking into consideration but not limited to the following:

1. Price
2. Experience of the Company
3. Timeliness of completion of work

BID RESPONSE

1. Bid price should include all costs for preparation, cleanup, material, equipment, labor, and supervision to install listed equipment pursuant to the specifications in this invitation to bid
2. The bid price will be broken into (3) separate sections with each having a total price.
3. All sections shall use the same roofing materials
4. Warranty for both materials and workmanship

The City shall have sole discretion in evaluating the bids and qualifications of the responders. The City reserves the right to select the bid that it may determine to be in the best interest of the City. The City also reserves the right to reject any and all bids, including that of the selected bidder if satisfactory contract negotiations cannot be concluded.

Bid tabulations will be sent to all bidders via email and posted on the City of Florence website at <https://www.cityofflorence-sc.gov/public-bid-information>. Before the award of contract/purchase order, any respondent may be required to show that they have the necessary license, facilities, experience, ability, and financial resources to perform the work in a satisfactory manner. Respondents may be required to furnish the City with sworn statements as to their experience. No contract/purchase order will be awarded except to responsible offerors capable of performing the class and type of work required.

SCOPE:

The City of Florence is seeking bids from qualified vendors to remove and replace the existing roof at Fire Station 2 located at 250 E. Marion St., Florence SC.

The bidder should submit a bid price for each of the (3) three sections of buildings roofs independently. This will include the upper section and the (2) two lower sections.

SPECIFICATIONS:

Section 1 – Center (high) roof section

1. Remove old roof section down to original decking
2. Install 1 ½" insulation board and anchor into decking
3. Furnish and install fully adhered 60 mil commercial grade TPO membrane roof system.
4. Flash in vertical walls with TPO and tie into existing wall coping
5. Replace roof drain(s) and flash in (check drainpipe underneath to ensure proper seal and operation)
6. Flash in unit, pipes, and all other protrusions
7. Clean and dispose of all job-related debris

Section 2 – Right side roof section (over dorms)

1. Remove old roof section down to original decking
2. Install 1 ½" insulation board and anchor into decking
3. Furnish and install fully adhered 60 mil commercial grade TPO membrane roof system.
4. Flash in vertical walls with TPO and tie into existing wall coping
5. Replace roof drain(s) and flash in (check drainpipe underneath to ensure proper seal and operation)

6. Flash in unit, pipes, and all other protrusions
7. Clean and dispose of all job-related debris

Section 3 – Left side roof section (over kitchen)

1. Remove old roof section down to original decking
2. Install 1 ½" insulation board and anchor into decking
3. Furnish and install fully adhered 60 mil commercial grade TPO membrane roof system.
4. Flash in vertical walls with TPO and tie into existing wall coping
5. Replace roof drain(s) and flash in (check drain pipe underneath to ensure proper seal and operation
6. Flash in unit, pipes, and all other protrusions
7. Clean and dispose of all job related debris

All exceptions shall be stated no matter how seemingly minor. Failure to clearly and properly note exceptions to specifications may result in a determination by the city that the bid is non-responsive. Any and all exceptions must meet or exceed the style, type, character and quality of the specifications stated herein. The determination of whether exceptions meet or exceed the specifications shall be made solely by the City of Florence.

The City reserves the right to purchase either section as a single purchase or all sections together.

Before the award of contract/purchase order, any respondent may be required to show that they have the necessary license, facilities, experience, ability, and financial resources to perform the work in a satisfactory manner. Respondents may be required to furnish the City with sworn statements as to their experience. No contract/purchase order will be awarded except to responsible offerors capable of performing the class and type of work required.

TAXES

The City of Florence pays SC Sales Taxes in the amount of 8%. However, the City of Florence is exempt from Federal Excise Taxes and will issue exemption certificates, if requested.
INCLUDE ALL APPLICABLE TAXES IN YOUR PROPOSAL COSTS.

INSPECTION/ACCEPTANCE of this replacement shall be conducted by Fire Chief Shannon Tanner or his designee.

INSURANCE REQUIREMENTS

The firm shall agree to hold harmless, indemnify and defend the City of Florence, South Carolina, its agents and employees from any claims for property damage or personal injury (including death resulting therefrom). Such claims include, but are not limited to, actual, consequential, incidental or punitive damages. The firm shall agree to maintain sufficient comprehensive general liability insurance, naming the City of Florence, South Carolina, as additional insured, in the amounts of \$1,000,000.00 per occurrence and \$1,000,000.00 per person. Proof of such insurance shall be given to the Purchasing Agent by an appropriate certificate-of-insurance issued by the firm's insurance agent.

Further, the firm shall agree to insure prior to commencement of work on the project (job), all subcontractors, agents, assigns or employees of prime firm and subcontractor shall agree to hold harmless, indemnify and defend the City of Florence, South Carolina, its agents and

employees from any claims for property damage or personal injury (including death resulting therefrom). Such claims include but are not limited to, actual, consequential, incidental or punitive damages. Further, prior to commencement of work on the project (job), the firm shall insure that all subcontractors, agents or assigns of the firm, maintain sufficient comprehensive general liability insurance, naming the City of Florence, South Carolina, as additional insured, in the amounts of \$1,000,000.00 per occurrence and \$1,000,000.00 per person. Proof of such insurance shall be given to the Purchasing Agent by an appropriate certificate-of-insurance issued by applicable entity's insurance agent.

With regards to comprehensive general liability insurance, claims may be made during or after the term or terms of the contract/purchase order agreement.

Vehicle liability insurance with minimum combined single limits of \$1,000,000.00 per occurrence shall be maintained by the firm.

The successful firm shall take out and maintain, during the life of the contract agreement, workers' compensation and employer's liability insurance for all employees to be engaged in services on this project under this agreement in an amount not less than \$1,000,000.00, and in case any such services are sublet, the firm shall require all subcontractor(s) also to provide workers' compensation and employer's liability insurance in an amount not less than \$1,000,000.00 for all of the subcontractor's employees to be engaged in such.



**City of
FLORENCE
SOUTH CAROLINA**

**INVITATION TO BID NO. 2026-01
ROOF REPLACEMENT
BID SHEET**

Total cost (including tax) including materials, equipment, fuel, labor, supervision, and all other resources necessary to replace the roof at Fire Station No. 2 located at 250 E. Marion Street, Florence, SC.

Section 1	\$ _____
Section 2	\$ _____
Section 3	\$ _____
Total Bid	\$ _____

**MAXIMUM NUMBER OF DAYS BEFORE STARTING WORK
AFTER RECEIPT OF ORDER:** _____

Is your company a certified MBE/DBE/ WBE: Yes _____ No _____

Authorized Signature

Printed Name

Date

Company Name

Federal Tax ID.

E-Mail Address

Mailing Address (Include Zip Code)

Telephone Number

Fax No.