



INVITATION FOR BID

Department of Procurement and Contracts, 60 East Van Buren Street, 13th Floor, Chicago, Illinois 60605

Contact Person: Kelvin Noble, Sr. Procurement Specialist Ph: (312) 786-3435 Email: knoble@thecha.org

Bidder's Name: Madison Construction Company

Bidder's Address: 15657 South 70th Court, Orland Park, IL 60462

SPECIFICATIONS FOR: MODERNIZATION AND LIFE SAFETY UPGRADES AT CAROLINE HEDGER APARTMENTS

IFB # 14 - 01285

(Specification Number)

Release Date: Thursday, February 20, 2014

TO BE OPENED: Tuesday, April 1, 2014 @ 11:00 a.m. (local time)

Requests for Information regarding this solicitation should be submitted by no later than Monday, 10:00 a.m. (local time) on March 10, 2014 to Kelvin Noble, Sr. Procurement Specialist at knoble@thecha.org or fax number: (312-913-7701).

PRE-BID CONFERENCE AND SITE VISIT: A Pre-Bid Conference will be held at (6400 N. Sheridan Rd.), Chicago, IL., at 10:00 a.m. (local time) on Tuesday, March 4, 2014. Immediately following the Pre-Bid Conference a Site Visit will be held at (6400 N. Sheridan Rd.), Chicago, IL.

The Chicago Housing Authority (hereinafter "the CHA" or "the Authority") invites Bidders to submit sealed bids for the above described specification.

BID	DESCRIPTION(S)	ADDRESS(ES)	LUMP SUM BASE BID
Bid 1	Caroline Hedger Apartments	6400 North Sheridan Road Chicago, IL 60626	
LUMP SUM BASE BID TOTAL			\$ 30,437,000 .00

ADDENDA: The CHA reserves the right to issue Addenda to correct, modify and amend this Invitation for Bid. Bidders shall acknowledge receipt of all Addenda below.

BIDDER ACKNOWLEDGES RECEIPT OF ADDENDA:

Number 01 02 03
Dated 3/28/14 4/1/14 4/8/14

Bidder shall complete all BF Pages and submit one (1) Original and one (1) Copy. EACH SUBMITTED BF/1 PAGE MUST BEAR AN ORIGINAL SIGNATURE. Failure to sign BF/1 Page shall result in the entire Bid Package being deemed non-responsive.

(Signature)

Harry L. Walder, Jr.

(Print Name)

Madison Construction

(Contractor's Name)

Executive Vice President

(Title)

APR 15 2014

(Date)

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I. BID SUBMITTAL: The Bid Submittal includes following documents:

- A.** These BF Pages and other documents in the following form:
- Enter his/her firm's name** in the space provided on Page BF/1 of this Specification; and
 - Submit TWO (2) COPIES, one (1) original and one (1) photocopy**, of the "Bid Submittal" form comprising all BF pages (including the Bidder's completed BF pages for Sections VII and VIII). PLEASE NOTE: Each BF/1 Page **within both copies** shall bear an original (not photocopied) signature; and
 - Submit ONE (1) ORIGINAL COPY** of all required M/W/DBE and Section 3 documents; and
 - Submit ONE (1) ORIGINAL COPY** of all other required bid documents; and
 - Acknowledge on Page BF/1 receipt of any Addenda issued.

Failure to submit the documentation set forth above in Section I(A)(i)-(vi) may result in the bid package being deemed non-responsive and therefore ineligible for award.

- B. ELECTRONIC FILES FOR DRAWINGS AND TECHNICAL SPECIFICATIONS:** Please be advised that the Chicago Housing Authority is NOT distributing printed plans or specifications with this solicitation. The Chicago Housing Authority will have free CD ROMs containing PDF files of the Drawings and Technical Specifications available for pick up at the 13th floor Reception Desk of the Chicago Housing Authority, 60 East Van Buren Street. The Bid Solicitation, Technical Specifications and Drawings are also available on the CHA's BuySpeed Website at <https://bso.thecha.org/bso>.
- C. GENERAL CONTRACTOR LICENSE:** Each bid must be accompanied by **ONE (1) COPY** of a **current and valid license from the City of Chicago**. The absence of a license shall cause a bid to be deemed non-responsive and therefore ineligible for award. Any Contractor that does not have a currently valid license from the City of Chicago shall be deemed non-responsive. Applications are NOT accepted.
- D. BID SECURITY:** Each individual bid must be accompanied by a **Bid Bond** in the amount of **5%** of the total amount of the submitted bid or a certified check in the same amount, payable to the "Chicago Housing Authority". If the bid and bid security have not been received by the CHA prior to the time of the bid opening, the bid will not be considered. Checks from unsuccessful Bidders will be returned as soon as practicable after the opening of bids.
- E. BIDDER PROFILE INFORMATION:** Each individual bid must be accompanied by a summary of the Contractor's qualifications to complete the work described in the Bid Package, which summary shall include, at a minimum, the following documents:
- the resumes of the Contractor's Project Team (including the superintendent, project manager, and project accountant, or equivalent); and
 - a list of all the Contractor's subcontractors; and
 - a list of the Project Team of the Contractor's subcontractors;
 - a detailed description of not less than three (3) jobs completed by the Contractor in the last five (5) calendar years of a substantially similar size and scope and requiring substantially similar work and level of responsibility, together with the contact information of the owner's representative for each of these jobs (including name, company name, address, telephone number, fax number, and e-mail address); and
 - the same information described in Paragraph (iv) above for at least one (1) job performed by each primary subcontractor in the last five (5) calendar years.

Failure to submit the documentation set forth above in Section I(E)(i)-(v) may result in the bid package being deemed non-responsive and therefore ineligible for award. The CHA may also, on the basis of the Bidder's profile information submitted, find that there exists an insufficient amount of information to clearly determine whether a Bidder or its subcontractor(s) possess the ability to perform successfully under the terms and conditions of the Contract Documents, and the CHA may therefore determine the bid package is ineligible for award on the basis of insufficient evidence regarding responsibility.

- F. FINANCIAL STATEMENT:** The Bidder shall demonstrate its financial responsibility by submitting an audited financial statement or annual reports from the previous two (2) years, or the two (2) most recently available, or such alternative information that is deemed acceptable by the CHA. Bidders may provide information regarding a line of credit or a letter of

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credit, and must provide information about its lines of credit or working capital that would be available in the event it is awarded a Contract resulting from this IFB. This information will remain confidential and may be used by authorized CHA personnel in determining your firm's financial capability to perform the required scope of service. Failure to submit the audited financial statement or such other acceptable alternate information may result in the bid package being deemed non-responsive.

- G. CRITICAL PATH METHOD SUMMARY PROJECT SCHEDULE:** In evaluating this IFB, the CHA will determine the responsibility of each bidder and whether a particular bidder can complete the Work in the shortest time frame, which time frame shall not exceed the Final Completion Date for the Work as set forth in this IFB and in the Contract Documents. The Critical Path Method ("CPM") Summary Project Schedule to be submitted as part of the bid, and the Work Schedule, as defined in Paragraph 6 of the CHA's "Special Conditions of the Contract for Construction", is to reflect the following.

BASE BID	DESCRIPTION(S)	ADDRESS(ES)	START DATE	FINAL COMPLETION DATE
1	Caroline Hedger Apartments	6400 North Sheridan Road	Upon the date set forth in the Notice to Proceed	<p><u>The Life Safety portion of the Scope of Work MUST be completed by no later than NOVEMBER 30, 2014.</u></p> <p>The balance of the Scope of Work, excluding the Life Safety work, MUST be completed within Seven Hundred Thirty (730) calendar days from the date set forth in the Notice to Proceed.</p> <p>The Parking lot related work shall not begin prior to January 1, 2016.</p>

The Contractor shall furnish as part of this proposal a CPM Summary Project Schedule showing the proposed construction phasing and sequencing approach of the major scope items. This CPM Summary Project Schedule shall:

- Be submitted in an electronic format on a CD-ROM;
- Be submitted in a hard copy format;
- Be prepared using only Primavera Project Planner® (P3 version 3.1), Primavera Project Management Contractor (P6) or Primavera SureTrak® software;
- Be prepared using the Critical Path Scheduling Method (CPM);
- Depict at least one critical path starting with the Notice To Proceed and ending with the Final Completion Date;
- Include critical tasks to be performed by the Owner, Prime Design Consultant, or others, for the completion of all Work; and
- Have each construction activity be resource loaded with the person-hours estimated necessary to complete the activity.

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The CPM Summary Project Schedule dates for the elements cited in the project's IFB shall be met or bettered.

For purposes of the CPM Summary Project Schedule to be submitted with this bid, the Contractor shall assume that:

- The Project is expected to begin in June 2014; however, the CHA shall not be bound to issuing a Notice to Proceed by or for that date;
- The Life Safety portion of the Scope of Work MUST be completed by no later than NOVEMBER 30, 2014.
- The balance of the Scope of Work, excluding the Life Safety work, **MUST** be completed within Seven Hundred Thirty (730) calendar days from the date set forth in the Notice to Proceed.
- The Parking lot related work shall not begin prior to January 1, 2016.
- The building(s) will be available to the Contractor on the date(s) set forth in the Notice to Proceed.

For additional detail on how to submit required Schedules, please refer to Paragraph 6 and Paragraph 55 of the CHA's "Special Conditions of the Contract for Construction".

Failure to submit this CPM Summary Project Schedule in the requested software format, and as an electronic file prepared using only Primavera Project Planner® (P3 version 3.1), Primavera Project Management Contractor (P6) or Primavera SureTrak® software on a CD-ROM as well as in hard copy, may result in the entire Bid Package being deemed non-responsive.

H. ADDRESS FOR BID SUBMITTAL: Sealed bids shall be delivered or mailed to:

Chicago Housing Authority
Department of Procurement and Contracts
60 East Van Buren Street, 13th Floor
Chicago, IL 60605

Sealed bids shall be delivered or mailed to the CHA's address listed above. The sealed envelope/package shall be marked with (1) the Bidder's Name and Address; (2) the Specification title and number; and (3) the bid opening date and time. All bids submitted and accepted become the property of the CHA.

II. BID PREPARATION AND WITHDRAWAL

A. PREPARATION OF BIDS - Construction:

- i. Bidders must make their own estimates of the facilities and difficulties attending the execution of the proposed contract;
- ii. Bids must be submitted on the forms furnished by the CHA or on copies of those forms, and **must be manually signed**. The person signing a bid must initial each erasure or change appearing on any bid form. To facilitate the solicitation process, many of the standard CHA documents are now available for download at:
http://www.thecha.org/pages/forms_documents/66.php;
- iii. The bid forms may require Bidders to submit bid prices for one (1) or more items on various bases, including lump sum bidding, deductive alternate prices, change order pricing of construction, or any combination thereof;
- iv. If the solicitation requires bidding on all items, failure to do so will disqualify the bid. If bidding on all items is not required, Bidders should insert the words "no bid" in the space provided for any item on which no price is submitted; and
- v. Alternate bids will not be considered
- vi. Product substitutions will not be considered unless this solicitation authorizes the submission. Bidders are responsible for providing bids for products that fully meet the required

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specifications. Bidders may bid the referenced manufacturers OR EQUAL. Nevertheless, bidders MUST bid what the specifications require. The architect of record will only entertain substitution requests of the selected Contractor.

- B. **WITHDRAWAL OF BIDS:** No bid shall be withdrawn for a period of **one hundred eighty (180) calendar days** after the opening of bids without the consent of the CHA.
- C. **TAX:** This bid shall **not** include charges for the Illinois Retailers' Occupational Tax (so called "Sales Tax") on direct sales to the CHA or on any material incorporated into or becoming part of the work; federal excise taxes; or federal transportation taxes. The CHA will provide all contract awardees with a tax Exemption Certificate.
- D. **FALSE STATEMENTS IN BIDS:** Bidders must provide full, accurate, and complete information as required by this solicitation and its attachments. The penalty for making false statements in bids is prescribed in 18 U.S.C. 1001.
- E. **PRE-BID CONFERENCE AND SITE VISIT:** A Pre-Bid Conference will be held at (6400 N. Sheridan Rd.), Chicago, IL. at 10:00 a.m. (local time) on March 4, 2014. Immediately following the Pre-Bid Conference a Site Visit will be held at (6400 N. Sheridan Rd.), Chicago, IL. All prospective Bidders are urged to attend. Non-attendance on the part of a Bidder shall not relieve the Bidder of any responsibility for adherence to any of the provisions of this bid package of any addenda thereto.
- F. **TECHNICAL QUESTIONS AND REQUESTS FOR INFORMATION:** Bidders shall only communicate with the CHA's Department of Procurement and Contracts regarding this IFB and the bid to be submitted in response to this IFB. These questions will be answered individually or, if applicable, to all potential Bidders, in the form of an addendum to the IFB, if the CHA determines that a revision to the IFB is warranted. All technical questions and Requests for Information (RFIs) regarding this Contract must be submitted in writing by **fax or email**. Telephonic, oral, or any other means of communication of relaying questions shall not be answered. If an answer is inadvertently or otherwise provided to a question other than as specified in this section, it is expressly understood that the answer is not binding in any way on the Authority.

Technical questions or RFIs received with regards to this solicitation after the deadline shown below will likely be unanswered. The Authority reserves the right, at its sole discretion, to respond to technical questions and RFIs received after the deadline.

Please include in the body of your email or fax the following information in the order shown:

- 1) Subject of Question
- 2) Drawing/Sheet Number
- 3) Specification Section / Page Number
- 4) Information Requested
- 5) Suggestion

Requests for Information regarding this solicitation should be submitted by no later than 10:00 a.m. (local time) on Monday, March 10, 2014. All questions during the bidding process should be faxed or emailed to:

Kelvin Noble, Sr. Procurement Specialist
Chicago Housing Authority
Department of Procurement and Contracts
60 E. Van Buren St., 13th Floor
Chicago, IL 60605

Phone (312) 786 - 3435
Fax (312) 913 - 7701
Email knoble@thecha.org

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III. BID OPENING AND REVIEW OF BIDS

- A. BID OPENING:** No bids will be accepted after the date and time indicated on Page BF/1, at which time all bids received will be publicly opened and read aloud. Failure to submit bid documents in the required quantity and properly executed may result in the bid being deemed non-responsive and rejected by the CHA for further consideration.
- B. CLARIFICATION (PRE-AWARD SURVEY) MEETING:** The CHA reserves the right to conduct a Clarification (Pre-Award Survey Meeting) with the Bidder(s) prior to making an award to determine if the Bidder(s) is(are) a responsible party(ies) as described and required by applicable law. This Pre-Award Survey Meeting may include, but not limited to:
- i. a review of the Bidder's capacity to perform the terms and conditions of the contract;
 - ii. a review of the Bidder's understanding of the Scope of Work, and confirmation of inclusion of the entire Scope of Work in its Division Costs;
 - iii. a discussion (and demonstration, if requested) of the Bidder's expertise in reading and interpreting the drawings and technical specifications included with this solicitation;
 - iv. further breakdown of the Division Costs;
 - v. past performance on other CHA and State/local government agencies contracts;
 - vi. current employee depth and capabilities;
 - vii. financial records and resources/capabilities;
 - viii. a visit to examine the Bidder's facilities and on-hand equipment; and
 - ix. any other area or aspect of the Bidders integrity, operations and/or capability that will assist the CHA in making a determination of responsibility.

IV. AWARD: Contract Award - Sealed Bidding - Construction

- A.** The CHA will evaluate bids in response to this solicitation without discussions, and will award a contract to the responsible Bidder whose bid, responsive and conforming to the solicitation, will be most advantageous to the CHA, considering the Lump Sum Base Bid Total and the price-related factors specified elsewhere in the solicitation.
- B.** The CHA may waive informalities or minor irregularities in bids received.
- C.** The CHA may accept any item or combination of items, unless doing so is precluded by a restrictive limitation in the solicitation or the bid.
- D.** The CHA may reject a bid as non-responsive if the prices bid are materially unbalanced between line items or sub-line items. A bid is materially unbalanced when it is based on prices significantly less than cost for some work and prices which are significantly overstated in relation to cost for other work, and if there is a reasonable doubt that the bid will result in the lowest overall cost to the CHA even though it may be the low evaluated bid, or it is so unbalanced as to be tantamount to allowing an advance payment.
- E.** The CHA reserves the right to reject any and all bids, or to reissue or withdraw this Invitation for Bid in the event that competition is deemed inadequate or that it is otherwise deemed to be in the best interest of the CHA. In such instances, the CHA reserves the right to seek procurement by means of non-competitive negotiation.
- F.** No Awards may be made to a contractor or firm that is on the list of contractors ineligible to receive awards from the Authority or the United States, as furnished by HUD.
- V. NOTICE TO PROCEED:** Following execution of the Contract and the Contractor's delivery of all information and documents required by the Contract Documents and otherwise reasonably required by the CHA's Department of Procurement and Contracts, the CHA will issue a Notice to Proceed (NTP) to the Contractor, which will set forth the date(s) for the official commencement of the Work described in this IFB and in the Contract Documents. Upon issuance of the NTP, the CHA will make the Project location(s) available to the Contractor for the start of the required Work.

VI. TYPE OF CONTRACT(S) AND CONTRACT REQUIREMENTS

- A. TYPE OF CONTRACT(S):** In selecting the lowest responsive and responsible bidder(s), the CHA will examine which bidder(s) offers the lowest responsive and responsible Lump Sum Base Bid

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Total among other criteria. The CHA anticipates awarding a **single Firm Fixed Price contract** under this solicitation based on the **Lump Sum Base Bid Total**.

- B. **TIME FOR PERFORMANCE:** Please refer to I. (G) **CRITICAL PATH METHOD SUMMARY PROJECT SCHEDULE**. A Notice to Proceed will be issued by the CHA subsequent to contract execution. The work to be performed under this Contract shall be subject to and comply with the CHA's "Special Conditions of the Contract for Construction" and the HUD "General Conditions for Construction Contracts - Public Housing Programs" (Form HUD-5370).
- C. **PRE-CONSTRUCTION CONFERENCE:** The CHA will notify the Awardee(s) when and where the Pre-Construction Conference(s) will take place. **The Awardee(s) must attend this conference before entering the worksite or having materials delivered there.**
- D. **PERFORMANCE AND PAYMENT BOND:** Upon award of the contract by the CHA, the Contractor shall provide and pay for an **acceptable Performance Bond** in the amount of **100%** of the contract price **or separate acceptable Performance and Payment Bonds** each in the amount of **50% or more** of the contract price. **IMPORTANT: The surety must be a guaranty or surety company which appears in the U. S. Treasury Circular No. 570 published annually in the Federal Register, and must, at a minimum, have an "A" rating in according to the A.M. Best Rating Guide.** Assistance in securing the Performance and Payment Bond is available through the Small Business Administration, which encourages Minority Business Enterprises. The CHA shall not be responsible for the cost of the Performance and Payment Bond.
- E. **CERTIFICATE OF INSURANCE REQUIREMENTS:** Before commencing work, the Contractor and each Subcontractor shall furnish the Chicago Housing Authority with certificates of insurance showing the required insurance is in force and will insure all operations under the Contract. See Paragraph 36 of the HUD "General Conditions for Construction Contracts - Public Housing Programs" (Form HUD-5370) and the CHA's "Special Conditions of the Contract for Construction" for details on the required types and levels of insurance coverage.

In addition to any other provisions of this Contract or at law, the Contractor may immediately, and without notice, have all compensation withheld or suspended, be suspended from providing further Work, or be terminated for cause from this Contract for any lapse in coverage or material change in coverage pursuant to the requirements of Paragraph 36 of the HUD "General Conditions for Construction Contracts - Public Housing Programs" (Form HUD-5370) and the CHA's "Special Conditions of the Contract for Construction", for failure to furnish the CHA with a timely certificate or renewal of certificate, or for making an incorrect or a false representation with regard to provision of the insurance specified in Paragraph 36 of the HUD "General Conditions for Construction Contracts - Public Housing Programs" (Form HUD-5370) and the CHA's "Special Conditions of the Contract for Construction".

- F. **ONLINE CONTRACT COMPLIANCE SYSTEM:** The CHA maintains an online contract compliance system which provides various work-flow automation features to improve reporting processes. The online contract compliance system will be used to monitor contract compliance, and the contractor and its subcontractors shall be required to use the secure web-based system to submit all information related to compliance. Prior to commencing work, the CHA will provide the contractor access to its online contract compliance system.

Accordingly, the contractor expressly agrees that it, and its subcontractors, shall provide the required compliance data to the CHA via its electronic system available at <https://cha.diversitycompliance.com/>. The contractor acknowledges that it and its subcontractors are responsible for responding by any noted response dates or due dates to any instructions or requests for information, and checking the electronic system on a regular basis to manage contact information and Contract records. The contractor also acknowledges that it is responsible for ensuring that all subcontractors have completed all requested items with complete and accurate information and that their contact information is current. The Contractor shall flow down this provision to subcontractors at every tier.

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- G. **SECTION 3 - COMPLIANCE:** The CHA has determined that the contract awarded under this solicitation is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, (Section 3), and Title 24 of Subchapter B, Part 135 - Economic Opportunities for Low- and Very Low-Income Persons, 24 CFR 135.3. Section 3 Compliance requires that any contract or subcontract entered into for the benefit of public housing residents shall require that, to the greatest extent feasible, economic opportunity in the form of training, employment, contracting, and other economic opportunities arising from the expenditure of public housing assistance for housing rehabilitation and housing construction be directed to low- and very low-income persons.

A. Section 3

1. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
2. The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 135 regulations.
3. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
4. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.
5. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 135.
6. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

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B. Section 3 Compliance Goals

1. Contractors and their subcontractors may demonstrate compliance by committing to employ section 3 residents and by subcontracting with section 3 business concerns in accordance with the requirements of 24 CFR Part 135.

A Section 3 Business concern is a business concern under HUD Regulations:

- (1) 51 percent or more owned by section 3 residents; or
- (2) Whose permanent, full-time employees include persons, at least 30 percent of whom are currently section 3 residents, or within three years of the date of first employment with the business concern were section 3 residents; or
- (3) That provides evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to business concerns that meet the qualifications set forth in paragraphs (1) or (2) in this definition of "section 3 business concern."

2. Contractor and sub-contractors may demonstrate compliance with the requirements for contracting with Section 3 Business Concerns by committing to award to Section 3 Business Concerns at least 10 percent of the total dollar amount of the contract awarded to the contractor for building trades work for maintenance, repair modernization or development of public housing, or for building trades work arising in connection with housing rehabilitation, housing construction and other public construction and at least 3 percent of the total dollar amount of all other Section 3 covered contracts.

3. In evaluating compliance with 24 CFR Part 135, contractors and their subcontractors have the burden of demonstrating to the greatest extent feasible their ability or inability to meet the goals set forth in 24 CFR Part 135 for providing training, employment and contracting opportunities to section 3 residents and section 3 business concerns.

4. Contractors and their subcontractors are also encouraged to provide other economic opportunities to train and employ section 3 residents including, but not limited to, use of "upward mobility", "bridge" and trainee positions to fill vacancies, and hiring section 3 residents in part-time positions (24 CFR 135.40).

C. Documenting and Reporting

1. Contractor agrees to comply with the above Section 3 requirements in accordance with the Contractor's Section 3 Utilization Plan, which shall be prepared by the Contractor and agreed to by CHA. CHA shall not be required to agree to the Contractor's Utilization Plan until the Contractor meets its burden to establish that it will comply with 24 CFR Part 135 and otherwise comply with CHA's Section 3 Requirement as may be required. [Contractor's Section 3 Utilization Plan as attached to the contract as Exhibit is incorporated into the contract by this reference herein.]

2. The Contractor and its subcontractors shall provide all required compliance data with respect to Contractor's Section 3 requirements to the CHA via CHA's electronic system available at <https://cha.diversitycompliance.com/>. The Contractor and its subcontractors shall be responsible for responding to any requests for data or information by the noted response due dates, and shall check the electronic system on a regular basis to manage contact information and contract records. The Contractor shall also be responsible for ensuring that all subcontractors have completed all requested items with complete and accurate information and that their contact information is current.

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all inclusive (collectively referred to as the "Contract Documents"). In the event that any provision in one of the component parts of this contract conflicts with any provision of any other component part, the provision in the component part first enumerated herein shall govern except as otherwise specifically stated. The Contract Documents enumerated herein contain the entire Contract between the parties, and no representations, warranties, agreements, or promises (whether oral, written, expressed, or implied) by the CHA or the Bidder are a part of the contract unless expressly stated therein.

VII. CONTRACTOR'S AGREEMENT AND CHANGE ORDERS SUBMITTAL

- A. **CONTRACTOR'S AGREEMENT:** In conformance with the terms and conditions of the Contract Documents described in this Invitation for Bid (IFB), the undersigned Contractor, having familiarized him(her)self with local conditions, including building codes, site conditions and said Contract Documents, hereby proposes, offers, and agrees that if this bid is accepted within **one hundred eighty (180) calendar days** from the date of the bid opening identified on page BF/1, to do all things necessary to fully perform and satisfy all terms, conditions, and requirements of the Contract Documents for and at the price or prices indicated in these BF pages.

The Contractor agrees to provide and perform all Work as shown and specified in the Scope of Work, Technical Specifications and Drawings included in this IFB for work at the address(es) listed on Page BF/1, in the manner provided in the Scope of Work, Technical Specifications and Drawings, and to comply with the terms and conditions of all of the Contract Documents, and all applicable code requirements and to perform all Work in a manner consistent with all site conditions. The Contractor agrees that no claim for additional compensation will be made due to any subsequent increase in wage scales, material prices, taxes, insurance, cost indexes or any other factors affecting the construction industry. The Contractor agrees to complete and deliver the Project, as such term is defined in the Contract Documents, and the Work described in this IFB in conformance with the required Work Schedule and Final Completion Date(s) set forth in the Contract Documents, and to provide sufficient manpower and any second shift, premium time and overtime required to complete and deliver the Project by the Work Schedule and Final Completion Date(s), at no additional cost to the Chicago Housing Authority (hereinafter "the CHA" or "the Authority").

- B. **CHANGE ORDERS:** If the estimated quantity or Scope of Work required by the Contract Documents is increased or decreased during the course of the Project described in this IFB and in the Contract Documents, the CHA's Contracting Officer may issue Change Orders to increase or decrease the level of effort within the Scope of Work pursuant to the "Changes" provision of the HUD General Contract Conditions for Small Construction/Development Contracts (Form HUD-5370-EZ, Clause 8). The Contractor must first submit a cost proposal for approval by the Capital Construction Department Change Order Committee. The Contractor must first submit a cost proposal for approval by the Capital Construction Department Change Order Committee. The proposal must be submitted on a CHA cost proposal form, along with any other supporting documents requested by the Committee and/or the Project Manager. After award of the contract but prior to the start of the Work, the Contractor will be provided with an Excel version of this CHA cost proposal form for the Contractor's use in preparing any potential change order cost proposals.

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VIII DIVISION COSTS SUBMITTAL: In evaluating this IFB, the CHA will determine whether a bidder is submitting fair and reasonable Division Costs. Pages BF/12 through BF/14 should be used to calculate the Lump Sum Base Bid Total. Refer to the Table of Contents in the Technical Specifications/Project Manual for sub items pertaining to Division categories. Failure to submit all Division Costs listed below or the failure to submit a sum of the Division Costs that equals the Lump Sum Base Bid Total on Page BF/1 may result in the entire Bid Package being deemed non-responsive.

IMPORTANT: Division Costs must include all punch list and close-out costs

IMPORTANT: DIVISION 11 - RESIDENTIAL APPLIANCES

Project Manual section 113100 - Residential Appliances

If Section 113100 - Residential Appliances calls for the installation of gas ranges, range hoods and/or refrigerators (both regular and ADA approved), the CHA will provide them and arrange for their delivery to the site. Please note that:

- The CHA Project Manager will co-ordinate with the Contractor to determine a delivery date for the appliances.
- An Authorized CHA Personnel must be present at the time of appliance delivery.
- The Contractor shall NOT accept appliances on behalf of the CHA.
- The Contractor SHALL be responsible for moving the appliances from "curbside" to the designated locations, removing, inspecting, and discarding the packing materials, and performing the installation, including all miscellaneous adapters, fittings, etc.

MODERNIZATION AND LIFE SAFETY UPGRADES AT CAROLINE HEDGER APARTMENTS
(Specification Title)

14 - 01285

(Spec. Number)

Division Code	DIVISION COSTS - DESCRIPTION <small>IMPORTANT: Division Costs must include all punch list and close-out costs. Refer to the Table of Contents in the Technical Specifications for sub items pertaining to Division categories.</small>	TOTAL COST in whole dollars only
DIV 01	DIVISION 01 - GENERAL REQUIREMENTS The MAXIMUM amount allowed is 5% of the total value of Division No. 2 through Division No. 34 <u>only</u>	\$ 1,358,716. ⁰⁰ 00
DIV 02	DIVISION 02 - EXISTING CONDITIONS	\$ 3,009,599.00
DIV 04	DIVISION 04 - MASONRY	\$ 177,500.00
DIV 05	DIVISION 05 - METALS	\$ 448,000.00
DIV 06	DIVISION 06 - WOOD, PLASTICS AND COMPOSITES	\$ 1,100,000.00
DIV 07	DIVISION 07 - THERMAL AND MOISTURE PROTECTION	\$ 692,525.00

CHICAGO HOUSING AUTHORITY

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VIII DIVISION COSTS SUBMITTAL (cont):

DIV 08	DIVISION 08 - OPENINGS	\$ 4,762,386.00
DIV 09	DIVISION 09 - FINISHES	\$ 3,522,240.00
DIV 10	DIVISION 10 - SPECIALITIES	\$ 108,671.00
DIV 11	DIVISION 11 - EQUIPMENT	\$ 160,533.00
	<p>Note regarding Appliances:</p> <p>CHA will furnish ranges, range hoods and refrigerators. The Contractor is responsible for moving and installing these appliances.</p> <p>The Contractor is to furnish, move and install combination microwave/hoods and microwaves.</p> <p>Authorized CHA Personnel must be present at the time of appliance delivery. The Contractor shall not accept appliances on behalf of the CHA. The Contractor shall be responsible for moving the appliances from "curbside" to the designated locations, removing, inspecting appliances, discarding the packing materials and performing the installation.</p> <p>Installation of appliances is to include all miscellaneous adapters, fittings, etc.</p>	
DIV 12	DIVISION 12 - FURNISHINGS	\$ 1,074,694.00
DIV 14	DIVISION 14 - CONVEYING EQUIPMENT	162,354
DIV 22	DIVISION 22 - PLUMBING	1,750,000.00
DIV 21	DIVISION 21 - FIRE SUPPRESSION	\$ 936,000.00
DIV 23	DIVISION 23 - HEATING, VENTILATION & AIR CONDITIONING	\$ 5,341,969.00
DIV 26	DIVISION 26 - ELECTRICAL	\$ 3,208,000.00
DIV 28	DIVISION 28 - ELECTRONIC SAFETY AND SECURITY	\$ w/DIV 26.00
DIV 32/34	DIVISION 32 - EXTERIOR IMPROVEMENTS DIVISION 33 - EXTERIOR IMPROVEMENTS	\$ 847,682.00
DIV 33	DIVISION 33 - UTILITIES	\$ 103,885.00
DIV 33a	DIVISION 33a - NEW WATER SERVICE	\$ w/DIV 33.00
DIV 33b	DIVISION 33b - NEW ELECTRICAL SERVICE	\$ w/DIV 26.00

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VIII DIVISION COSTS SUBMITTAL (cont):

PERMIT FEES and PERMIT EXPEDITING COSTS If the amount noted in the box is insufficient to cover actual permit fees and /or permit expediting costs, the Contractor will be reimbursed for any additional expenditure through a contract modification. Non-expended funds will be credited to the CHA in the form of a deductive contract modification after substantial completion.	\$ 50,000.00
OFFICE OVERHEAD Costs such as office staff salaries and benefits, office rent and operating expenses, professional fees and other operating costs which are not directly applicable to this specific job.	\$ 368,007.00
PROFIT	\$ 1,262,239.00
LUMP SUM BASE BID TOTAL (Please enter amount on Page 1)	\$ 30,437,000.00

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- IX COST PER BUILDING AND INVOICE INSTRUCTIONS SUBMITTAL:** The CHA requires that this submittal include a breakdown of the Lump Sum Base Bid Total at the CHA BUILDING CODE LEVEL. The amount per building should be further broken down into general construction costs versus environmental remediation costs. (See "ENVIRONMENTAL REMEDIATION COSTS" below).

Upon the award of a contract, EACH invoice submitted by the Contractor must be limited to costs from a SINGLE Purchase Order ("PO"). If MULTIPLE POs are issued under the same contract number over the term of the contract, the Contractor cannot combine references from these multiple POs on the same invoice. Costs within an invoice must further be broken down by CHA Building Code. Failure to limit an invoice to items and lines from a single PO, and to break down those costs by CHA Building Code, will result in delays in payment after its submittal. The CHA reserves the right to make progress payments in accordance with Paragraph 27 of the CHA's "Special Conditions of the Contract for Construction" through an alternative system of payment during the term of the Contract. **IMPORTANT:** The Contractor's PO will be based on the information provided by the Contractor in the table below. When submitting the Contractor's invoice(s) after award, the actual cost(s) should be reflected on the face of each invoice, as well as being supported in the Schedule of Values.

ALL INVOICES MUST BE SUBMITTED DIRECTLY TO: Chicago Housing Authority, Attn: Accounts Payable, 60 East Van Buren St., 11th Floor, Chicago, IL 60605. Do NOT submit invoices to the Capital Construction Department. Failure to follow this direction will result in delays in processing invoice payments.

ENVIRONMENTAL REMEDIATION COSTS: You are required to break down Costs per Building between general construction costs and environmental remediation costs. If no environmental remediation work is required for this project, please fill in a zero (0) on the Environmental line for each building.

AMP # = Asset Management Property number

CHA Bldg Code	AMP #	Address(es)	Amount (Costs of landscaping, site work, fees, etc. should be pro-rated across the buildings)	
SH035	1760	Caroline Hedger Apartments 6400 North Sheridan Road Chicago, IL 60626	Construction	\$ 30,437,000 .00
			Environmental	\$ -0- .00
TOTAL (amount should match the LUMP SUM BASE BID TOTAL on Page BF/1)				\$ 30,437,000 .00

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- X. **SCHEDULE OF DEDUCTIVE ALTERNATES:** In evaluating this IFB, the CHA will determine whether a bidder is submitting fair and reasonable Deductive Alternate prices. Deductive Alternate prices represent work and/or materials which may NOT be needed. If the CHA chooses to exercise a Deductive Alternate, its value will be deducted from the Lump Sum Base Bid Total **PRIOR TO AWARD**. The CHA reserves the right to determine the lowest Lump Sum Base Bid Total **AFTER** exercising the Deductive Alternate(s).

Note: Include as part of each Deductive Alternate, miscellaneous devices, accessory objects and similar items incidental to or required for a complete installation. Do NOT include the Contractor's profit, overhead, bond, and insurance. Those costs shall be included as separate line items if and when a change order is requested. **Failure to submit Deductive Alternate amounts may result in the entire Bid Package being deemed non-responsive.**

SCHEDULE OF DEDUCTIVE ALTERNATES

NOT APPLICABLE FOR THIS PROCUREMENT

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- XI. SCHEDULE OF CHANGE ORDER PRICES:** If the estimated quantity or scope of Work required by the Contract Documents is increased or decreased during the course of the Project described in this IFB and in the Contract Documents, the Contractor will be required to submit a cost proposal for approval by the Capital Construction Department Change Order Committee. The proposal must be submitted on a CHA designated cost proposal form, along with any other supporting documents requested by the Committee and/or the Project Manager. The Change Order Prices provided by the Contractor in this section are for the purpose of analyzing future potential change order costs. As part of the contract award, the CHA reserves the right to adjust/negotiate with the bidder the Change Order Prices included in this submittal, and the Contractor agrees to be bound by this adjusted/negotiated pricing for any and all related change orders over the life of this contract. All Change Order Prices should **exclude** the Contractor's profit, overhead, bond and insurance. **Failure to submit Change Order Prices may result in the entire Bid Package being deemed non-responsive.**

SCHEDULE OF CHANGE ORDER PRICES

NOT APPLICABLE FOR THIS PROCUREMENT

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XII. TECHNICAL SPECIFICATIONS TABLE OF CONTENTS: This Technical Specifications Table of Contents is provided so that the Contractor is able to verify that all sections are included in its copy of the Technical Specifications. The Technical Specifications for this Work consists of one (1) volume. The Contractor's signature on page BF/1 is confirmation that its copy of the Technical Specifications is complete. The Contractor is responsible for notifying the CHA through the Request for Information (RFI) form included in this solicitation if any sections of the Technical Specifications are missing from its bid package. This request must be submitted by the RFI deadline shown on the cover of this solicitation. **PLEASE NOTE: When appropriate, the Technical Specifications may be reproduced on the Drawings, or even omitted from the solicitation entirely, in which case it will be noted below that this section is "NOT APPLICABLE"**

DIVISION 1 – GENERAL REQUIREMENTS		
011000	SUMMARY	011000-1 THRU 4
012200	UNIT PRICES	012200-1 THRU 2
012500	SUBSTITUTION PROCEDURES	012500-1 THRU 1
012600	CONTRACT MODIFICATION PROCEDURES	012600-1 THRU 2
012900	PAYMENT PROCEDURES	012900-1 THRU 5
013100	PROJECT MANAGEMENT AND COORDINATION	013100-1 THRU 10
013233	PHOTOGRAPHIC DOCUMENTATION	013233-1 THRU 3
013300	SUBMITTAL PROCEDURES	013300-1 THRU 11
014000	QUALITY REQUIREMENTS	014000-1 THRU 9
014200	REFERENCES	014200-1 THRU 18
015000	TEMPORARY FACILITIES AND CONTROLS	015000-1 THRU 10
015639	TEMPORARY TREE AND PLANT PROTECTION	015639-1 THRU 6
016000	PRODUCT REQUIREMENTS	016000-1 THRU 5
017300	EXECUTION	017300-1 THRU 9
017419	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL	017419-1 THRU 3
017700	CLOSEOUT PROCEDURES	017700-1 THRU 5
017823	OPERATION AND MAINTENANCE DATA	017823-1 THRU 8
017839	PROJECT RECORD DOCUMENTS	017839-1 THRU 5
017900	DEMONSTRATION AND TRAINING	017900-1 THRU 7
DIVISION 2 – EXISTING CONDITIONS		
024119	SELECTIVE DEMOLITION	024119-1 THRU 7
DIVISION 3 – CONCRETE		
033053	MISCELLANEOUS CAST-IN-PLACE CONCRETE	033053-1 THRU 7
035416	HYDRALUC CEMENT UNDERLAYMENT	035416-1 THRU 3
039500	CONCRETE REPAIR	039500-1 THRU 7
DIVISION 4 – MASONRY		
042000	UNIT MASONRY	042000-1 THRU 21
044200	EXTERIOR STONE CLADDING	044200-1 THRU 12
DIVISION 5 – METALS		
051200	STRUCTURAL STEEL FRAMING	051200-1 THRU 01
052100	STEEL JOIST FRAMING	052100-1 THRU 4
053100	STEEL DECKING	053100-1 THRU 6
055000	METAL FABRICATIONS	055000-1 THRU 11

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XII. TECHNICAL SPECIFICATIONS TABLE OF CONTENTS (cont):

055116	METAL FLOOR PLATE STAIRS	055116-1 THRU 6
055119	METAL GRATING STAIRS	055119-1 THRU 5
55213	PIPE, TUBE AND BAR STOCK RAILINGS	055213-1 THRU 7
055313	BAR GRATINGS	055313-1 THRU 1
055819	HEATING-COOLING UNIT COVERS	055819-1 THRU 6
DIVISION 6 - WOOD, PLASTICS AND COMPOSITES		
061053	MISCELLANEOUS ROUGH CARPENTRY	061053-1 THRU 8
062023	INTERIOR FINISH CARPENTRY	062023-1 THRU 9
064113	WOOD-VENEER-FACED ARCHITECTURAL CABINETS	064113-1 THRU 9
DIVISION 7 - THERMAL AND MOISTURE PROTECTION		
070150	PREPARATION FOR ROOFING	070150.19-1 THRU 5
071113	BITUMINOUS DAMPROOFING	071113-1 THRU 4
071900	WATER REPELLENTS	071900-1 THRU 5
072100	THERMAL INSULATION	072100-1 THRU 5
072726	FLUID-APPLIED MEMBRANE AIR BARRIERS	072726-1 THRU 8
074113.13	FORMED METAL ROOF PANELS	074113.13-1 THRU 10
074213.13	FORMED METAL WALL PANELS	074213.13-1 THRU 9
074213.19	INSULATED METAL WALL PANELS	074213.19-1 THRU 10
074217	INSULATED-CORE METAL WALL BACKUP PANEL SYSTEM	074217-1 THRU 8
075323	ETHYLENE-PROPYLENE-DIENE-MONOMER (EPDM) ROOFING	075323-1 THRU 13
076200	SHEET METAL FLASHING AND TRIM	076200-1 THRU 14
077200	ROOF ACCESSORIES	077200-1 THRU 10
078413	PENETRATION FIRESTOPPING	078413-1 THRU 6
078446	FIRE-RESISTIVE JOINT SYSTEMS	078446-1 THRU 5
079200	JOINT SEALANTS	079200-1 THRU 10
079219	ACOUSTICAL JOINT SEALANTS	079219-1 THRU 4
DIVISION 8 - OPENINGS		
081113	HOLLOW METAL DOORS AND FRAMES	081113-1 THRU 8
081416	FLUSH WOOD DOORS	081416-1 THRU 6
081476	FOLDING CLOSET DOORS	081476-1 THRU 4
083113	ACCESS DOORS AND FRAMES	083113-1 THRU 4
083323	OVERHEAD COILING DOORS	083323-1 THRU 7
083613	SECTIONAL DOORS	083613-1 THRU 9
084113	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS	084113-1 THRU 11
084229	SLIDING AUTOMATIC ENTRANCES	084229-1 THRU 13
085113	ALUMINUM WINDOWS	085113-1 THRU 11
087100	DOOR HARDWARE	087100-1 THRU 19
087113	AUTOMATIC DOOR OPERATORS	087113-1 THRU 8
088000	GLAZING	088000-1 THRU 12
089119	FIXED LOUVERS	089119-1 THRU 8
DIVISION 9 - FINISHES		
092216	NON-STRUCTURAL METAL FRAMING	092216-1 THRU 7
092116.23	GYPSON BOARD SHAFT WALL ASSEMBLIES	092116.23-1 THRU 5
092400	PORTLAND CEMENT PLASTERING	092400-1 THRU 5

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XII. TECHNICAL SPECIFICATIONS TABLE OF CONTENTS (cont):

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095113	ACOUSTICAL PANEL CEILINGS	095113-1 THRU 8
096513	RESILIENT BASE AND ACCESSORIES	096513-1 THRU 4
096519	RESILIENT TILE FLOORING	096519-1 THRU 6
099113	EXTERIOR PAINTING	099113-1 THRU 8
099123	INTERIOR PAINTING	099123-1 THRU 8
099300	STAINING AND TRANSPARENT FINISHING	099300-1 THRU 5
099650	HIGH-BUILD SOLVENT ACRYLIC EXTERIOR WATERPROOF COATING	099650-1 THRU 4
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101400	SIGNAGE	101400-1 THRU 4
102113.13	METAL TOILET COMPARTMENTS	102113.13-1 THRU 5
102800	TOILET, BATH AND KITCHEN ACCESSORIES	102800-1 THRU 5
104413	FIRE PROTECTION CABINETS	104413-1 THRU 5
104416	FIRE EXTINGUISHERS	104416-1 THRU 3
DIVISION 11 – EQUIPMENT		
110140	SUSPENDED ACCESS BUILDING MAINTENANCE EQUIPMENT	110140-1 THRU 5
113100	RESIDENTIAL APPLIANCES	113100-1 THRU 6
DIVISION 12 – FURNISHINGS		
122113	HORIZONTAL LOUVER BLINDS	122113-1 THRU 6
122116	VERTICAL LOUVER BLINDS	122116-1 THRU 5
122413	ROLLER WINDOW SHADES	122413-1 THRU 5
123530	RESIDENTIAL CASEWORK	123530-1 THRU 7
123623	PLASTIC-LAMINATE-CLAD COUNTERTOPS	123623-1 THRU 5
123660	INDIVIDUAL SOLID SURFACE SHOWER STALL PANELS	123660-1 THRU 5
123661	SIMULATED STONE COUNTERTOPS	123661-1 THRU 3
123662	SOLID SURFACE SHOWER FLOOR	123662-1 THRU 3
124813	ENTRANCE FLOOR MATS AND FRAMES	124813-1 THRU 4
129200	TRASH CHUTES	129200-1 THRU 2
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142100	ELECTRIC TRACTION ELEVATORS	142100-1 THRU 3
149182	TRASH CHUTES	149182-1 THRU 3
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211300	FIRE PROTECTION	211300-1 THRU 14
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220513	BASIC MECHANICAL REQUIREMENTS	220513-1 THRU 3
220529	HANGERS AND SUPPORTS	220529-1 THRU 3
220716	PIPE INSULATION	220716-1 THRU 12
221116	WATER DISTRIBUTION PIPING	221116-1 THRU 8
221316	DRAINAGE AND VENT PIPING	221316-1 THRU 7
221423	DRAINAGE PIPING SPECIALTIES	221423-1 THRU 10
224100	RESIDENTIAL PLUMBING FIXTURES	224100-1 THRU 10
DIVISION 23 – HEATING VENTILATING AND AIR CONDITIONING		
230503	GENERAL PROVISIONS FOR HVAC WORK	230503-1 THRU 7
230505	BASIC HVAC MATERIALS AND METHODS	230505-1 THRU 13

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230519	METERS AND GAGES FOR HVAC PIPING	230519-1 THRU 14
230523	GENERAL-DUTY VALVES FOR HVAC PIPING	230523-1 THRU 16
230529	HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT	230529-1 THRU 12
230548	VIBRATION CONTROLS FOR HVAC PIPING AND EQUIPMENT	230548-1 THRU 8
230553	IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT	230553-1 THRU 6
230593	TESTING, ADJUSTING AND BALANCING FOR HVAC	230593-1 THRU 16
230700	HVAC INSULATION	230700-1 THRU 23
230900	INSTRUMENTATION AND CONTROL FOR HVAC	230900-1 THRU 24
230993	SEQUENCE OF OPERATIONS FOR HVAC CONTROLS	230993-1 THRU 9
231123	FACILITY NATURAL-GAS PIPING	231123-1 THRU 21
232113	HYDRONIC PIPING	232113-1 THRU 16
232113.13	UNDEGROUND HYDRONIC PIPING	232113.13-1 THRU 7
232116	HYDRONIC PIPING SPECIALTIES	232116-1 THRU 8
232123	HYDRONIC PUMPS	232123-1 THRU 6
232500	HVAC WATER TREATMENT	232500-1 THRU 7
233113	METAL DUCTS	233113-1 THRU 14
233300	AIR DUCT ACCESSORIES	233300-1 THRU 16
233416	CENTRIFUGAL HVAC FANS	233416-1 THRU 11
233713	DIFFUSERS, REGISTERS AND GRILLES	233713-1 THRU 6
235100	BREECHINGS, CHIMNEYS AND STACKS	235100-1 THRU 5
235533.16	GAS-FIRED UNIT HEATERS	235533.16-1 THRU 6
236426	ROTARY-SCREW WATER CHILLERS	236426-1 THRU 11
237433	DEDICATED OUTDOOR-AIR UNITS	237433-1 THRU 12
238216	AIR COILS	238216-1 THRU 4
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260519	CONDUCTORS AND CABLES	260519-1 THRU 7
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260533	RACEWAYS AND BOXES FOR ELECTRICAL SYSTEMS	260533-1 THRU 4
260536	CABLE TRAYS FOR ELECTRICAL SYSTEMS	260536-1 THRU 5
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262416	PANELBOARDS	262416-1 THRU 11
262500	ENCLOSED BUS ASSEMBLIES	262500-1 THRU 5
262726	WIRING DEVICES	262726-1 THRU 12
262813	FUSES	262813-1 THRU 4
262816	ENCLOSED SWITCHES AND CIRCUIT BREAKERS	262816-1 THRU 10
263214	PACKAGED NATURAL GAS GENERATOR	263214-1 THRU 18
263600	TRANSFER SWITCHES	263600-1 THRU 11
265100	INTERIOR LIGHTING	265100-1 THRU 7
265118	EMERGENCY ASSISTANCE SYSTEMS	265118-1 THRU 6
265600	EXTERIOR LIGHTING	265600-1 THRU 7
DIVISION 27 – COMMUNICATIONS		
271500	TELEVISION CABLING	271500-1 THRU 8
274133	TELEVISION SYSTEM	274133-1 THRU 4
DIVISION 28 – ELECTRONIC SAFETY AND SECURITY		
282300	CCTV SYSTEMS AND COMPONENTS	282300-1 THRU 9
283000	FIRE DETECTION AND ALARM SYSTEM	283000-1 THRU 24
DIVISION 31 – EARTHMOVING		
311000	SITE CLEARING	311000-1 THRU 5
312000	EARTHMOVING	312000-1 THRU 13
DIVISION 32 – EXTERIOR IMPROVEMENTS		
321216	ASPHALT PAVING	321216-1 THRU 4
321313	CONCRETE PAVING	321313-1 THRU 7
321373	CONCRETE PAVING JOINT SEALANTS	321373-1 THRU 4
321400	UNIT PAVING	321400-1 THRU 5
321443	POROUS UNIT PAVING	321443-1 THRU 5
321713	PARKING BUMPERS	321713-1 THRU 2
321723	PAVEMENT MARKINGS	321723-1 THRU 3
321726	TACTILE WARNING SURFACING	321726-1 THRU 4
323119	DECORATIVE METAL FENCES AND GATES	323119-1 THRU 8
328400	PLANTING IRRIGATION	328400-1 THRU 13
329115	SOIL PREPARATION (PERFORMANCE SPECIFICATION)	329115-1 THRU 11
329200	TURF AND GRASSES	329200-1 THRU 8
329300	PLANTS	329300-1 THRU 17
329700	VEGETATED ROOF ASSEMBLIES	329700-1 THRU 8
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334100	STORM UTILITY DRAINAGE PIPING	334100-1 THRU 6
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B	UNITED ANALYTICAL SERVICES, INC. LIMITED / TARGETED / FOCUSED LEAD-BASED PAINT (LBP) TESTING SERVICES BY XRF	1-27

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XIII. DRAWINGS INDEX: The documents listed below comprise the Drawings for this project. This list is provided so that the Contractor is able to verify that all drawings/sheets are included in its set of drawings. The Prime Design Consultant and the CHA disclaim any responsibility for any assumptions made by a Contractor or Subcontractor who does not receive a complete set of Drawings, including all sections listed in this Drawings Index. The Contractor's signature on page BF/1 is confirmation that its set of Drawings is complete. The Contractor is responsible for notifying the CHA through the Request for Information (RFI) form included in this solicitation if any Drawings are missing from its bid package. This request must be submitted by the RFI deadline shown on the cover of this solicitation. **Please note: When appropriate, Drawings may be omitted from the solicitation entirely, in which case it will be noted below that this section is "NOT APPLICABLE".**

Sheet No.	Sheet Title	Version	Version Date
G0.0	TITLE SHEET	BID ISSUE	11/7/2013
G0.1	LOCATION MAP, DRAWING INDEX	BID ISSUE	11/7/2013
G1.0	GENERAL NOTES, ABBREVIATIONS, DRAWING & MATERIAL SYMBOLS	BID ISSUE	11/7/2013
G3.1	ACCESSIBILITY NOTES & DIAGRAMS	BID ISSUE	11/7/2013
G3.2	ACCESSIBILITY DIAGRAMS	BID ISSUE	11/7/2013
G3.3	ACCESSIBILITY DIAGRAMS	BID ISSUE	11/7/2013
G3.4	ACCESSIBILITY DIAGRAMS	BID ISSUE	11/7/2013
G3.5	ANSI PROVISIONS FOR TYPE A & TYPE B APARTMENTS	BID ISSUE	11/7/2013
G3.6	ANSI PROVISIONS FOR TYPE A & TYPE B APARTMENTS	BID ISSUE	11/7/2013
G3.7	UFAS PROVISIONS FOR DWELLING UNITS	BID ISSUE	11/7/2013
G3.8	IAC PROVISIONS FOR ADAPTABLE DWELLING UNITS	BID ISSUE	11/7/2013
G4.0	SIGNAGE STANDARDS	BID ISSUE	11/7/2013
G5.1	SITE LOGISTICS PLAN	BID ISSUE	11/7/2013
G5.2	SITE LOGISTICS PLAN	BID ISSUE	11/7/2013
G5.3	SITE LOGISTICS PLAN and NOTES	BID ISSUE	11/7/2013
G5.4	APARTMENT TIER PHASING and TENANT RELOCATION	BID ISSUE	11/7/2013
G6.0	PROJECT GENERAL NOTES	BID ISSUE	11/7/2013
-	Survey	BID ISSUE	11/7/2013
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C08	EROSION CONTROL DETAILS	BID ISSUE	11/7/2013
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MD1.0	MECHANICAL GROUND FLOOR DEMOLITION PLAN	BID ISSUE	11/7/2013
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M3.0	MECHANICAL SCHEDULES	BID ISSUE	11/7/2013
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ED1.0	DEMOLITION FIRST FLOOR AND SITE PLAN	BID ISSUE	11/7/2013
ED1.1	TYPICAL DEMOLITION PLAN	BID ISSUE	11/7/2013
ED1.2	ELECTRICAL PENTHOUSE DEMOLITION PLAN	BID ISSUE	11/7/2013
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E1.1	FIRE ALARM 2ND AND 3RD THROUGH 26TH FLOOR PLANS	BID ISSUE	11/7/2013
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E2.3	LTG. AND MISC. SYS. PNTHSE ROOF PLAN AND ACCESSORY BUILDING	BID ISSUE	11/7/2013
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E3.3	SATELLITE AND CABLE TV RISER DIAGRAM	BID ISSUE	11/7/2013
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XIV. PROJECT SCHEDULE

- A. **CRITICAL PATH METHOD CONSTRUCTION SCHEDULE (WORK SCHEDULE):** After award of the Contract and prior to commencement of Work, the Contractor will be required to prepare and submit a detailed Critical Path Method construction schedule (Work Schedule) in hard copy and electronic format, in accordance with Paragraph 6 of the CHA's "Special Conditions of the Contract for Construction". The Contractor shall maintain the scheduled start and completion dates, as set forth in the Work Schedule, for the required Work, and will provide the CHA and its designated representative, or its Architect, as directed, a status update of the Work Schedule on a monthly basis in both hard copy and electronic format pursuant to Paragraph 6 of the CHA's "Special Conditions of the Contract for Construction".

MANDATORY REQUIREMENT - BUILDING ELEVATOR ACCESS NOT AVAILABLE:
Trades cannot use ANY elevator in the building(s) to move materials up and down the building(s).
Passenger elevators are for the use of the residents only. Therefore, the General Contractor will need to utilize other means to transport trades and materials throughout the building.

- B. **FINAL COMPLETION DATE:** The Contractor agrees to complete and deliver the Project, as such term is defined in the Contract Documents, and the Work described in this IFB in conformance with the Construction Progress Schedule and Final Completion Date set forth in the Contract Documents, and to provide sufficient manpower, equipment and any overtime required to complete all required Work in or at the building(s) to comply with the completion date for the building(s) as set forth in the Construction Progress Schedule and to complete 100% of all Work within the Project boundary as set forth in the Contract Documents by the Final Completion Date, at no additional cost to the CHA, and the Contractor agrees that for delivery of all Work under this contract, *time is of the essence*.

The Contractor shall commence Work on the building(s) **within 730 calendar days after the Contractor has received a written Notice to Proceed** from the CHA and the Contractor's Construction Progress Schedule has been accepted. (Please refer to Section V of these BF pages for information regarding the Notice to Proceed.) The Contractor's Work will be performed in and around 6400 North Sheridan Road, Chicago, IL, a CHA Caroline Hedger Apartments location.

The Contractor shall notify the CHA and its designated representative when each portion of the Work at the for this Project, as set forth on the Construction Progress Schedule, is complete, and additionally, thirty (30) days prior to completion, the Contractor shall inform the CHA in writing of its intent to be 100% complete within thirty (30) days, regardless of whether such scope item was completed pursuant to the Work Schedule or not. The determination of whether each scope item was completed in compliance with the Construction Progress Schedule shall be made by the CHA and its designated representative and shall be based upon an inspection by the CHA, its designated representative, and the CHA's Prime Design Consultant.

The Contractor shall designate complete **punch list inspection dates** for the Project in the Construction Progress Schedule. The Project Work must be complete and the Contractor's own punch list sign-off achieved and submitted to the CHA's designated representative before inspection by the CHA, its designated representative, and the CHA's Prime Design Consultant.

The CHA, its designated representative, and the CHA's Prime Design Consultant shall inspect the Work and create a final punch list for the Project no more than thirty (30) days prior to final completion of the Project, which, in no event, shall be later than the Final Completion Date for the Project. The CHA and its designated representative shall determine final completion of all Work when the CHA and its designated representative have accepted 100% of all Work as complete, including all punch list items. **Warranties** for the Contractor's Work, including labor, materials and equipment described within the Contract Documents will begin on the date the Work has been accepted as 100% final and complete by the CHA and its designated representative.

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XVI. ACKNOWLEDGMENT OF BID DOCUMENTS AND INSTRUCTIONS: The Bidder acknowledges, by signing Page BF/1, that it has read, understands, has filled out where applicable, and accepts the terms of any documents listed below which are included in this solicitation. The Bidder shall execute and submit with its bid, and/or notarize documents, as indicated below.

Execute and submit with Bid	Notarize	Document
✓		Invitation for Bid - BF/1 through BF/34 pages
		Amendment(s) to Special Conditions, if any (such as the CHA's M/W/DBE Policy *
✓		*Special Conditions of HUD-5370"
		*Amendment(s) to General Conditions", if any
✓		HUD "General Conditions for Construction Contracts – Public Housing Programs" (Form HUD-5370);*
✓		*Instructions to Bidders for Contracts" (Form HUD-5369)*
✓		*Representations, Certifications, and Other Statements of Bidders" (Form HUD-5369-A)*
		*General Wage Decision" (Davis-Bacon Act) Note: Davis-Bacon prevailing wage rates are subject to change, pursuant to 29 CFR Part 5
✓		Bid Bond"
		Performance and Payment Bond or Bonds
		Technical Specifications and Drawings
✓	✓	Contractor's Affidavit*
		*Quick Guide - Contract Compliance Requirements**
✓	✓	"MBE/WBE/DBE Utilization Plan (Schedule A)*
✓	✓	"Section 3 Utilization Plan" (Schedule B)*
✓		"M/W/DBE and Section 3 Subs" (Schedule C)*
✓		"Section 3 Job Order Form"
		CHA Ethics Policy *
✓	✓	Contractor's Affidavit of Uncompleted Work*
		Instructions to Contractors Regarding Affirmative Action Under Executive Orders 11246 and 11914, all Inclusive
		Instructions and Forms
		Proposal Bid Form
		Form of the Contract
✓		*Previous Participation Certificate" (Form HUD-2530)*
✓		Certificate of Liability Insurance - Minimum Insurance Requirements
✓		Statement of Bidder's Qualifications*
✓		Subcontractor Information Submittal*
✓		Contractor's Financial/Income Tax Statement
✓		Equal Employment Opportunity Compliance Certificate*

* These documents are made available through the CHA's website, www.thecha.org.

ALL BIDDERS MUST COMPLETE THE TOP SECTION OF THIS PAGE

If this bid is submitted by a joint venture, each business shall provide the information requested below AND a copy of the Joint Venture Agreement must be included with your bid. Failure to provide the Joint Venture Agreement shall result in the Entire Bid Package being deemed non-responsive. Two (2) copies of this Page BF/34 must be submitted and each page must bear an original signature.

By signing this Page BF/34 and submitting this bid, the Contractor acknowledges and agrees to the following: (1) that it has reviewed the Contract Documents and understands and agrees to the terms and conditions contained therein; (2) that this bid, and the prices contained herein, shall remain firm if accepted by the CHA within one hundred eighty (180) calendar days of the date of the bid opening; (3) that the Contractor shall be bound by the terms and conditions of the Contract; and (4) that the Contractor shall perform the Work for the total amount of compensation within the time frame specified on Pages BF/34 based upon the Contractor's bid contained herein, as entered below on Page BF/34 by the CHA's Contracting Officer, provided that the bid is accepted by the CHA and this Contract Document is executed by the CHA's Contracting Officer.

Under penalties of perjury as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this bid are true and correct.

Madison Construction Company

(Business/Contractor's Name)

By:

Harry L. Walder, Jr.

(Printed or Typed Name)

Title: Executive Vice President

(If a Corporation, President, Vice President, Partnership, Partner or other Officer should sign, evidence of authority must be submitted.)

Address: 15657 South 70th Court

City, State, Zip: Orland Park, IL 60462

Taxpayer ID. No.:

Telephone No.: (708) 535-7716

Fax No.: (708) 535-7791

Email: harry.walder@madisonconstruction.net

Date Signed By Contractor: APR 15 2014

(Affix Corp. Seal)

If a Corporate Seal is not affixed, this document must be notarized. If neither is done, this entire bid shall be considered Non-Responsive and rejected.

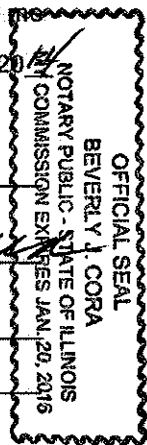
Subscribed and sworn to before me

this 15th day of April, 2014

My Commission Expires:

January 20, 2016

(Notary Public)



Contract Award

104243
(Vendor Code)

11464
(Contract No.)

The Chicago Housing Authority does hereby accept the Contractor's offer, bid and proposal as set forth in these Specifications for Bid pages, in the amount of Thirty Million Four Hundred Thirty Seven Thousand dollars and no cents. (\$ 30,437,000.00) subject to the terms, conditions and requirements contained in the "Contract Documents".

The Contractor agrees not to perform and waives any and all claims of payment for work which would result in billings beyond this amount without a prior written amendment to the Contract authorizing said additional work. The Contractor recognizes an affirmative duty to monitor its performance and billings to insure that the scope of work is completed within this firm-fixed contract price.

The Term of this Contract is as described on page BF/3 of IFB # H-01285
The "Notice to Proceed" will be issued as a separate document upon submission of all required documents.

CHICAGO HOUSING AUTHORITY

By:

Dionna Brookens
Linda Riley Mitchell: Dionna Brookens

Title:

Senior Director of Procurement
Chief Financial & Administrative Officer
Chicago Housing Authority
60 East Van Buren St.
Chicago, IL 60605

Date Signed:

9/11/14



CERTIFICATE OF LIABILITY INSURANCE

07/17/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Essex Hayes Insurance Group 1811 High Grove, Suite 139 Naperville, IL 60540-9100 Gary R. Semmer		Phone: 630-355-2077 Fax:	CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS:	FAX (A/C, No):
INSURED Madison Construction Co. 15657 S 70th Court Orland Park, IL 60462		INSURER(S) AFFORDING COVERAGE INSURER A: West Bend Mutual Insurance Co. INSURER B: Liberty Insurance Underwriters INSURER C: INSURER D: INSURER E: INSURER F:		NAIC # 15350

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

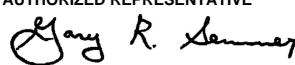
INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> GENERAL LIABILITY	X		CPA208228600	03/14/2014	03/14/2015	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 200,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY			CPA208228600	03/14/2014	03/14/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						
B	<input checked="" type="checkbox"/> UMBRELLA LIAB			100009395501	03/14/2014	03/14/2015	EACH OCCURRENCE \$ 7,000,000
	<input type="checkbox"/> EXCESS LIAB						AGGREGATE \$ 7,000,000
	<input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ n/a						
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		N/A	WCA208228700	03/14/2014	03/14/2015	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

RE: IFB No. 14-01285 6400 N Sheridan Rd-Caroline Hedger Apartments.
 Primary/Non-Contributory Additional Insureds: Chicago Housing Authority, its commissioners, board members, officers, directors, agents, construction management firm, employees, vendors, invitees & visitors on General Liability. Umbrella Follows Form.

CERTIFICATE HOLDER

CANCELLATION

CHICAGO Chicago Housing Authority Department of Procurement and Contracts 60 E. Van Buren, 13th FL Chicago, IL 60605	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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