

Taylor Housing Commission
Maplewood Manor Apartments Window Replacement Project
Invitation to Bid

DOCUMENT 00020 - INVITATION TO BID

Owner: Taylor Housing Commission
15270 Plaza S. Drive
Taylor, MI 48180

Architect: CLM Architects LLC
5980 Greer Road
West Bloomfield, MI 48324-1004
P (248) 366-9444

The Taylor Housing Commission requests sealed bid proposals for **Maplewood Manor Apartments - Window Replacement Project**, located in the City of Taylor, owned by the Taylor Housing Commission.

Bid documents will be available on Tuesday, August 4, 2026; interested bidders may obtain bid documents via e-mail at no cost; to obtain bid proposal documents bidders shall e-mail CLM Architects LLC, clmarchitects@ameritech.net and request in writing to receive **Maplewood Manor Apartments - Window Replacement Project** bid proposal documents. A Pre-Bid Conference to be conducted at the **Taylor Housing Commission offices – 15270 Plaza S. Drive**, Taylor, Michigan at 2:30 p.m., Tuesday, August 11, 2026. Paper copies of the Project Manual, Specifications and Drawings can be obtain for a non-refundable fee of \$150.00 per set, to obtain paper copies interested bidders must request a set of the bid documents via e-mail to Mark L Cryderman clmarchitects@ameritech.net; the non-refundable fee must be received prior to receipt of the documents.

The work, in general, consist of the replacement of: windows within occupied apartments & common areas (corridors, stairwells, offices, multi-purpose rooms, conference rooms & other common and/or support areas); abatement of asbestos building components as required to accommodate for the proposed work & proper monitoring of work areas by qualified environmental consultant; provision of exterior & interior trim work, painting & sealant work; and other interior/exterior associated work items as noted on the drawings & within the specifications of the contract documents.

Bids will be received at the offices of the Housing Commission until **2:30 p.m. EDT, Tuesday, August 25, 2026**, and will be publicly opened and read aloud at 2:35 p.m. the same day. Bids received after **2:30 p.m. EDT, Tuesday, August 25, 2026**, will be rejected in accordance with the Contract Documents and will be returned unopened to the Bidder. The Housing Commission reserves the right to accept any bids, to reject any or all bids, to waive irregularities and/or informalities in any bid and to make the award in any manner deemed in the best interest of the Housing Commission.

Bid Proposals shall be titled:

Maplewood Manor Apartments - Window Replacement Project

and be delivered to: Taylor Housing Commission
15270 Plaza S. Drive
Taylor, MI 48180

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Bids must be submitted on forms furnished by the Housing Commission and shall be accompanied by a bid bond or certified check in the amount of five percent (5%) of the bid amount. Bidders shall comply with the Taylor Housing Commission's Section 3, MBE and WBE policy.

Davis-Bacon wages apply to all contracts.

Taylor Housing Commission properties are non-smoking properties.