



ORIGINAL

INVITATION FOR BID ("IFB")

TO BE EXECUTED IN DUPLICATE

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

EVENT NO. 1926
HORNER TOWN HOMES ANNEX RENOVATION
1810 W. Adams, 1820 W. Adams and 1815 W. Adams
Chicago, Illinois 60627

Eugene Jones
Chief Executive Officer
Chicago Housing Authority
Department of Procurement and Contracts
60 East Van Buren Street, 13th Floor
Chicago, Illinois 60605
www.thecha.org

RELEASE DATE: Monday, December 12, 2016
BID OPEN DATE AND TIME: Tuesday, January 10, 2017 at 11:00AM (CST)

General Contractor: Madison Construction Company

Contact Name: Robert J. Kostelny

Address: 15657 South 70th Court

City/State/Zip: Orland Park, IL 60462

Phone Number: (708) 535-7716

Fax Number: (708) 535-7791

LUMP SUM BASE BID TOTAL

\$ 7,837,000 .00

Lump Sum Base Bid in whole dollars only

REFER TO THE IMPORTANT MESSAGE BELOW REGARDING ELECTRONIC SUBMISSIONS

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

(Signature)

Madison Construction Company
(Contractor's Name)

Robert J. Kostelny

(Print Name)

President

(Title)

JAN 19 2017

(Date)

CHICAGO HOUSING AUTHORITY

KEY INFORMATION

1. **BIDDER CONTACT WITH THE CHA:** The Procurement Specialist identified below is the *sole point of contact* regarding this solicitation. From the date of issuance until selection of the successful Bidder. CHA contact information:

Michael Plant, Procurement Specialist
Chicago Housing Authority
60 East Van Buren Street, 13th Floor Chicago,
Illinois 60605
Fax (312) 786-3435
Email: mplant@thecha.org

2. Questions may be submitted through CHA Supplier Portal or in writing to the Procurement Specialist as shown below by no later than 12:00PM (CST) on Friday, December 16, 2016. Questions received with regards to this solicitation after the deadline shown above will likely be unanswered. The Authority reserves the right, at its sole discretion, to respond to questions received after the deadline.
3. **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 Bid Solicitation, Technical Specifications and Drawings are available on the CHA's Supplier Portal Website at <https://supplier.thecha.org>. The Chicago Housing Authority will have available by request CD ROMs at no charge 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.
4. **PRE-BID MEETING:** Tuesday, December 13, 2016 at 11:00AM (CST) at 60 East Van Buren Chicago, IL. CHA strongly encourages all interested firms to attend the pre-bid conference where among other topics an overview of Section 3 will be discussed. "Real-time online viewing is available. To view the Pre-Bid Meeting online visit <https://livestream.com/chalive>."
5. **SITE VISIT:** Thursday, December 15, 2016 at 11:00AM (CST) at 1810 W. Adams Chicago, IL. CHA strongly encourages all interested firms to attend the project site visit.
6. **BID OPENING:** Tuesday, January 10, 2017 at 11:00AM (CST) at Chicago Housing Authority, 60 East Van Buren Chicago, 60605, 13th Floor, Bid Bond Room. Real-time online viewing is available. To view the Bid Opening online visit <https://livestream.com/chalive>."
7. **ELECTRONIC SUBMISSION:** Sealed bids may be submitted electronically via the CHA Supplier Portal at: <https://supplier.thecha.org>. Electronic bid submissions only require one submittal. Each Submittal section of the electronic bid shall be labeled and separated into a different file as described in Section II. Instructions for Bidders. **FACSIMILE AND/OR E-MAIL TRANSMITTED BIDS WILL NOT BE ACCEPTED**

There is no maximum file capacity size when uploading attachments in the Supplier Portal. If you receive an error message that states the "Maximum size is: 50" while uploading an attachment in the Supplier Portal, that error message is referring to the file naming size. The name of your file cannot be more than 50 characters.

IMPORTANT NOTE REGARDING ELECTRONIC SUBMISSIONS:

FOR ELECTRONIC BIDS BEING SUBMITTED THROUGH THE CHA SUPPLIER PORTAL, BIDDERS SHALL COMPLETE AND PROVIDE ONLY THE DIVISION COST SUBMITTAL BY ENTERING THEIR BID PRICES THROUGH CHA SUPPLIER PORTAL.

DO NOT INCLUDE SECTION VII. DIVISION COST SUBMITTAL AS PART OF YOUR UPLOADED DOCUMENTS.

FOR MANUAL BID (PAPER COPY), BIDDERS SHALL COMPLETE AND PROVIDE WITH ITS BID SECTION VII. DIVISION COST SUBMITTAL.

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8. **MANUAL SUBMISSION** must be submitted by paper in a sealed envelope or package and delivered by certified mail or hand-delivered. Refer to the following Section II. Bid Submittal for the required number of copies. Manual Submissions must be received and time stamped no later than the date and time listed in the solicitation. The outside of the envelope must clearly indicate the Respondent name and address, name of the project, the time and date specified for receipt.
9. **ADDENDA:** Any interpretations, corrections, or changes to the solicitation will be made by addenda issued by the CHA. Any addenda that are issued will be provided to prospective Bidders, and posted on the CHA's website at: www.thecha.org. It is the responsibility of the Bidder to inquire of the issuance of any addenda. Respondents shall acknowledge receipt of all addenda in the Invitation for Bid document. If the CHA determines this solicitation should be modified, it will inform all prospective Bidders by distributing addendum/addenda to this solicitation before the date set for receipt of bids. 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	<u>01</u>	<u>02</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Dated	<u>12/14/16</u>	<u>1/9/17</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

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I. SCOPE OF WORK

GENERAL DESCRIPTION OF SCOPE OF WORK: As further described in the detailed specifications and drawings, project consists of

1. 1810 W. Adams: Complete renovation of a 3-story, 15-dwelling-unit, precast concrete building with exterior and interior work and landscaping work.
2. 1820 W. Adams: Complete renovation of a 3-story, 16-dwelling-unit, precast concrete building with exterior and interior work and landscaping work.
3. 1815 W. Monroe: Exterior door replacement.

II. BID SUBMITTAL REQUIREMENTS: The Bid Submittal must include the following documents:

A. These BF Pages and other documents in the following form:

- i. Enter his/her firm's name in the space provided on Page BF/1 of this Specification; and
- ii. Submit **ONE (1) original and ONE (1) copy**, 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 Page within both copies shall bear an original (not photocopied) signature; and
- iii. Submit **ONE (1) ORIGINAL** of all required M/W/DBE and Section 3 documents; and
- iv. Submit **ONE (1) ORIGINAL** of all other required bid documents; and
- v. Acknowledge on Page BF/3 receipt of any Addenda issued.

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

B. GENERAL CONTRACTOR LICENSE: In addition to all other applicable licenses and certifications, the bidder is required to submit with its bid a copy of its current valid (Class A) General Contractor License issued by the Department of Buildings of the City of Chicago. The absence of the required 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 also be deemed non-responsive. Applications are NOT accepted.

C. 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.

D. 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:

- i. the resumes of the Contractor's Project Team (including the superintendent, project manager, and project accountant, or equivalent); and
- ii. a list of all the Contractor's subcontractors; and
- iii. a list of the Project Team of the Contractor's subcontractors;
- iv. 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
- v. the same information described in Paragraph (D)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 II(D)(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)

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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.

- E. FINANCIAL STATEMENT:** The Respondent/Financially Responsible Party shall demonstrate its financial responsibility by submitting the most recent two years of audited, reviewed or compiled financial statements prepared by a third party licensed Certified Public Accountant (CPA). Listed below are the minimum acceptable required documents based upon the amount of the procurement:

For Procurements of Less Than \$2.5 Million: The Respondent must provide **Compiled** Financial Statements which consist of:

- Accountant's Report
- Balance Sheet (last 2 years)
- Income Statement (last 2 years)
- Cash Flow Statement (last 2 years)
- Financial Statement Footnotes (if applicable)

Compiled financial statements represent the **most basic level of financial statements** prepared by a licensed certified public accountant. In a compilation, the certified public accountant assists management in presenting financial information in the form of financial statements and **does not provide any assurance** that there are no material modifications that should be made to the financial statements. The certified public accountant does not perform inquiry, analytical procedures or other procedures that would be performed in a review, or obtain the understanding of the entity's internal control, assess fraud risk or test accounting records as would be performed in an audit.

For Procurements of \$2.5 Million to \$10 Million: The Respondent must provide **Reviewed** Financial Statements which consist of:

- Accountant's Report
- Balance Sheet (last 2 years)
- Income Statement (last 2 years)
- Cash Flow Statement (last 2 years)
- Financial Statement Footnotes

Reviewed financial statements provide the user with comfort that the certified public accountant is not aware of any material modification that should be made to the financial statements for the statements to be in conformity with the applicable financial reporting framework. A review involves the certified public accountant performing analytical procedures and inquiries that will provide a reasonable basis for obtaining **limited assurance** that there are no material modifications required to the financial statements. A review does not require the certified public accountant to obtain the understanding of the entity's internal control, assess fraud risk or test accounting records as would be performed in an audit.

For Procurements of Greater Than \$10 Million: The Respondent must provide **Audited** Financial Statements which consist of:

- Auditor's Report
- Balance Sheet (last 2 years)
- Income Statement (last 2 years)
- Cash Flow Statement (last 2 years)
- Financial Statement Footnotes

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Audited financial statements provide the user with the **certified public accountant's opinion letter that the financial statements are presented accurately**, in all material respects, in conformity with accounting standards. The auditor is required to obtain an understanding of the entity's internal control, assess fraud risk, perform analytical procedures and test accounting records.

CHA will also evaluate the respondents based upon analysis of third party reporting agencies, regulatory agencies, bureaus, etc., as it deems necessary to determine the financial adequacy of the respondent entity and confirm that the entity is in good financial standing with governmental agencies.

Other considerations in the evaluation of the financial condition of respondents follow:

- Financial statements must be from a legal business entity (i.e. corporation, partnership, LLC, etc.).
- Newly created entities (partnerships, LLC's, etc.) must provide financial statements from the entity's general partner and/or any other financially responsible entity that collectively can demonstrate the capability to complete the contract.
- Internally prepared business entity financial reports generated by the respondent will not be accepted.
- Personal financial statements or tax returns will not be accepted.
- The CHA reserves the right to request additional information to complete the financial evaluation and review of any respondents.

- F. FINAL COMPLETION FOR ALL WORK:** Is due **Five Hundred Forty-Five (545) calendar days** from the commencement date set forth in the Notice to Proceed. The Contractor acknowledges and agrees that the final completion requirements set forth herein are minimum completion requirements that must be satisfied under the contract with the CHA.
- 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.

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 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.

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

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

- The date set forth in the Notice to Proceed will be on or around March 20, 2017; however, the CHA shall not be bound to issuing a Notice to Proceed by or for that date;
- The Final Completion Date for ALL WORK is as shown above.
- 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".

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Failure to submit this CPM Summary Project Schedule in the requested software format, prepared using only Primavera Project Planner® (P3 version 3.1), Primavera Project Management Contractor (P6) or Primavera SureTrak® in hard copy, shall result in the entire Bid Package being deemed non-responsive.

III. BID PREPARATION AND WITHDRAWAL OF BIDS BEFORE BID OPENING

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. **CHA FORMS and DOWNLOAD:** 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 bid, alternate prices, unit 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 specifications. Bidders may bid the referenced manufacturers OR EQUAL. Nevertheless, bidders MUST bid what the specifications require. The Architect of Record will only consider substitution requests after the award from the selected General 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. MINIMUM WAGE REQUIREMENT: Any award under this solicitation shall be submit to the Chicago Housing Authority's Minimum Wage Requirement of Thirteen Dollars per hour (\$13.00/hr.), which shall be specifically incorporated as a contractual requirement in award and agreement resulting from this solicitation for any of the Selected Respondent's covered employees. The Respondent must take the Minimum Wage Requirement into consideration in determining its fees for services to be performed or provided by Respondent under its fee proposal and other submittals.

E. 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.

F. 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.

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

V. BID OPENING AND REVIEW OF BIDS

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- A. BID OPENING:** No bids will be accepted after the fixed date and time for the opening of bids, 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. PRE-AWARD MEETING:** The CHA reserves the right to conduct a Pre-Award 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 Meeting may include, but shall not be 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 Bidder's integrity, operations and/or capability that will assist the CHA in making a determination of responsibility.

V. 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.
- G.** The Bidder to whom the award is made will be notified as soon as practicable after the Authority approves award of the Contract. This written notification constitutes the Notice of Award and acceptance of the bid submitted.
- H.** If written notice of the acceptance of this Bid is mailed, faxed, e-mailed or otherwise delivered to the undersigned within the time noted herein, or at any time thereafter before this Bid is withdrawn, the undersigned agrees to enter into a Contract with the Chicago Housing Authority with the Bid as accepted. The undersigned agrees to give a Performance and Payment Bond as specified in the Contract Documents, with good and sufficient surety or sureties, and to furnish the required insurance, all within five (5) days after given Notice of Award.
- I.** Upon award of Contract, the Authority will process the Contract for final execution
- VI. 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

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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.

VII. 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 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 **XV. 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 to the worksite.**
- 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 Lump Sum Base Total **or separate acceptable Performance and Payment Bonds** each in the amount of **50% or more** of the Lump Sum Base Total. **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 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. Performance and Payment bonds shall be in the form of attached hereto as Exhibit__.**
- 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.

- G. **SECTION 3 – COMPLIANCE REQUIREMENTS:**

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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.

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

- a) 51 percent or more owned by section 3 residents; or
 - b) 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
 - c) 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).

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 Policy see www.thecha.org or the copy included in the solicitation) as may be required. Contractor's Section 3 Utilization Plan as attached to this IFB 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.
3. A Prime Contractor must utilize CHA's hiring system in order to fill any open Section 3 positions. The hiring system will automatically filter applicants to the Prime Contractor in order of preference, per HUD and this policy. The Prime Contractor, and any Subcontractors with a Section 3 hiring commitment, must complete their job posting through CHA's online hiring system. All new hires will be tracked through CHA's online hiring system and all new hires must be secured

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using this online system, which is used to assist the CHA to connect qualified applicants with Prime Contractors and Subcontractors.

This Section 3 Contract Provision shall flow down to each subcontract at every tier.

SECTION 3 REQUIREMENTS (Clarification)

Section 3 has two minimum requirements that must be reflected in response to this IFB. Respondents cannot choose between the two and receive full points under the evaluation criteria. First, 30% of the new hires required for the project must be Section 3 residents. The term "Section 3 resident" is defined as (1) a public housing resident or (2) a low-income or very low-income person who resides in the metropolitan area. Second, 10% of the contract value must be subcontracted to Section 3 Business Concerns. A Section 3 Business Concern is a business (1) that is 51% or more owned by Section 3 residents; or (2) whose permanent, full-time employees include persons, at least 30% of whom are currently Section 3 residents, or within 3 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% of the dollar award of all subcontracts to be awarded to Business Concerns that meet the qualifications set forth in (1) and (2).

If a Respondent has no plans or need to hire or subcontract, or can demonstrate that it is unable to hire or subcontract to fully meet the minimum requirements set forth above, the Respondent may offer other economic opportunities that directly benefit Section 3 residents or Section 3 Business Concerns (such as internships, mentor-protégé programs, contribution to the Section 3 Fund, etc.). To offer other economic opportunities, a Respondent's submittal must detail why it has no plans or need to hire or subcontract, or detail all of the efforts the Respondent has undertaken to hire or subcontract (including the names of the Section 3 residents or Section 3 Business Concerns that were contacted and why they could not be utilized for the project). Detail must also be provided to describe the other economic opportunity being offered and how it will benefit Section 3 residents or Section 3 Business Concerns.

Respondents that fail to clearly set forth these minimum requirements risk losing points under the evaluation criteria. Therefore, Respondents are urged to submit any questions regarding Section 3 prior to the proposal due date.

COMPLIANCE REPORTING SYSTEMS

The Chicago Housing Authority (CHA) utilizes B2Gnow and LCPtracker in order to monitor the compliance requirements for the M/W/DBE, Davis-Bacon, and Section 3 policy requirements. CHA's Section 3 Job Opportunities website is also in place to assist Prime Contractors and Subcontractors with Section 3 hiring requirements.

B2Gnow, LCPtracker, and the Section 3 Job Opportunities website are accessible to ALL CHA Prime Contractors (as well as Subcontractors) and each contractor is required to utilize the secure web-based systems for electronic submission of information related to M/W/DBE, Davis-Bacon, and Section 3 compliance.

KEY FEATURES:

- Automated communication with contractors via email regarding compliance issues.
- Submission of contractors' utilization reports online with automated tracking of contract goals and participation, as well as verification of subcontractor payments through the B2Gnow System.
- Certified Payroll Reporting online through LCPtracker eliminates paper reporting and streamlines the process for vendors and CHA staff.
- Section 3 Job Opportunities website automates the hiring process and is a required tool for Prime Contractors and Subcontractors to use for all new Section 3 hires.

Please know that the CHA remains committed to helping each contractor use this product and service. The following resources are available:

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1. Vendor Technical Assistance and Support

- Technical and/or training questions, please send an email to cha@diversitycompliance.com

2. Online, downloadable training aids

- On Line manual
- Webinars
- CHA's website provides multiple guides and manuals

- H. M/W/DBE PROGRAM – COMPLIANCE:** For vendors wishing to receive credit towards the Chicago Housing Authority's M/W/DBE Program via direct or indirect participation, one (1) current certification from CHA-approved certifying agencies must be submitted with the bid for each contractor or subcontractor proposed to count towards the Chicago Housing Authority's M/W/DBE Program. The certifying agencies are as follows:

City of Chicago

Cook County

Pace

Metra

Chicago Transit Authority (CTA)

State of Illinois Central Management Services (CMS)

Small Business Administration (SBA)

Chicago Minority Business Development Council (CMBDC)

Illinois Department of Transportation (IDOT)

Women's Business Development Center (WBDC)

If the certification applicant is the Contractor and the awardee for this project, and the approved certification is not received when requested by the CHA, the Contractor must agree to submit a modified Utilization Plan that indicates that the required minority compliance has been sought and secured with other subcontractor(s). If the applicant is a subcontractor and does not receive approved certification, the Contractor must submit a modified Utilization Plan that indicates utilization of another minority vendor who meets the above stated certification requirements.

- I. AVAILABILITY OF FUNDS:** The CHA's obligation under this contract is contingent upon the availability of appropriated funds from which payments for contract purposes can be made. No legal liability on the part of the CHA for any payment may arise until funds are made available to the Contracting Officer for this contract and until the Contractor receives notice of such availability, to be confirmed in writing by the Contracting Officer.
- J. SUPPLEMENTARY CLOSE-OUT PROCEDURES:** Subsequent to final acceptance, close-out binders shall be required from the Contractor. They shall be reviewed by the CHA's Architect and the CHA's designated representative. Upon acceptance and receipt of the binders from the CHA's Architect and the CHA's designated representative, the Contractor shall contact the Closeout Manager of the Capital Construction Department to schedule delivery of three (3) copies of the binders to the CHA. Close-out binders should be formatted per the Construction Specifications Institute (CSI) structure and include the following contents:
- i. Approved Submittal Binders
 - ii. Maintenance & Warranty Binders
 - iii. Close-Out Summary and CSI Division Checklists
 - iv. Electronic As-Built Drawings
 - v. Applicable Certificates (Substantial Completion, Occupancy, etc.)
 - vi. Operation and Maintenance Manuals (Start-Up and Test results, Commissioning and Training Info)
 - vii. Warranties

Please note: these instructions supplement those in the CHA's "Special Conditions of the Contract for Construction" and the Technical Specifications.

- K. CONTRACT DOCUMENTS:** The Contract Documents, which form the Contract between parties (the "Contract"), include all written modifications, amendments and change orders to this Contract, all Invitation for Bid Form pages when accepted by the CHA, "Amendment(s) to Special Conditions", if any, the "Special Conditions of the Contract for Construction", "Amendment(s) to General Conditions", if any, the HUD "General Conditions for Construction Contracts – Public Housing Programs" (Form HUD-5370)", the "Construction Progress Schedule/Work Schedule" as defined in Paragraph 6 of the HUD "General Conditions for Construction Contracts – Public Housing Programs" (Form HUD-5370) and in the Special Conditions of the Contract for Construction and as amended from time to time pursuant to Paragraph 6, the "Instructions

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to Bidders for Contracts" (Form HUD-5369)", applicable wage rate determinations from either the U.S. Department of Labor or HUD, the Bid Bond, the Performance and Payment Bond or Bonds or other assurances of completion, the "Technical Specifications", and drawings, if any, Contractor's Affidavit or any other affidavits, certifications or representations the Contractor is required to execute under the Contract with the CHA, MBE/WBE/DBE and Section 3 Utilization Plans and Instructions to Contractors regarding Affirmative Action under Executive Orders 11246 and 11914, 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.

VIII. 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 or by addenda, 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 herein this Invitation For Bid.

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) or the HUD General Conditions for Construction Contracts (Form HUD 5370-A, Clause 29), as the case may be. 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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IX. DIVISION COSTS SUBMITTAL: In evaluating this IFB, the CHA will determine whether a Bidder is submitting fair and reasonable Division Costs. Note: The Division Costs submitted within this Section IX should be used to calculate the sum of the Lump Sum Base Bid Total (for manual submission only). The total of the Division Costs must equal the Lump Sum Base Bid Total listed on Page 1. Failure to submit all Division Costs listed below that equal the Lump Sum Base Bid Total may result in the entire Bid Package being deemed non-responsive.

IMPORTANT NOTE REGARDING ELECTRONIC SUBMISSIONS:

FOR ELECTRONIC BIDS BEING SUBMITTED THROUGH THE CHA SUPPLIER PORTAL, BIDDERS SHALL COMPLETE AND PROVIDE ONLY THE DIVISION COST SUBMITTAL BY ENTERING THEIR BID PRICES THROUGH CHA SUPPLIER PORTAL.

DO NOT INCLUDE SECTION IX. DIVISION COST SUBMITTAL AS PART OF YOUR UPLOADED DOCUMENTS.

FOR MANUAL BID (PAPER COPY), BIDDERS SHALL COMPLETE AND PROVIDE WITH ITS BID SECTION VII. DIVISION COST SUBMITTAL.

Division Code	DIVISION COSTS – DESCRIPTION IMPORTANT: <u>Division Costs must include all punch list and close-out costs.</u> Refer to the Table of Contents in the Technical Specifications for sub items pertaining to Division categories.	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. 32	\$ 180,224 .00
DIV 02	Division 02 – Existing Conditions Any costs in addition to Divisions 2a and 2b.	\$ 750,917 .00
Div 2a	Division 02a – Site Work Landscaping	\$ 102,091 .00
Div 2b	Division 02a – Site Work Water Tapping Fee	\$ 40,000.00
DIV 03	Division 03 – Concrete	\$ 2,780.00
DIV 05	Division 05 – Metals	\$ 577,300.00
DIV 06	Division 06 – Wood, Plastics, and Composites	\$ 805,566 .00
DIV 07	Division 07 – Thermal and Moisture Protection	\$ 506,513 .00

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DIV 08	Division 08 – Openings	\$ 831,584 .00
DIV 09	Division 09 – Finishes	\$ 1,094,715 .00
DIV 10	Division 10 – Specialties	\$ 73,755.00
DIV 11	Division 11 – Equipment	\$ -0- .00
DIV 11a	<p>Division 11a – Equipment – Appliance installation ONLY Unloading, cleaning and installation of gas ranges/ovens.</p> <p>Installation of residential appliances, including all miscellaneous adapters, fittings, etc. IMPORTANT: The CHA will provide the appliances.</p> <p>NOTE: 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.</p>	\$ 6,200.00
DIV 11b	<p>Division 11b – Equipment – Appliance installation ONLY Unloading, cleaning and installation of range hoods.</p> <p>Installation of residential appliances, including all miscellaneous adapters, fittings, etc. IMPORTANT: The CHA will provide the appliances.</p> <p>NOTE: 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.</p>	\$ 6,200 .00

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DIV 11c	<p>Division 11c – Equipment – Appliance installation ONLY Unloading, cleaning and installation of refrigerators/freezers.</p> <p>Installation of residential appliances, including all miscellaneous adapters, fittings, etc. IMPORTANT: The CHA will provide the appliances.</p> <p>NOTE: 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.</p>	\$ 6,200.00
DIV 11d	<p>Division 11d – Equipment – Appliance installation ONLY Unloading, cleaning and installation of washers/dryers.</p> <p>Installation of residential appliances, including all miscellaneous adapters, fittings, etc. IMPORTANT: The CHA will provide the appliances.</p> <p>NOTE: 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.</p>	\$ 6,200.00
DIV 12	Division 12 – Furnishings	\$ 104,770.00
DIV 22	Division 22 – Plumbing	\$ 666,500.00
DIV 23	Division 23 – Heating Venting and Air Conditioning	\$ 446,000.00
DIV 26	Division 26 – Electrical	\$ 599,280.00
DIV 27	Division 27 – Communications	\$ 36,800.00
DIV 28	Division 28 – Electronic Safety and Security	\$ 13,920.00
DIV 32	Division 32 – Exterior Improvements	\$ 279,008.00
Punch List: \$3,000 or <u>one half of one (1) percent</u> of the total value of Division No.2 through Division No.32		\$ 3,000.00

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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
LANDSCAPE DEPOSIT FEE	\$ 20,000.00
SECURITY Full work site coverage, twenty four (24) hours a day, seven (7) days a week, for the duration of the job. Coverage from 4:00 pm until 7:00 am should include one (1) foot patrol plus one (1) patrol car.	\$ 361,088.00
OFFICE OVERHEAD Costs such as office staff salaries and benefits, office rent and operating expenses, professional fees and other operating costs which are now directly applicable to this specific job.	\$ 66,597.00
PROFIT	\$ 199,792.00
LUMP SUM BASE BID TOTAL (Please enter amount on Page 1)	\$ 7,837,000.00

- X. 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

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CHA Bldg Code	AMP #	Address(es)	Amount (Costs of landscaping, site work, fees, etc. should be pro-rated across the buildings)	
093	#1930	1810 W. Adams, 1820 W. Adams, 1815 W. Adams	Construction	\$ 7,737,000 .00
			Environmental	\$ 100,000 .00
			TOTAL	\$ 7,837,000 .00

- XI. SCHEDULE OF DEDUCTIVE ALTERNATES:** In evaluating this IFB, the CHA will determine whether a bidder is submitting fair and reasonable Deductive Alternate prices, if applicable. 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.**

NOT APPLICABLE FOR THIS PROCUREMENT

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SCHEDULE OF DEDUCTIVE ALTERNATES

XII. 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

Item No.	Description	Unit of Measurement	Price
1.	Provide cost for material and labor to excavate and replace Sewer main pipe with same size of Extra Vitrified Clay Pipe.	6" to 8" Diameter per Linear Foot	\$ 400 **
2.	Provide cost for material and labor to excavate and replace Sewer main pipe with same size of Extra Vitrified Clay Pipe.	10" to 12" Diameter per Linear Foot	\$ 420 **
3.	Provide cost for material and labor to excavate and replace Sewer main pipe with same size of Extra Vitrified Clay Pipe.	18" Diameter per Linear Foot	\$ 440 **
4.	Provide and Replace DIP Sewer	8" Diameter per Linear Foot	\$ 400 **
5.	Provide cost for material and labor to remove tree/stump and repair of earth work to match adjacent surroundings.	4" to 6" Diameter tree/stump	\$ 700 **
6.	Provide cost for material and labor to remove tree/stump and repair of earth work to match adjacent surroundings.	7" to 10" Diameter tree/stump	\$ 1,500 **
7.	Provide cost for material and labor to remove tree/stump and repair of earth work to match adjacent surroundings.	11" to 15" Diameter tree/stump	\$ 2,250 **

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8.	Provide cost for material and labor to remove tree/stump and repair of earth work to match adjacent surroundings.	16" to 20" Diameter tree/stump	\$	2,550 ⁰⁰
9.	Provide cost for material and labor to remove tree/stump and repair of earth work to match adjacent surroundings.	21" to 28" Diameter tree/stump	\$	2,775 ⁰⁰
10.	Provide cost for removal and replacement of sidewalk	Per square foot	\$	30 ⁰⁰
11.	Provide cost of removing and rerouting of existing gas line.	Linear Foot	\$	120 ⁰⁰
12.	Provide cost for material and labor for new Earth Fill	Cubic Yard	\$	80 ⁰⁰
13.	Provide cost for material and labor for the removal and rerouting of underground electrical lines.	Linear Foot	\$	160 ⁰⁰
14.	Provide cost for material and labor to modify roof truss rafter.	Each	\$	600 ⁰⁰
15.	Provide cost for material and labor to install a new roof truss rafter.	Each	\$	900 ⁰⁰
16.	Provide cost for material and labor to modify an existing wood joist.	Each	\$	600 ⁰⁰
17.	Provide cost for material and labor to install a new wood joist.	Each	\$	900 ⁰⁰
18.	Provide cost for material and labor to install structural sewer liner (including any/all excavation).	8" Diameter per linear foot	\$	1,250 ⁰⁰
19.	Provide cost for material and labor to install structural sewer liner (including any/all excavation).	10" Diameter per linear foot	\$	1,350 ⁰⁰
20.	Provide cost for material and labor to install structural sewer liner (including any/all excavation).	12" Diameter per linear foot	\$	1,500 ⁰⁰
21.	Provide cost for material and labor to install structural sewer liner (including any/all excavation).	15" Diameter per linear foot	\$	1,900 ⁰⁰
22.	Provide cost for material and labor to install structural sewer liner (including any/all excavation).	18" Diameter per linear foot	\$	2,200 ⁰⁰

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23.	Provide cost for material and labor to install structural sewer liner (including any/all excavation).	21" Diameter per linear foot	\$	2,400 ⁰⁰
24.	Provide cost for material and labor to remove and replace manhole frame.	Each	\$	2,750 ⁰⁰
25.	Provide cost for material and labor to remove and replace manhole cover.	Each	\$	600 ⁰⁰
26.	Provide cost for material and labor to remove and replace catch basin frame.	Each	\$	2,650 ⁰⁰
27.	Provide cost for material and labor to remove and replace catch basin cover.	Each	\$	600 ⁰⁰
28.	Provide cost of removal and replacement of manhole / catch basin structure.	Each	\$	4,500 ⁰⁰
29.	Provide cost for new irrigation line material and installation.	Linear Foot	\$	110 ⁰⁰
30.	Provide cost for material and labor to furnish and install ornamental fence, pre-finish, black	1/2" square x 5'-0" high x 8'-0" long with 4" tube steel post	\$	200 ⁰⁰
31.	Provide cost for material and labor to install floor leveling to the existing concrete floor, including preparing the concrete floor.	Square foot	\$	2.25
32.	Remove and disposal of abandoned furniture in vacant dwelling units	Per dwelling unit	\$	1,875 ⁰⁰
33.	Removal and replacement of Curb and Gutter	Linear Foot	\$	50. ⁰⁰
34.	Full depth of asphalt pavement replacement at roads	Square Foot	\$	15 ⁰⁰

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35.	Provide cost for cutting opening into precast concrete wall panel.	Square Foot	\$	38 ⁰⁰
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XIII. 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 Contractor is responsible for notifying the CHA by submitting questions if any sections of the Technical Specifications are missing from its bid package. This request must be submitted by the IFB deadline shown on the cover of this solicitation.

SECTION NUMBER	SECTION DESCRIPTION	SECTION PAGES
VOLUME 1 – SPECIFICATIONS DIVISION 0 THROUGH 14		
DIVISION 00 – INTRODUCTORY INFORMATION		
00 0001	Project Title Page	Page 1 of 1
00 0010	Table of Contents	00 0010-1 thru 5
DIVISION 01 – GENERAL REQUIREMENTS		
01 1100	Summary	01 1100-1 thru 3
01 2000	Payment Procedures	01 2000-1 thru 4
01 2200	Unit Prices	01 2200-1 thru 1
01 2514	Substitution Procedures During Bidding Phase	01 2514-1 thru 3
01 2515	Substitution Procedures During Construction Phase	01 2515-1 thru 4
01 2516	Request for Substitutions (RFS)	01 2516-1 thru 2
01 2600	Contract Modification Procedures	01 2600-1 thru 3
01 3100	Project Management And Coordination	01 3100-1 thru 8
01 3200	Construction Progress Documentation	01 3200-1 thru 7
01 3300	Submittal Procedures	01 3300-1 thru 10
01 3301	Electronic Data Transfer Request	01 3301-1 thru 1
01 3340	Request for Information and Compliance Procedures	01 3340-1 thru 2
01 4000	Quality Requirements	01 4000-1 thru 8
01 4010	Project Mock-up	01 4010-1 thru 3
01 4200	References	01 4200-1 thru 13
01 5000	Temporary Facilities And Controls	01 5000-1 thru 9
01 5010	Temporary Dust Controls	01 5010-1 thru 2
01 5639	Tree Protection and Trimming	01 5639-1 thru 5
01 6000	Product Requirements	01 6000-1 thru 5
01 7300	Execution Requirements	01 7300-1 thru 9
01 7329	Cutting and Patching	01 7329-1 thru 4
01 7419	Construction Waste Management and Disposal	01 7419-1 thru 7
01 7700a	Closeout Procedures	01 7700-1 thru 5
01 7700b	Closeout Checklist	Page 1 of 1
01 7800	Project Record Documents	01 7800-1 thru 3
01 7823	Operation And Maintenance Data	01 7823-1 thru 7
01 8109	Environmental Procedures	01 8109-1 thru 3
DIVISION 02 – EXISTING CONDITIONS		
02 1910	Microbial Remediation	02 1910-1 thru 11
02 4119	Selective Demolition	02 4119-1 thru 7
DIVISION 03 - CONCRETE		
03 0130	Maintenance Of Cast-in-place Concrete	03 0310-1 thru 10
03 3000	Cast-in-Place Concrete	03 3000-1 thru 17
03 5416	Hydraulic Cement Underlayment	03 5416-1 thru 4
DIVISION 04 - MASONRY		
NOTHING ISSUED UNDER THIS HEADING		
DIVISION 05 - METALS		
05 1200	Structural Steel Framing	05 1200-1 thru 9
05 5000	Metal Fabrications	05 5000-1 thru 7
05 5213	Pipe And Tube Railings	05 5213-1 thru 8
05 7100	Decorative Metal Stairs	05 7100-1 thru 6
DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES		
06 1000	Rough Carpentry	06 1000-1 thru 6

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06 1534	Wood Polymer Deck	06 1534-1 thru 3
06 1600	Sheathing	06 1600-1 thru 4
06 1753	Shop-Fabricated Wood Trusses	06 1753-1 thru 7
06 2013	Exterior Finish Carpentry	06 2013-1 thru 6
DIVISION 07 – THERMAL AND MOISTURE PROTECTION		
07 2100	Thermal Insulation	07 2100-1 thru 6
07 2119	Foamed-in-Place Insulation	07 2119-1 thru 3
07 3100	Asphalt Shingles	07 3100-1 thru 6
07 5423	Thermoplastic Polyolefin (TPO) Roofing	07 5423-1 thru 12
07 7100	Roof Specialties	07 7100-1 thru 7
07 8413	Penetration Firestopping	07 8413-1 thru 6
07 9200	Joint Sealants	07 9200-1 thru 10
07 9219	Acoustical Sealants	07 9219-1 thru 4
DIVISION 08 - OPENINGS		
08 1113	Hollow Metal Doors And Frames	08 1113-1 thru 10
08 1160	Storm Doors and Screens	08 1160-1 thru 6
08 1416	Flush Wood Doors	08 1416-1 thru 7
08 3113	Access Doors and Frames	08 3113-1 thru 4
08 4113	Aluminum-Framed Entrances and Storefronts	08 4113-1 thru 12
08 5113	Aluminum Windows	08 5113-1 thru 10
08 7100	Door Hardware	08 7100-1 thru 23
08 8000	Glazing	08 8000-1 thru 11
DIVISION 09 – FINISHES		
09 2216	Non-Structural Metal Framing	09 2216-1 thru 6
09 2900	Gypsum Board	09 2900-1 thru 9
09 3013	Ceramic Tiling	09 3013-1 thru 9
09 6513	Resilient Base And Accessories	09 6213-1 thru 6
09 6519	Resilient Tile Flooring	09 6519-1 thru 6
09 9100	Painting	09 9100-1 thru 15
09 9600	High-Performance Coatings	09 9600-1 thru 3
DIVISION 10 – SPECIALTIES		
10 1423	Panel Signage	10 1423-1 thru 6
10 2116	Shower Units	10 2116-1 thru 4
10 2800	Toilet, Bath, And Laundry Accessories	10 2800-1 thru 6
10 2819	Tub and Shower Doors	10 2819-1 thru 4
DIVISION 11 – EQUIPMENT		
11 3100	Residential Appliances	11 3100-1 thru 6
DIVISION 12 - FURNISHINGS		
12 2113	Louver Blinds	12 2113-1 thru 5
12 3213	Manufactured Wood-Veneer-Faced Casework	12 3213-1 thru 9
12 3623	Plastic-Laminate-Clad Countertops	12 3623-1 thru 6
12 3661	Solid Surfacing Countertops	12 3661-1 thru 4
DIVISION 14 – CONVEYING EQUIPMENT		
NOTHING ISSUED UNDER THIS HEADING		
VOLUME 2 – SPECIFICATIONS DIVISION 21 THROUGH 33		
DIVISION 21 – FIRE SUPPRESSION		
NOTHING ISSUED UNDER THIS HEADING		
DIVISION 22 - PLUMBING		
22 0517	Sleeves and Sleeve Seals for Plumbing Piping	22 0517-1 thru 5
22 0518	Escutcheons for Plumbing Piping	22 0518-1 thru 3
22 0519	Meters and Gages for Plumbing Piping	22 0519-1 thru 5
22 0523	General Duty Valves for Plumbing Piping	22 0523-1 thru 9
22 0529	Hangers and Supports for Plumbing Piping and Equipment	22 0529-1 thru 12

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22 0553	Identification for Plumbing Piping and Equipment	22 0553-1 thru 6
22 0719	Plumbing Piping Insulation	22 0719-1 thru 14
22 1116	Domestic Water Piping	22 1116-1 thru 13
22 1119	Domestic Water Piping Specialties	22 1119-1 thru 8
22 1316	Sanitary Waste and Vent Piping	22 1316-1 thru 9
22 1319	Sanitary Waste Piping Specialties	22 1319-1 thru 6
22 4000	Plumbing Fixtures	22 4000-1 thru 13
DIVISION 23 – HEATING VENTING AND AIR CONDITIONING		
23 0513	Common Motor Requirements for HVAC Equipment	23 0513-1 thru 3
23 0519	Meters and Gages for HVAC Piping	23 0519-1 thru 8
23 0529	Hangers and Supports for HVAC Piping and Equipment	23 0529-1 thru 12
23 0553	Identification for HVAC Piping and Equipment	23 0553-1 thru 7
23 0593	Testing, Adjusting, and Balancing for HVAC	23 0593-1 thru 20
23 0713	HVAC Insulation	23 0713-1 thru 35
23 2300	Refrigerant Piping	23 2300-1 thru 14
23 3113	Metal Ducts	23 3113-1 thru 12
23 3423	HVAC Power Ventilators	23 3423-1 thru 7
23 3713	Diffusers, Registers, and Grilles	23 3713-1 thru 5
23 5100	Breechings, Chimneys, and Stacks	23 5100-1 thru 6
23 8113	Packaged Terminal Air-Conditioners	23 8113-1 thru 7
23 8239	Unit Heaters	23 8239-1 thru 7
DIVISION 26 - ELECTRICAL		
26 0500	Common Work Results for Electrical	26 0500-1 thru 4
26 0519	Low-Voltage Electrical Power Conductors and Cables	26 0519-1 thru 6
26 0526	Grounding and Bonding for Electrical Systems	26 0526-1 thru 6
26 0529	Hangers and Supports for Electrical Systems	26 0529-1 thru 6
26 0533	Raceway and Boxes for Electrical Systems	26 0533-1 thru 8
26 0553	Identification for Electrical Systems	26 0553-1 thru 12
26 2416	Panelboards	26 2416-1 thru 9
26 2726	Wiring Devices	26 2726-1 thru 6
26 2816	Enclosed Switches and Circuit Breakers	26 2816-1 thru 6
26 5100	Interior Lighting	26 5100-1 thru 10
26 5600	Exterior Lighting	26 5600-1 thru 16
DIVISION 27 - COMMUNICATIONS		
27 0500	Common Work Results for Communications	27 0500-1 thru 23
27 0550	Communication Testing	27 0550-1 thru 7
27 1500	Communication Horizontal Cabling	27 1500-1 thru 4
DIVISION 28 – ELECTRONIC SAFETY AND SECURITY		
28 0500	Common Work Results for Electronic Safety and Security System	28 0500-1 thru 20
28 2300	Video Surveillance	28 2300-1 thru 14
DIVISION 31 – EARTHWORK		
NOTHING ISSUED UNDER THIS HEADING		
DIVISION 32 – EXTERIOR IMPROVEMENTS		
32 1500	Stabilized Decomposed Granite	32 1500-1 thru 5
32 9113	Topsoil	32 9113-1 thru 3
32 9200	Sod	32 9200-1 thru 8
32 9201	Hydroseed	32 9201-1 thru 7
32 9300	Landscaping	32 9300-1 thru 16
DIVISION 33 - UTILITIES		
NOTHING ISSUED UNDER THIS HEADING		

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XIV. DRAWINGS LIST SUBMITTAL - The documents shown below comprise the Drawings for this project. 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 is responsible for notifying the CHA by submitting question if any Drawings are missing from its bid package.** This request must be submitted by the question deadline shown on the cover of this solicitation.

PDF Page #	Sheet No.	Sheet Title	Version	Version Date
01	G1-0	GENERAL INFORMATION DRAWING INDEX	ISSUE FOR BID	2016-11-03
02	G1-1	ARCHITECTURAL SITE PLAN, ACCESSIBLE UNIT MATRIX, & PHASING PLAN	ISSUE FOR BID	2016-11-03
03	G1-2	ACCESSIBILITY COMPLIANCE INFORMATION	ISSUE FOR BID	2016-11-03
04	G1-3	ACCESSIBILITY COMPLIANCE INFORMATION	ISSUE FOR BID	2016-11-03
05	G1-4	CODE MATRIX	ISSUE FOR BID	2016-11-03
06	SURVEY	PLAT OF TOPOGRAPHIC SURVEY	ISSUE FOR BID	2016-11-03
07	L-101	LANDSCAPE PLAN AND DETAILS	ISSUE FOR BID	2016-11-03
08	ENV-1	1810 WEST ADAMS STREET MOLD REMEDIATION PLAN	ISSUE FOR BID	2016-11-03
09	ENV-2	1820 WEST ADAMS STREET MOLD REMEDIATION PLAN	ISSUE FOR BID	2016-11-03
10	A1-1	ARCHITECTURAL ABBREVIATIONS & SYMBOLS LIST	ISSUE FOR BID	2016-11-03
11	DA2-1	FIRST & SECOND FLOOR DEMOLITION PLANS – 1810 W. ADAMS	ISSUE FOR BID	2016-11-03
12	DA2-2	THIRD FLOOR & ROOF DEMOLITION PLANS – 1810 W. ADAMS	ISSUE FOR BID	2016-11-03
13	DA2-3	FIRST & SECOND FLOOR DEMOLITION PLANS – 1820 W. ADAMS	ISSUE FOR BID	2016-11-03
14	DA2-4	THIRD FLOOR & ROOF DEMOLITION PLANS – 1810 W. ADAMS	ISSUE FOR BID	2016-11-03
15	DA4-1	DEMOLITION ELEVATION	ISSUE FOR BID	2016-11-03
16	A2-1	FIRST & SECOND FLOOR PLANS – 1810 W. ADAMS	ISSUE FOR BID	2016-11-03
17	A2-2	THIRD FLOOR & ROOF PLANS – 1810 W. ADAMS	ISSUE FOR BID	2016-11-03
18	A2-3	FIRST & SECOND FLOOR PLANS – 1820 W. ADAMS	ISSUE FOR BID	2016-11-03
19	A2-4	THIRD FLOOR & ROOF PLANS – 1820 W. ADAMS	ISSUE FOR BID	2016-11-03
20	A3-1	REFLECTED CEILING PLANS – 1810 W. ADAMS	ISSUE FOR BID	2016-11-03
21	A3-2	REFLECTED CEILING PLANS – 1820 W. ADAMS	ISSUE FOR BID	2016-11-03
22	A4-1	BUILDING ELEVATIONS	ISSUE FOR BID	2016-11-03
23	A4-2	BUILDING SECTIONS & ENLARGED BUILDING ELEVATIONS	ISSUE FOR BID	2016-11-03
24	A5-1	WALL SECTIONS	ISSUE FOR BID	2016-11-03
25	A5-2	WALL SECTIONS	ISSUE FOR BID	2016-11-03
26	A5-3	ROOF & BUILDING DETAILS	ISSUE FOR BID	2016-11-03
27	A5-4	STAIR PLANS, ELEVATIONS, SECTIONS, AND DETAILS	ISSUE FOR BID	2016-11-03
28	A5-5	INTERIOR STAIR PLANS, ELEVATIONS, SECTIONS, AND DETAILS	ISSUE FOR BID	2016-11-03
29	A6-1	ENLARGED UNIT PLANS – FIRST FLOOR	ISSUE FOR BID	2016-11-03
30	A6-2	ENLARGED UNIT PLANS – SECOND & THIRD FLOOR	ISSUE FOR BID	2016-11-03
31	A6-3	ENLARGED BATHROOM PLANS & ELEVATIONS	ISSUE FOR BID	2016-11-03
32	A6-4	ENLARGED KITCHEN PLANS & ELEVATIONS	ISSUE FOR BID	2016-11-03
33	A6-5	INTERIOR UNIT SECTIONS & DETAILS	ISSUE FOR BID	2016-11-03
34	A6-6	ENLARGED BATHROOM PLANS & ELEVATIONS	ISSUE FOR BID	2016-11-03
35	A7-1	DOOR & WINDOW SCHEDULES	ISSUE FOR BID	2016-11-03
36	A7-2	PARTITION TYPES & TYPICAL FIRE-STOPPING DETAILS	ISSUE FOR BID	2016-11-03
37	ID2-1	TYPICAL 1810 INTERIOR FINISH PLANS	ISSUE FOR BID	2016-11-03
38	ID2-2	TYPICAL 1820 INTERIOR FINISH PLANS AND SCHEDULES	ISSUE FOR BID	2016-11-03
39	S1-0	GENERAL NOTES	ISSUE FOR BID	2016-11-03
40	S2-0	KEY PLAN	ISSUE FOR BID	2016-11-03
41	S2-1	FIRST AND SECOND FLOOR FRAMING PLAN – 1810 W. ADAMS	ISSUE FOR BID	2016-11-03
42	S2-2	THIRD FLOOR AND ROOF FRAMING PLANS – 1810 W. ADAMS	ISSUE FOR BID	2016-11-03
43	S2-3	FIRST AND SECOND FLOOR FRAMING PLAN – 1820 W. ADAMS	ISSUE FOR BID	2016-11-03
44	S2-4	THIRD AND ROOF LEVEL FRAMING PLANS – 1820 W. ADAMS	ISSUE FOR BID	2016-11-03

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45	S2-5	DETAIL PLANS	ISSUE FOR BID	2016-11-03
46	S2-6	DETAIL PLANS	ISSUE FOR BID	2016-11-03
47	DM2-1	FIRST AND SECOND FLOOR HVAC DEMOLITION PLANS 1810 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
48	DM2-2	THIRD FLOOR AND ROOF HVAC DEMOLITION PLANS 1810 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
49	DM2-3	FIRST AND SECOND FLOOR HVAC DEMOLITION PLANS 1820 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
50	DM2-4	THIRD FLOOR AND ROOF HVAC DEMOLITION PLANS 1820 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
51	M0-1	MECHANICAL GENERAL NOTES, SYMBOLS & ABBREVIATIONS	ISSUE FOR BID	2016-11-03
52	M0-2	MECHANICAL GENERAL NOTES, SYMBOLS & ABBREVIATIONS	ISSUE FOR BID	2016-11-03
53	M0-3	MECHANICAL SCHEDULES SYMBOLS & ABBREVIATIONS	ISSUE FOR BID	2016-11-03
54	M2-1	FIRST AND SECOND FLOOR HVAC PLANS 1810 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
55	M2-2	THIRD FLOOR AND ROOF HVAC PLANS 1810 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
56	M2-3	FIRST AND SECOND FLOOR HVAC PLANS 1820 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
57	M2-4	THIRD FLOOR AND ROOF HVAC PLANS 1820 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
58	DE2-1	FIRST AND SECOND FLOOR ELECTRICAL DEMOLITION PLANS 1810 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
59	DE2-2	THIRD FLOOR AND ROOF ELECTRICAL DEMOLITION PLANS 1810 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
60	DE2-3	FIRST AND SECOND FLOOR ELECTRICAL DEMOLITION PLANS 1820 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
61	DE2-4	THIRD FLOOR AND ROOF ELECTRICAL DEMOLITION PLANS 1820 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
62	E0-1	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND NOTES	ISSUE FOR BID	2016-11-03
63	E2-1	FIRST AND SECOND FLOOR ELECTRICAL PLANS 1810 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
64	E2-2	THIRD FLOOR AND ROOF ELECTRICAL PLANS 1810 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
65	E2-3	FIRST AND SECOND FLOOR ELECTRICAL PLANS 1820 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
66	E2-4	THIRD FLOOR AND ROOF ELECTRICAL PLANS 1820 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
67	E3-1	ELECTRICAL SCHEDULES	ISSUE FOR BID	2016-11-03
68	E3-2	ELECTRICAL DETAILS	ISSUE FOR BID	2016-11-03
69	DP2-1	FIRST AND SECOND FLOOR PLUMBING DEMOLITION PLANS 1810 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
70	DP2-2	THIRD FLOOR AND ROOF PLUMBING DEMOLITION PLANS 1810 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
71	DP2-3	FIRST AND SECOND FLOOR PLUMBING DEMOLITION PLANS 1820 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
72	DP2-4	THIRD FLOOR AND ROOF PLUMBING DEMOLITION PLANS 1820 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
73	P0-1	PLUMBING NOTES, SYMBOLS, SCHEDULES AND ABBREVIATIONS	ISSUE FOR BID	2016-11-03
74	P2-0	UNDER SLAB PLANS 1810 W. ADAMS ST. 1820 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
75	P2-1	FIRST AND SECOND FLOOR PLUMBING PLANS 1810 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
76	P2-2	THIRD FLOOR AND ROOF PLUMBING PLANS 1810 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
77	P2-3	FIRST AND SECOND FLOOR PLUMBING PLANS 1820 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
78	P2-4	THIRD FLOOR AND ROOF PLUMBING PLANS 1820 W. ADAMS ST.	ISSUE FOR BID	2016-11-03
79	P3-1	PLUMBING RISERS	ISSUE FOR BID	2016-11-03

XV. PROJECT SCHEDULE SUBMITTAL -

- 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, 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 hard copy format pursuant to Paragraph 6 of the CHA's "Special Conditions of the Contract for Construction".

- 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 notify the CHA and its designated representative when each portion of the Work 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.

- C. LIQUIDATED DAMAGES:** In the event that the Work is not completed by the Final Completion Date in accordance with the Work Schedule, the CHA may assess liquidated damages against the Contractor in accordance with the provisions of Paragraph 33 of the CHA's "Special Conditions of the Contract for Construction". Notwithstanding any other provision of Paragraph 33 of the HUD "General Conditions for Construction Contracts – Public Housing Programs (Form HUD-5370)", the Contractor agrees to complete the Work within the Work Schedule and to complete each task on the critical path of the Work Schedule.

The parties hereby acknowledge and agree that actual damages for any delay in completion of the Work are difficult to determine and prove, the Contractor and its sureties agree to pay the CHA as fair and reasonable damages for failure to meet turnover requirements as set forth in the contract documents and Work Schedule, the amount of;

LIQUIDATED DAMAGES: \$1,500.00/per calendar day
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for failure to meet the Final Project Completion deadline(s) in the contract. Said liquidated damages shall continue to accrue as reasonable damages until the units are turned over and/or the final completion occurs.

Liquidated damages shall be assessed at each interval that the Contractor submits a request for payment pursuant to Paragraph 27 of the CHA's "Special Conditions of the Contract for Construction". With each such payment request, the Contractor shall certify that applicable completion requirements have been achieved. If completion requirements have not been achieved, the CHA shall be entitled to deduct from the progress payment the amount of liquidated damages determined herein.

XVI. SUBCONTRACTOR CONTRACT AND FLOWDOWN REQUIREMENTS:

The Contractor shall comply with all applicable laws, regulations, policies and procedures of the CHA in the procurement of lower-tier subcontractors. The Contractor shall incorporate the flowdown requirements of this Contract into all of its lower-tier subcontracts. Said contract provisions in all subcontracts will be appropriately drafted to reflect the proper relationship among the CHA, the Contractor and the lower-tier subcontractor with regard to the lower-tier subcontractor. Further, all subcontractors utilized by the Contractor and not identified at the time of bid submission must receive prior approval in writing by the Contracting Officer, prior to utilization for any subcontract on this Contract.

Pursuant to Paragraph 37 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", the Contractor shall submit to the CHA a true and original copy of each subcontract, including subcontracts at any tier, it executes for any portion of the work within ten (10) days of execution of the subcontract and submit to the CHA within ten (10) days any amendment, modification, or change thereto. The following provisions from the HUD "General Conditions for Construction Contracts – Public Housing Programs" (Form HUD-5370) and the CHA's "Special Conditions of the Contract for Construction" must be incorporated into all of the Contractor's subcontracts:

Paragraph 5	Preconstruction Conference and Notice to Proceed (NTP)
Paragraph 9	Specifications and Drawings for Construction
Paragraph 10	As-Built Drawings
Paragraph 13	Health, Safety, and Accident Prevention
Paragraph 18	Clean Air and Water
Paragraph 24	Prohibition Against Liens
Paragraph 26	Order of Precedence
Paragraph 30	Suspension of Work, Delays, and Stop Work Orders
Paragraph 31	Disputes
Paragraph 32	Default
Paragraph 34	Termination for Convenience
Paragraph 36	Insurance
Paragraph 39	Equal Employment Opportunity
Paragraph 40	Employment, Training, and Contracting Opportunities for Low-Income Persons, Section 3 of the Housing and Urban Development Act of 1968
Paragraph 42	Interest of Members, Officers, or Employees and Former Members, Officers, or Employees
Paragraph 43	Limitations on Payments Made to Influence
Paragraph 45	Examination and Retention of Contractor's Records
Paragraph 46	Labor Standards – Davis-Bacon and Related Acts
Paragraph 49	Hold Harmless and Indemnification
Paragraph 50	Communications
Paragraph 51	Lead Based Paint Abatement
Paragraph 53	Submittal of Documents After Award
Paragraph 57	Drug Free Work Place
Paragraph 61	Disposal of Hazardous and /or Special Waste
In addition, the following provisions from these BF Pages must be incorporated into all of the Contractor's subcontracts:	
Section VII (F)	Online Contract Compliance System

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XVII. ACKNOWLEDGEMENT OF BID DOCUMENTS AND INSTRUCTIONS: The Bidder acknowledges, by signing the contract documents listed below, 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 the required Contract Documents, as indicated by the check mark below.

Required documents to be fully executed and submitted with Bid	Required Notarized documents	Contract Documents
✓		Invitation for Bid all BF pages
✓		Special Conditions – Supplement to HUD-5370
✓		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)*
✓		Bid Bond*
✓	✓	Contractor's Affidavit*
✓	✓	(Schedule A) MBE/WBE/DBE Utilization Plan *
✓	✓	(Schedule B) Section 3 Utilization Plan*
✓		(Schedule C) MWDBE and Section 3 Subs*
✓	✓	Contractor's Affidavit of Uncompleted Work*
✓		Previous Participation Certificate" (Form HUD-2530)*
✓		Statement of Bidder's Qualifications*
✓		Subcontractor Information Submittal*
✓		Certificate of Liability Insurance-Minimum Insurance Requirements
✓		Contractor's Financial/Income Tax Statement
✓		Equal Employment Opportunity Compliance Certificate*
		Amendment(s) to Special Conditions, if any (such as the CHA's M/W/DBE Policy *
		Amendment(s) to General Conditions, if any
		General Wage Decision" (Davis-Bacon Act) Note: Davis-Bacon prevailing wage rates are subject to change, pursuant to 29 CFR Part 5
✓		CHA Performance and Payment Bond or Bonds*
		Technical Specifications and Drawings
		Non-Collusive Affidavit
		CHA Ethics Policy *
		Instructions to Contractors Regarding Affirmative Action Under Executive Orders 11246 and 11914, all inclusive
		For consideration: Waiver Request: M/W/DBE Participation Commitments

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

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DOCUMENT SUBMITTAL CHECKLIST

The following documents are required at the time of bid opening. Please ensure that you have completed the forms and indicate such by placing an "X" next to each completed item:

1. ____ Invitation for Bid
2. ____ Bid Security/Guarantee (Bid Bond)
3. ____ Bidder Acknowledges Receipt of Addenda
4. ____ Licenses
5. ____ Summary of Contractor's Qualifications (Bidder Profile)
6. ____ Contractor's Financial Statement
7. ____ Critical Path Method Summary Project Schedule (Paper Copy)
8. ____ Schedule A - MBE/WBE/DBE Utilization Plan
9. ____ Schedule B – Section 3 Utilization Plan
10. ____ Schedule C – Letter of Intent M/W/DBE and or Section 3 Business Concern Subcontractors, Suppliers, Consultants
11. ____ Contractor's Affidavit of Uncompleted Work
12. ____ Previous Participation Certificate" (Form HUD-2530)
13. ____ Statement of Bidder's Qualifications
14. ____ Subcontractor Information Submittal
15. ____ Equal Employment Opportunity Compliance Certificate
16. ____ Special Conditions – Supplement to HUD-5370
17. ____ HUD: General Conditions for Construction Contracts – Public Housing Programs (Form HUD-5370)
18. ____ Instructions to Bidders for Contracts" (Form HUD-5369)
19. ____ Representations, Certifications, and Other Statements of Bidders (Form HUD-5369-A)
21. ____ CHA Ethics Policy
22. ____ Contractor's Affidavit
23. ____ Certificate of Liability Insurance-minimum insurance requirements
24. ____ CHA Performance and Payment Bond

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BID EXECUTION AND ACCEPTANCE

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 Invitation for Bid must be submitted and must bear original signature.

By signing this Bid Execution and Acceptance page 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 below based upon the Contractor's bid contained herein, as entered below 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.

(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.

Madison Construction Company

(Business/Contractor's Name)

By:

(Signature)

Robert J. Kostelny

(Printed or Typed Name)

Title: 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

Telephone No: (708) 535-7716

Email: bob.kostelny@madisonconstruction.net

DATE:

JAN 19 2017

Subscribed and sworn to before me

this ___ day of January

My Commission Expires:

January 20, 2020

(Notary Public) Beverly J. Cora



104243

(Vendor Code)

11980

(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 Lump Sum Base Bid amount of Seven Million Eight Hundred Thirty Seven Thousand Dollars

(\$ 7,837,000.00) 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 Five Hundred and Forty-Five (545) Days The "Notice to Proceed" will be issued as a separate document upon submission of all required documents.

CHICAGO HOUSING AUTHORITY

By:

Dionna Brokens

Title:

Chief Procurement Officer

Chicago Housing Authority

60 East Van Buren St, 13th Floor

Chicago, IL 60605

Date Signed: