



INVITATION FOR BID ("IFB")

The Chicago Housing Authority (hereinafter "the CHA" or "the Authority"), on behalf of Chicago Housing Administration LLC, invites Bidders to submit sealed bids for the below described specification.

IFB EVENT No. 3220 (2022)

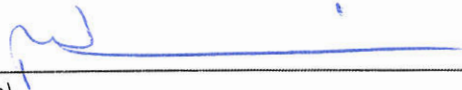
Long Life & William Jones Envelope Repairs  
344 W 28<sup>th</sup> Place, Chicago, IL 60616  
1447 S. Ashland Avenue, Chicago, IL 60608  
Tracey Scott  
Chief Executive Officer  
Chicago Housing Authority  
Department of Procurement and Contracts  
60 East Van Buren Street, 8<sup>th</sup> Floor  
Chicago, Illinois 60605  
[www.thecha.org](http://www.thecha.org)

RELEASE DATE: Thursday, September 8, 2022

BID OPEN DATE AND TIME: Wednesday, October 12, 2022, at 1:00PM (CDT)

General Contractor: <u>All-Bry Construction</u>	
Contact Name:	<u>Thomas W. Girouard</u>
Address:	<u>145 Tower Drive - Suite 7</u>
City/State/Zip:	<u>Burr Ridge, IL</u>
Phone Number:	<u>630-655-9567</u>
Fax Number:	<u>630-655-9597</u>
<b>Lump Sum Base Bid Total</b>	<b>\$ _____ .00</b>
Lump Sum Base Bid in whole dollars only	
<b><u>REFER TO THE IMPORTANT MESSAGE BELOW REGARDING ELECTRONIC SUBMISSIONS</u></b>	

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.

	All-Bry Construction	
(Signature)	(Contractor's Name)	
<u>Thomas W. Girouard</u>	<u>President</u>	<u>10/19/22</u>
(Print Name)	(Title)	(Date)

THE 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:

Steve Nash, Senior Procurement Specialist
Chicago Housing Authority
60 East Van Buren Street, 8th Floor
Chicago, Illinois 60605
Telephone: (312) 913-7967
Email: snash@thecha.org

- 2. Questions may be submitted through CHA’s Supplier Portal or in writing to the Procurement Specialist as shown below by no later than 12:00PM (CDT) on Friday, September 23, 2022.
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.
4. PRE-BID MEETING: Monday, September 19, 2022 at 10:00AM, CDT, CHA strongly encourages all interested firms to attend the pre-bid Meeting.
5. BID OPENING: Wednesday, October 12th, 2022 at 1:00PM CDT.
6. ELECTRONIC SUBMISSION: Sealed bids must be submitted electronically via the CHA Supplier Portal at: https://supplier.thecha.org.

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.

- 7. 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.

BIDDER ACKNOWLEDGES RECEIPT OF ADDENDA:

Number \_\_\_\_\_
Dated \_\_\_\_\_

# THE CHICAGO HOUSING AUTHORITY

## I. SCOPE OF WORK

### GENERAL DESCRIPTION OF SCOPE OF WORK:

The project's Scope of Work is for Envelope Repairs of William Jones Apartments located at 1447 S. Ashland Avenue and Long Life Apartments located at 344 W. 28th Place. Work will be performed in fully occupied senior citizen buildings. All care safeguards and appropriate construction sequencing must be implemented to ensure resident safety, reduce impact to building operations and minimize resident inconvenience.

Long Life Apartments, 344 W 28th Place, is a 100,877 SF, 13-story (128 ft.) structure with a reinforced concrete structural frame and masonry infill panels, constructed in 1965 on a 2.47-acre site. The site includes a service area, entry plaza, walking path, landscaped areas, parking lot, fencing, and concrete walkways. The building houses common spaces including a community room, kitchen with dining area, computer room, game room, small fitness area, washrooms, administrative offices, laundry rooms, and maintenance & mechanical spaces. The building houses 116 residential units and has radiant floor heating.

The Long Life Scope of work is to include a new NE vestibule with associated work, fabric awnings, repair cracked masonry, new sealant and expansion joints, fix spalled concrete, repair sills, tuckpointing, replace cracked brick, shelf angle work, paint exterior metal, repair crack in foundation, and roof anchors / davits.

William Jones Apartments, 1447 S. Ashland Avenue, is a 13 story CHA senior housing development located in the Pilsen community on the city's West Side. The 2-acre site contains a high-rise building, parking area, entry plaza, green space, resident amenity spaces, and administration offices. The reinforced concrete structure was built in 1965.

The William Jones scope of work includes Tuckpointing, concrete repairs, sealant on all joints, replace bricks, sill repair, new flashing, shelf angle repairs, lintel repairs, Root anchors / Davits, and vestibule in SE corner.

**The Scope of Work is further described in the detailed Technical Specification and Drawings.**

**The General Contractor is responsible for any cost associated with weather conditions to complete the project within the specified contract length of time.**

### INSTRUCTIONS FOR BIDDERS

## 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 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; 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 general contractor is required to submit with its bid a copy of bidder's 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**

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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 or 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) 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:

1. Accountant's Report
2. Balance Sheet (last 2 years)
3. Income Statement (last 2 years)
4. Cash Flow Statement (last 2 years)
5. 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:

1. Accountant's Report
2. Balance Sheet (last 2 years)
3. Income Statement (last 2 years)
4. Cash Flow Statement (last 2 years)
5. Financial Statement Footnotes

**Reviewed** financial statements provide the user with comfort that the certified public accountant is not aware of any

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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:

1. Auditor's Report
2. Balance Sheet (last 2 years)
3. Income Statement (last 2 years)
4. Cash Flow Statement (last 2 years)
5. Financial Statement Footnotes

**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:

1. Financial statements must be from a legal business entity (i.e. corporation, partnership, LLC, etc.).
2. 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.
3. Internally prepared business entity financial reports generated by the respondent will not be accepted.
4. Personal financial statements or tax returns will not be accepted.
5. The CHA reserves the right to request additional information to complete the financial evaluation and review of any respondents.

F. **SUBSTANTIAL COMPLETION FOR ALL WORK:** Work will need to be completed no later than **August 26, 2023**. Please provide a project delivery schedule that satisfies the required completion date as referenced. The project delivery schedule must accompany your bid submission. The earliest date for a Notice to Proceed (NTP) would be **October 26, 2022**.

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 Substantial Completion Date of **August 26, 2023**, 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:

1. Be submitted in a hard copy format;
2. Be prepared using only Microsoft Project;
3. Be prepared using the Critical Path Scheduling Method (CPM);

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1. Depict the critical path starting with the Notice To Proceed and ending with the Substantial Completion Date **August 27, 2023**;
4. Include critical tasks to be performed by the Owner, the Architect, or others, for the completion of all the Work; and
5. 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:

1. The date set forth in the Notice to Proceed will be on or around **October 26, 2022**; however, the CHA shall not be bound to issuing a Notice to Proceed by or for that date;
2. The Substantial Completion Date of **August 26, 2023** for ALL WORK is **as shown above**.
3. The building(s) will be available to the Contractor on the date(s) set forth in the Notice to Proceed.

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

**Failure to submit this CPM Summary Project Schedule in the requested software format, prepared using only Microsoft Project, shall result in the entire Bid Package being deemed non-responsive.**

### III. Bid Preparation and Withdrawal OF BIDS before bid opening

Respondents must complete the current versions of all forms which are required for a solicitation. Copies of these forms have either been provided therein, or may be accessed and downloaded through the CHA's website, [www.thecha.org](http://www.thecha.org) in the "Forms and Documents" tab located under "Doing Business-Contractor and Developer Resources." Failure to submit completed copies of all of the current required forms may result in a solicitation response being deemed non-responsive.

#### A. PREPARATION OF BIDS – Construction:

- i. Bidders must make their own estimates of the facilities and difficulties attending the execution of a proposed bid;
- 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 signed electronically**. 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/doing-business/forms-and-documents/>. 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;
- iii. 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
- iv. Alternate bids will not be considered
- v. 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 subject to the current local Minimum Wage Requirement. The Minimum Wage Requirements shall be specifically incorporated as a contractual requirement in any 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

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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 IFB must be submitted through the CHA Supplier Portal or in writing by e-mail. 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.

**Bidders must 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

### IV. BID OPENING AND REVIEW OF BIDS

- 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 from further consideration.
- B. **PRE-AWARD MEETING/VALUE ENGINEERING 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.
  - x. Review and confirmation of Critical Path Method (CPM) delivery schedule

### 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, financial resources, capacity and proposed delivery schedule and the factors specified elsewhere in the solicitation. To be considered eligible for contract award the Bidder must meet the following minimum requirements:
  - i. Have adequate financial resources, or the ability to obtain such resources as required during performance of the contract.
  - ii. Be able to comply with the required and proposed delivery schedule.
  - iii. Be properly licensed by the appropriate regulatory agencies for the services to be performed.
- B. The CHA may waive informalities or minor irregularities in bids received.

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- 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 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, financial resources, capacity and proposed delivery schedule and the factors specified elsewhere in the solicitation.
- 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.
- 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 –



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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:**

The CHA has determined that the contract awarded under this solicitation is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, (Section 3), and Title 24 of Subchapter B, Part 75 – Economic Opportunities for Low- and Very Low-Income Persons, 24 CFR 75.1 et seq. Section 3 Compliance requires that any contract or subcontract entered into for the benefit of public housing residents shall require that, to the greatest extent feasible, economic opportunity in the form of training, employment, contracting, and other economic opportunities arising from the expenditure of public housing assistance for housing rehabilitation and housing construction be directed to low- and very low-income persons. The purpose of Section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance is directed to low- and very low-income persons, in particular those receiving housing assistance or residents of the community in which the Federal assistance is spent.

Contractors and their subcontractors may demonstrate compliance by committing to meet or exceed Section 3 benchmarks for the total number of labor hours worked by Section 3 Workers and Targeted Section 3 Workers of 25% of labor hours performed by Section 3 Workers and 5% of labor hours performed by Targeted Section 3 Workers in accordance with 24 CFR Part 75.

**A Section 3 Worker under HUD's Section 3 Regulations** is any worker who currently or within the past five years fits at least one of the following categories:

- (a) the worker's income for the previous or annualized calendar year is below the income limit established by HUD;
- (b) the worker is employed by a Section 3 Business Concern; or
- (c) the worker is a YouthBuild participant.

**A Targeted Section 3 Worker under HUD's Section 3 Regulations** is a worker who:

- (a) a worker employed by a Section 3 Business Concern; or

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(b) A worker who currently fits or when hired fit at least one of the following categories, as documented within the past five years:

- (i) A resident of public housing or Section 8-assisted housing;
- (ii) A resident of other public housing projects or Section 8 assisted housing managed by CHA;
- (iii) Youthbuild participants

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

- (a) 51 percent or more owned and controlled by low- or very low-income persons; or
- (b) Over 75% of the labor hours performed for the business over the prior three month period are performed by Section 3 Workers; or
- (c) A business at least 51% owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

## **DOCUMENTING AND REPORTING**

1. Contractor agrees to report the labor hours performed by Section 3 Workers in compliance with the above Section 3 benchmarks and 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 CHA's Section 3 Policy [www.thecha.org](http://www.thecha.org) or the copy included in the solicitation) as may be required. Contract Compliance Certification 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 identify Section 3 Workers and Targeted Section 3 Workers. 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 must complete their job posting through CHA's online hiring system when seeking Section 3 Workers. All new hires will be tracked through CHA's online hiring system and all new hires must be secured 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.

## **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 labor hour tracking policy requirements. CHA's Section 3 Job Opportunities website is also in place to assist Prime Contractors and Subcontractors in locating qualified Section 3 Workers.

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 and labor hours through the B2Gnow System.
- Certified Payroll Reporting online through LCPtracker eliminates paper reporting and streamlines the process for vendors and CHA staff.

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- Section 3 Job Opportunities website automates the hiring/identification process and is a required tool for Prime Contractors and Subcontractors.

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

1. **Vendor Technical Assistance and Support**

- Technical and/or training questions, please send an email to <https://cha.diversitycompliance.com/>.

2. **Online, downloadable training aids**

- Online 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	State of Illinois Central Management Services (CMS)
Cook County	Small Business Administration (SBA)
Pace	Chicago Minority Business Development Council (CMBDC)
Metra	Illinois Department of Transportation (IDOT)
Chicago Transit Authority (CTA)	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 Construction Manager. Upon acceptance and receipt of the binders from the CHA's Architect and the CHA's Construction Manager, the Contractor shall schedule delivery of three (3) copies of the binders to the CHA Construction Manager. Close-out binders should be formatted per the Construction Specifications Institute (CSI) structure and include the following contents:
- Approved Submittal Binders
  - Maintenance & Warranty Binders
  - Close-Out Summary and CSI Division Checklists
  - Electronic As-Built Drawings
  - Applicable Certificates (Substantial Completion, Occupancy, etc.)
  - Operation and Maintenance Manuals (Start-Up and Test results, Commissioning and Training Info)
  - 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

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“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 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.

### L. **Project Tax Benefits Treatment; CHA Reservations and Procedures**

The CHA fully reserves to itself all rights to seek, pursue and obtain various tax benefits (the “Project Tax Benefits”) for which the Project, Services or Work may be eligible (such as federal, state or local income, sales and use tax credits, deductions, exemptions or exclusions, as well other related structured transfers or transactions to realize or effect such benefits), including, without limitation, the allocation of tax deduction benefits pursuant to Section 179D of the Internal Revenue Code of 1986, as amended (the “Code”).

CHA reserves the right to manage and administer the process of obtaining, evaluating eligibility for and monetizing any and all Project Tax Benefits associated with or derived from the Project, Services or Work. The Contractor agrees to cooperate in all reasonable respects with the CHA’s efforts to assess, obtain, document and monetize any such Project Tax Benefits derived from the Project, and shall not attempt to procure or claim Project Tax Benefits for itself or any of its affiliated persons or entities without the express direction and consent of the CHA, which shall be in writing in a formal amendment to the Agreement, that shall be duly executed by authorized officers of both the CHA and Contractor.

### M. **Disclosure Certification**

The Contractor shall be required to make the following certification which is included in the Contractor’s Affidavit, a required submittal to be executed and notarized.

The Contractor certifies to be best of its knowledge and belief that it, its principals and any subcontractors used in the performance of this contract, meet the Agency requirements and have not violated and City or sister agency policy, codes, state, federal, or local laws, rules or regulations and have not been subject to any debarment, suspension or other disciplinary action by any government agency. Additionally, if at any time the contractor becomes aware of such information, it must immediately disclose it to the Agency.

The recommended firm will be required to provide the following information at the appropriate time during the solicitation process:

- Vendors’ other business relationships including but not limited to: Board affiliations, positions or board memberships with all other non-profit, government and other Chicago businesses.

### N. **Economic Disclosure Statement**

Proposers must complete the attached economic disclosure statement and affidavit as referenced in the Appendices. The economic disclosure forms must be completed by the Prime contractor and all subcontractors in their entirety and notarized. Privately held firms and not-for-profit organizations must disclose the board of directors/corporate officers. All firms must disclose the percentage of ownership. Failure to provide complete ownership information may cause your response to be deemed Non-Responsive.

## 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(herself) 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

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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 Substantial 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 Substantial 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 CHA. The proposal must be submitted on a CHA cost proposal form, along with any other supporting documents requested by the CHA. 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.

**IX. DIVISION COST 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 electronic 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 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 UPOADED DOCUMENTS.**

Division Code	DIVISION COSTS - DESCRIPTION IMPORTANT: Division Costs must include all punch list and close-out costs. Refer to the Table of Contents in the Technical Specifications for sub items pertaining to Division categories.	TOTAL COST (In whole dollars only)
<b>Building Cost Breakout - Long Life Apartments (344 W 28th Place, Chicago, IL 60616)</b>		
DIV 01	<b>DIVISION 01 - General Requirements</b> The MAXIMUM amount allowed is 6% of the total value of Division No. 2 through Division No. 32 only. <u>General Conditions includes the Bond Premium.</u>	\$ .00
DIV 02	<b>DIVISION 02 - Existing Conditions (Site Work)</b>	\$ .00
DIV 04	<b>DIVISION 04 - Masonry</b>	\$ .00
DIV 03	<b>DIVISION 03 - Concrete</b>	\$ .00
DIV 05	<b>DIVISION 05 - Metal</b>	\$ .00
DIV 06	<b>DIVISION 06 – Wood, Plastics and Composites</b>	\$ .00

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DIV 07	DIVISION 07 – Thermal and Moisture Protection	\$	.00
DIV 08	DIVISION 08 – Openings	\$	.00
DIV 09	DIVISION 09 – Finishes	\$	.00
DIV 10	DIVISION 10 – Specialties	\$	.00
DIV 11	DIVISION 11 – Equipment	\$	.00
DIV 12	DIVISION 12 – Furnishings	\$	.00
DIV 21	DIVISION 21 – Fire Suppression	\$	.00
DIV 22	DIVISION 22 – Plumbing	\$	.00
DIV 23	DIVISION 23 – Heating, Ventilating and Air-Conditioning (HVAC)	\$	.00
DIV 26	DIVISION 26 – Electrical	\$	.00
DIV 27	DIVISION 27 – Communications	\$	.00
DIV 28	DIVISION 28 – Electronic Safety and Security	\$	.00
DIV 31	DIVISION 31 – Earthwork	\$	.00
DIV 32	DIVISION 32 – Exterior Improvements	\$	.00
DIV 33	DIVISION 33 – UTILITIES	\$	.00
<b><u>OFFICE OVERHEAD</u></b>			
Costs such as office staff salaries and benefits, office rent and operating expenses, professional fees and other operating costs which are not directly applicable to this specific job. (The MAXIMUM amount allowed is 2% of the lump sum base bid total.)		\$	.00
<b><u>PROFIT</u></b>			
(The MAXIMUM amount allowed is 6% of the lump sum base bid total.)		\$	.00
<b>Long Life Apartments Lump Sum Base Total</b>		\$	.00
<b>Building Cost Breakout – William Jones Apartments (1447 S Ashland Ave., Chicago IL 60608)</b>			
DIV 01	<b>DIVISION 01 - General Requirements</b> The MAXIMUM amount allowed is 6% of the total value of Division No. 2 through Division No. 32 only. <u>General Conditions includes the Bond Premium.</u>	\$	.00
DIV 02	<b>DIVISION 02 - Existing Conditions (Site Work)</b>	\$	.00
DIV 03	<b>DIVISION 03 - Concrete</b>	\$	.00
DIV 04	<b>DIVISION 04 - Masonry</b>	\$	.00
DIV 05	<b>DIVISION 05 - Metal</b>	\$	.00
DIV 06	<b>DIVISION 06 – Wood, Plastics and Composites</b>	\$	.00
DIV 07	<b>DIVISION 07 – Thermal and Moisture Protection</b>	\$	.00
DIV 08	<b>DIVISION 08 – Openings</b>	\$	.00
DIV 09	<b>DIVISION 09 – Finishes</b>	\$	.00
DIV 10	<b>DIVISION 10 – Specialties</b>	\$	.00
DIV 11	<b>DIVISION 11 – Equipment</b>	\$	.00
DIV 12	<b>DIVISION 12 – Furnishings</b>	\$	.00
DIV 21	<b>DIVISION 21 – Fire Suppression</b>	\$	.00
DIV 22	<b>DIVISION 22 – Plumbing</b>	\$	.00
DIV 23	<b>DIVISION 23 – Heating, Ventilating and Air-Conditioning (HVAC)</b>	\$	.00
DIV 26	<b>DIVISION 26 – Electrical</b>	\$	.00
DIV 27	<b>DIVISION 27 – Communications</b>	\$	.00
DIV 28	<b>DIVISION 28 – Electronic Safety and Security</b>	\$	.00

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<b>DIV 31</b>	<b>DIVISION 31 – Earthwork</b>	\$	.00
<b>DIV 32</b>	<b>DIVISION 32 – Exterior Improvements</b>	\$	.00
<b>DIV 33</b>	<b>DIVISION 33 – UTILITIES</b>	\$	.00
<b>OFFICE OVERHEAD</b> Costs such as office staff salaries and benefits, office rent and operating expenses, professional fees and other operating costs which are not directly applicable to this specific job. (The MAXIMUM amount allowed is 2% of the lump sum base bid total.)		\$	.00
<b>PROFIT</b> (The MAXIMUM amount allowed is 6% of the lump sum base bid total.)		\$	.00
<b>William Jones Apartments Lump Sum Base Total</b>		\$	.00
<b>ENVIRONMENTAL ALLOWANCE</b> Strictly limited to all costs incurred by the General Contractor to test and abate potential environmentally hazardous materials not covered in the base scope of work. If the amount in the box is insufficient to cover actual costs associated with environmental testing and abatement, 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.		\$	<b>20,000.00</b>
<b>CONTRACT CONTINGENCY USAGE</b> Strictly limited for modifications to the contract to the contract documents classified as justified by Discovered Conditions, Document Errors or Omissions and/or Code Compliance changes. If the amount in the box is insufficient to cover actual Discovered Conditions, Document Errors or Omissions and/or Code Compliance changes, 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 deductive contract modification after substantial completion.		\$	<b>295,000.00</b>
<b>PERMIT FEES and PERMIT EXPEDITING COSTS</b> 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.		\$	<b>20,000.00</b>

<b>LUMP SUM BASE BID TOTAL for Long Life &amp; William Jones</b> (Please enter amount on Page 1)	\$	.00
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The General Contractor is responsible for any cost associated with weather conditions to complete the project within the specified contract length of time.

General contractor will not be permitted to use the elevators for construction materials or demolition debris except for a one hour period of time each morning that will be agreed to by CHA Construction Manager, Portfolio Manager and Contractor in writing. In addition, the amount of material by weight will also be limited to 250 pounds per trip. Contractor assumes all liability for damage to designated elevator car during construction use. Contractor can use the elevator for transport of personnel during the day provided the Contractor does not impact the residents use of the elevators. If the contractor causes delays for the residents, the Contractor will be barred from elevator usage and required to use the stairs only.

**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

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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., 11<sup>th</sup> Floor, Chicago, IL 60605.** Do NOT submit invoices to the Property Asset Management Department. Failure to follow this direction will result in delays in processing invoice payments.

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

AMP # = Asset Management Property number

CHA Bldg. Code	AMP #	Address(es)	Amount (Costs of landscaping, site work, fees, etc. should be pro-rated across the buildings)	
SH003	9505	1447 S Ashland Ave, Chicago, IL. 60608	Construction	\$ .00
			Environmental	\$ .00
SH002	9252	344 W 28th Place, Chicago Il. 60616	Construction	\$ .00
			Environmental	\$ .00
<b>TOTAL</b>				\$ .00

**XI. SCHEDULE OF DEDUCTIVE OR ADDITIVE ALTERNATES:** In evaluating this IFB, the CHA will determine whether a bidder is submitting fair and reasonable Deductive or Additive prices. Deductive or Additive prices represent work and/or materials which may NOT be needed. If the CHA chooses to exercise a Deductive or Additive, 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 or Alternate(s).**

Note: Include as part of each Deductive or Additive 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 or Additive Alternate amounts may result in the entire Bid Package being deemed non-responsive.**

**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 CHA’s 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.**

**THIS SECTION NOT APPLICABLE TO THIS ISSUE FOR BID**



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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 Page 2 of this solicitation.

**Technical Specifications: Long Life Apartments (344 W 28th Place, Chicago, IL 60616)**

<b>SECTION NUMBER</b>	<b>SECTION DESCRIPTION</b>	<b>SECTION PAGES</b>
<b>Division 00 – Introductory Information</b>		
00 00 01	Project Manual Cover Page	00 00 01-1
00 01 02	Table of Contents	00 01 02-1 thru 4
<b>Division 01- General Requirements</b>		
01 10 00	Summary	01 10 00-1 thru 2
01 25 00	Substitution Procedures	01 25 00-1 thru 4
01 25 00.01	Substitution Request Form	01 26 00-1 thru 3
01 26 00	Contract Modification Procedures	01 29 00-1 thru 4
01 29 00	Payment Procedures	01 31 00-1 thru 8
01 31 00	Project Management and Coordination	01 32 00-1 thru 2
01 32 00	Construction Progress Documentation	01 32 33-1 thru 3
01 33 00	Submittal Procedures	01 33 00-1 thru 9
01 35 16	Alteration Project Procedures	01 35 16-1 thru 8
01 40 00	Quality Requirements	01 40 00-1 thru 6
01 42 00	References	01 42 00-1 thru 6
01 50 00	Temporary Facilities and Controls (for renovation projects)	01 50 00-1 thru 13
01 56 11	General Dust and Fumes	01 56 00-1 thru 1
01 60 00	Product Requirements	01 60 00-1 thru 4
01 73 00	Execution	01 73 00-1 thru 9
01 74 19	Construction Waste Management and Disposal	01 74 19-1 thru 8
01 77 00	Closeout Procedures	01 77 00-1 thru 6
01 78 23	Operation and Maintenance Data	01 78 23-1 thru 8
01 78 39	Project Record Documents	01 78 39-1 thru 3
01 79 00	Demonstration and Training	01 76 00-1 thru 6
<b>Division 02- Demolition (Existing Conditions)</b>		
02 41 16	Structure Demolition	02 41 16-1 thru 10
02 41 19	Selective Demolition	02 41 19-1 thru 6
02 82 14	Asbestos Abatement – Interiors	02 82 14-1 thru
<b>Division 03- Concrete</b>		
03 01 30	Concrete Repair	03 01 30-1 thru 8
03 30 00	Cast-in-Place Concrete	03 30 00-1 thru 30
<b>Division 04- Masonry</b>		
04 01 20	Brick Masonry Repair	04 01 20-1 thru 12
<b>Division 07– Thermal and Moisture Protection</b>		
07 21 00	Thermal Insulation	07 21 00-1 thru 6
07 27 26	Fluid Applied Membrane Air Barriers	07 27 26-1 thru 11
07 54 23	TPO Membrane Roofing	07 54 23-1 thru 8
07 62 00	Sheet Metal Flashing and Trim	07 62 00-1 thru 13
07 72 00	Roof Accessories	07 72 00-1 thru 7
07 84 13	Penetration Firestopping	07 84 13-1 thru 8
07 84 46	Fire-Resistive Joint System	07 84 46-1 thru 5
07 92 00	Joint Sealants	07 92 00-1 thru 12
<b>Division 10- Specialties</b>		

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10 44 00	Fire Protection Specialties	10 44 00-1 thru 4
10 73 13	Awnings	10 73 13-1 thru 5
<b>Division 26- Electrical</b>		
26 05 00	Common Work Results for Electrical	26 05 00-1 thru 5
26 05 19	Low-Voltage Electrical Power Conductors and Cables	26 05 19-1 thru 7
26 05 26	Grounding and Bonding for Electrical Systems	26 05 26-1 thru 9
26 05 29	Hangers and Supports for Electrical Systems	26 05 29-1 thru 6
26 05 33	Raceways and Boxes for Electrical Systems	26 05 33-1 thru 12
26 05 44	Sleeves and Sleeve Seals for Electrical Raceways and Cabling	26 05 44-1 thru 4
26 05 53	Identification for Electrical Systems	26 05 53-1 thru 13
26 05 72	Overcurrent Protective Device Short Circuit, Coordination and Arc Flash Study	26 05 72-1 thru 17
26 09 23	Lighting Control Devices	26 09 23-1 thru 12
26 24 16	Panelboards	26 24 16-1 thru 13
26 27 26	Wiring Devices	26 27 26-1 thru 11
26 28 13	Fuses	26 28 13-1 thru 5
26 29 13	Manual and Magnetic Controllers	26 29 13-1 thru 10
26 43 13	Surge Protection for Low-Voltage Electrical Power Circuits	26 43 13-1 thru 5
26 51 00	Interior Lighting	26 51 00-1 thru 9
<b>Division 31- Earthwork</b>		
31 10 00	Site Clearing	31 10 00-1 thru 7
31 20 00	Earth Moving	31 20 00-1 thru 17
<b>Division 32- Exterior Improvements</b>		
32 13 13	Concrete Paving	32 13 13-1 thru 14
32 13 73	Concrete Paving Joint Sealants	32 13 73-1 thru 7

**Technical Specifications: William Jones Apartments (1447 S Ashland Ave., Chicago IL 60608)**

SECTION NUMBER	SECTION DESCRIPTION	SECTION PAGES
<b>Division 00 – Introductory Information</b>		
00 00 01	Project Manual Cover Page	00 00 01-1
00 01 02	Table of Contents	00 01 02-1 thru 4
<b>Division 01- General Requirements</b>		
01 10 00	Summary	01 10 00-1 thru 4
01 25 00	Substitution Procedures	01 31 13-1 thru 4
01 25 00.01	Substitution Request Form	01 33 00-1 thru 4
01 26 00	Contract Modification Procedures	01 26 00-1 thru 3
01 29 00	Payment Procedures	01 29 00-1 thru 5
01 31 00	Project Management and Coordination	01 31 00-1 thru 8
01 32 00	Construction Progress Documentation	01 32 00-1 thru 2
01 32 33	Photographic Documentation	01 32 33-1 thru 3
01 33 00	Submittal Procedures	01 33 00-1 thru 9
01 35 16	Alteration Project Procedures	01 35 16-1 thru 8
01 40 00	Quality Requirements	01 40 00-1 thru 9
01 42 00	References	01 42 00-1 thru 6
01 50 00	Temporary Facilities and Controls (for renovation projects)	01 50 00-1 thru 8
01 56 11	General Dust, Fume, and Odor Control	01 56 11-1 thru 5
01 60 00	Product Requirements	01 60 00-1 thru 6
01 73 00	Execution	01 73 00-1 thru 8

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01 74 19	Construction Waste Management and Disposal	01 74 19-1 thru 7
01 77 00	Closeout Procedures	01 77 00-1 thru 6
01 78 23	Operation and Maintenance Data	01 78 23-1 thru 8
01 78 39	Project Record Documents	01 78 39-1 thru 5
<b>Division 02- Demolition (Existing Conditions)</b>		
02 26 11	Summary of Existing Site Conditions	02 26 11-1 thru 3
02 41 19	Selective Demolition	02 41 19-1 thru 8
<b>Division 03- Concrete</b>		
03 30 00	Cast-in-Place Concrete	03 30 00-1 thru 7
<b>Division 04- Masonry</b>		
04 20 00	Unit Masonry	04 20 00-1 thru 19
04 72 00	Cast Stone Masonry	04 72 00-1 thru 7
<b>Division 05- Metals</b>		
05 50 00	Metal Fabrications	05 50 00-1 thru 7
<b>Division 06- Wood, Plastics and Composites</b>		
06 10 00	Rough Carpentry	06 10 00-1 thru 3
<b>Division 07- Thermal and Moisture Protection</b>		
07 01 50.19	Preparation for Reroofing	07 01 50.19-1 thru 6
07 52 16	Styrene-Butadiene-Styrene (SBS) Modified Bituminous Membrane Roof	07 52 16-1 thru 20
07 62 00	Sheet Metal Flashing and Trim	07 62 00-1 thru 14
07 71 00	Roof Specialties	07 71 00-1 thru 10
07 72 00	Roof Accessories	07 72 00-1 thru 6
07 92 00	Joint Sealants	07 92 00-1 thru 10
<b>Division 08- Openings</b>		
08 41 13	Aluminum Framed Storefronts	08 41 13-1 thru 10
08 51 13	Aluminum Windows	08 51 13-1 thru 11
<b>Division 09- Finishes</b>		
09 21 16.23	Gypsum Board Shaft Wall Assemblies	09 21 16.23-1 thru 3
09 22 16	Non-Structural Metal Framing	09 22 16-1 thru 5
09 51 23	Acoustical Tile Ceilings	09 51 23-1 thru 4
09 65 13	Resilient Base and Accessories	09 65 13-1 thru 4
09 65 19	Resilient Tile Flooring	09 65 19-1 thru 6
<b>Division 23- Heating, Ventilating and Air-Conditioning (HVAC)</b>		
23 05 13	Common Motor Requirements for HVAC Equipment	23 05 13-1 thru 3
23 05 17	Sleeves and Sleeve Seals for HVAC Piping	23 05 17-1 thru 6
23 05 18	Escutcheons for HVAC Piping	23 05 18-1 thru 3
23 05 19	Meters and Gages for HVAC Piping	23 05 19-1 thru 6
23 05 48	Vibration Controls for HVAC	23 05 48-1 thru 3
23 05 93	Testing, Adjusting, and Balancing for HVAC	23 05 93-1 thru 17
23 07 13	Duct Insulation	23 07 13-1 thru 13
23 07 19	HVAC Piping Insulation	23 07 19-1 thru 23
23 09 23	Control Dampers	23 09 23-1 thru 5
23 09 93	Sequence of Operations for HVAC DDC	23 09 93-1 thru 2
23 11 23	Facility Natural Gas Piping	23 11 23-1 thru 20
23 31 13	Metal Ducts	23 31 13-1 thru 7
23 33 00	Air Duct Accessories	23 33 00-1 thru 7
23 37 13	Air Diffusers	23 37 13-1 thru 3
23 74 16	Packaged, Large-Capacity, Rooftop Air-Conditioning Units	23 74 16-1 thru 11
23 74 16.13	Packaged, Large-Capacity, Rooftop Air-Conditioning Units	23 74 16.13-1 thru 11

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<b>Division 26- Electrical</b>		
26 00 00	Scope of Electrical Work	26 00 00-1 thru 5
26 05 19	Low Voltage Electrical Power Conductors and Cables	26 05 19-1 thru 8
26 05 26	Grounding and Bonding for Electrical Systems	26 05 26-1 thru 8
26 05 33	Raceways and Boxes for Electrical Systems	26 05 33-1 thru 9
26 27 26	Wiring Devices	26 27 26-1 thru 11
26 28 16	Enclosed Switches and Circuit Breakers	26 28 16-1 thru 3
26 29 13	Enclosed Controllers	26 29 13-1 thru 4
26 51 19	LED Interior Lighting	26 51 19-1 thru 12
26 52 13	Emergency and Exit Lighting	26 52 13-1 thru 8
<b>Division 31- Earthwork</b>		
31 23 18.13	Subtitle D Waste Removal	31 23 18.13-1 thru 15
31 23 23	Acceptance of Backfill, Topsoil & CU Structural Soil	31 23 23-1 thru 7

**XIV. DRAWINGS LIST SUBMITTAL** - The documents shown below comprise the Drawings for this project. The Architect 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 Page 2 of this solicitation.

**Drawings Index: Long Life Apartments (344 W 28th Place, Chicago, IL 60616)**

PDF Page	Sheet No.	Sheet Title	Drawing Sheet Comments	Version	Version Date
01.	G1.0	COVER SHEET	No comments	Permit Revisions	10/15/21
02.	G1.1	DRAWING INDEX	No comments	Permit Revisions	10/15/21
03.	G1.2	CODE REVIEW & GENERAL NOTES	No comments	Permit Revisions	10/15/21
04.	G1.3	ACCESSIBILITY REQUIREMENTS	No comments	Permit Revisions	10/15/21
05.	PLAT OF SURVEY	PLAT OF SURVEY	No Comments	Permit Revisions	10/15/21
06.	CO.1	GENERAL NOTES	Delete grading notes	Permit Revisions	10/15/21
07.	C2.0	DEMOLITION PLAN	No comments	Permit Revisions	10/15/21
08.	C3.0	GEOMETRIC GRADING PLAN	Delete details 3/C-3.0, 4/C-3.0	Permit Revisions	10/15/21
09.	AS1.1	SITE PLAN	Delete work related to 2'6" x 3'9" x 4" concrete pad.	Permit Revisions	10/15/21
10.	AD1.1	DEMOLITION PLANS	Delete all interior work.	Permit Revisions	10/15/21
11.	A1.0	BASEMENT PLAN	Provide 60 mil waterproofing w/adhesive at excavated area & epoxy injection at cracked foundation wall between column A and B at ceiling.	Permit Revisions	10/15/21
12.	A1.1	RCP / FLOOR PLAN – FIRST PLAN	Delete all interior work except for new vestibule.	Permit Revisions	10/15/21

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13.	A1.2	TYPICAL RCP / FLOOR PLAN FLOORS 2,4,6,8,10,10	Delete all interior work except for new vestibule.	Permit Revisions	10/15/21
14.	A1.5	ROOF PLAN	Delete all except Davit / Roof Anchor work	Permit Revisions	10/15/21
15.	A2.1	NORTH ELEVATION	North Elevation - Delete all notes between columns 3 & 9 `except new sealant at vertical joint.	Permit Revisions	10/15/21
16.	A2.2	EAST AND WEST RESTORATION ELEVATIONS	1/West-Building-elevation a. Delete "New perforated security screens at ground floor windows" b.-Delete-"New-MAU-Equipment" 2/.East-Building-Elevation a. Delete "New perforated security screens at ground floor windows	Permit Revisions	10/15/21
17.	A2.3	SOUTH ELEVATION	Delete Mechanical Notes	Permit Revisions	10/15/21
18.	A2.4	NORTH RESTORATION ELEVATION	No comments	Permit Revisions	10/15/21
19.	A2.5	EAST AND WEST RESTORATION ELEVATIONS	No comments	Permit Revisions	10/15/21
20.	A2.6	SOUTH RESTORATION ELEVATION	No comments	Permit Revisions	10/15/21
21.	A4.1	WALL SECTIONS	Delete Wall Section 4	Permit Revisions	10/15/21
22.	A5.1	ENLARGED BUILDING DETAILS	Delete Details 3 and 5	Permit Revisions	10/15/21
23.	A5.2	ENLARGED BUILDING DETAILS	No comments	Permit Revisions	10/15/21
24.	A5.3	ENLARGED BUILDING DETAILS	No comments	Permit Revisions	10/15/21
25.	A5.4	ENLARGED BUILDING DETAILS	No comments	Permit Revisions	10/15/21
26.	A6.1	ENLARGED VESTIBULE PLANS, SECTIONS, AND ELEVATIONS	Detail 2 - Paint new dry wall ceilings. Paint new exterior drywall with exterior grade primer and paint. Revise Plan 6 / NE Vestibule Finish Plan delete PC-1 and substitute with LVT-1 and VB-4	Permit Revisions	10/15/21
27.	A7.1	FINISH FLOOR KEY PLANS	Delete all except LVT-1 and VB-4	Permit Revisions	10/15/21
28.	A9.1	SCHEDULES	Delete all except 101-A (Head detail 1C Jamb Detail 2C) and 101-B	Permit Revisions	10/15/21
29.	A9.2	PARTITIAN TYPES	Delete all except M-0a	Permit Revisions	10/15/21
30.	S0.1	GENERAL NOTES	No Comments	Permit Revisions	10/15/21
31.	S1.0	NE VESTIBULE AND SLAB OPENING PLANS	Delete Plan 3 / Plan Opening typical floor plan.	Permit Revisions	10/15/21
32.	S1.1	ROOF FRAMING PLANS & DETAILS	Delete all except Detail 8 Roof Anchor	Permit Revisions	10/15/21
33.	S2.0	SECTIONS AND DETAILS	No Comments	Permit Revisions	10/15/21

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34.	S2.1	SECTIONS AND DETAILS	Delete Detail 15	Permit Revisions	10/15/21
35.	M0.0	MECHANICAL SYMBOLS AND ABBREVIATIONS 7	No comments	Permit Revisions	10/15/21
36.	M0.1	MECHANICAL NOTES	No comments	Permit Revisions	10/15/21
37.	M1.1	MECHANICAL FIRST FLOOR PLAN	Delete all except cabinet unit heater related work in new vestibule	Permit Revisions	10/15/21
38.	M4.1	MECHANICAL SCHEDULES	Delete all except electric cabinet unit heater schedule	Permit Revisions	10/15/21
39.	M6.0	TEMPERATURE CONTROLS	No comments	Permit Revisions	10/15/21
40.	M6.1	TEMPERATURE CONTROLS	Delete all except Detail 5 Electric Cabinet Unit Heater	Permit Revisions	10/15/21
41.	P0.0	PLUMBING NOTES SYMBOLS AND ABBREVIATIONS	No comments	Permit Revisions	10/15/21
42.	P1.0	PLUMBING BASEMENT AND FIRST FLOOR PLAN	Delete all except New Vestibule related items for the Roof Drain, plumbing lines to existing storm system, and access panel at new cleanout.	Permit Revisions	10/15/21
43.	P4.0	PLUMBING SCHEDULES AND DETAILS	No comments	Permit Revisions	10/15/21
44.	P5.0	PLUMBING RISER DIAGRAMS AND DETAILS	Delete all except Riser Diagram 2 / Sanitary and Storm riser for new roof drain at new vestibule.	Permit Revisions	10/15/21
45.	E0.0	ELECTRICAL SYMBOLS AND ABBREVIATIONS	No comments	Permit Revisions	10/15/21
46.	E0.1	ELECTRICAL NOTES	No comments	Permit Revisions	10/15/21
47.	ED1.1	ELECTRICAL FIRST FLOOR DEMOLITION PLAN	Delete all except Note 6	Permit Revisions	10/15/21
48.	E1.1	ELECTRICAL FIRST FLOOR LIGHTING AND POWER PLANS	Delete all work except work related to New Vestibule.	Permit Revisions	10/15/21
49.	E4.1	FIRE ALARM RISER DIAGRAM	Delete all except items pertaining to Door Hold Open Devices and Monitoring Station.	Permit Revisions	10/15/21
50.	E5.0	ELECTRICAL SCHEDULES	Delete all except light fixture F3 in Light Fixture Schedule. Delete all except CUH-1 in the Motor / Equipment Wiring Schedule. Panel RP1 by others. Connect all circuits related to new vestibule work.	Permit Revisions	10/15/21
51.	E6.0	ELECTRICAL DETAILS	No comments	Permit Revisions	10/15/21
52.	E6.1	ELECTRICAL DETAILS	No comments	Permit Revisions	10/15/21
53.	FA1.1	FIRE ALARM PLAN FIRST FLOOR PLAN	Delete all except Smoke Detector in New Vestibule.	Permit Revisions	10/15/21
54.	SE1.1	SECURITY PLAN FIRST FLOOR PLAN	Delete all work except in new Vestibule	Permit Revisions	10/15/21
55.	TE1.1	TECHNOLOGY PLAN FIRST FLOOR PLAN	Delete all work in the following: Fitness Room 104, Game Room 105, Community Room 112.	Permit Revisions	10/15/21

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**Drawing Index: William Jones Apartments (1447 S Ashland Ave., Chicago IL 60608)**

PDF Page	Sheet No.	Sheet Title	Drawing Sheet Comments	Version	Version Date
01.	G0.0	COVER SHEET	No Comment	Issued for Bid & Permit	10/18/21
02..	G0.1	DRAWING INDEX	No Comment	Issued for Bid & Permit	10/18/21
03.	G1.0	ABBREVIATIONS SYMBOLS & GENERAL NOTES	No comments	Issued for Bid & Permit	10/18/21
04.	G2.0	CODE MATRIX	No comments	Issued for Bid & Permit	10/18/21
05.	CX0.1	PLAT OF SURVEY	No Comments	Issued for Bid & Permit	10/18/21
06.	AD1.1	FIRST FLOOR DEMOLITION PLAN	Delete all work items on this sheet except the following: 2 / AD1.1 FIRST FLOOR DEMO PLAN reference to Detail-4/AD1.1.Detail 4 / AD1.1 VESTIBULE DEMO PLAN and all applicable notes.	Issued for Bid & Permit	10/18/21
07.	AD1.2	DEMOLITION PLAN – TYPICAL FLOOR SECOND TO THIRTEEN	Delete all work items on this sheet except 6 / AD1.2 PARTIAL 2nd FLR. DEMO PLAN AT SOUTH BALCONY & all applicable notes.	Issued for Bid & Permit	10/18/21
08.	A1.1	FIRST FLOOR PLANS	Delete all work items on this sheet except the following: 2 / A1.1 FIRST FLOOR PLAN reference to Detail 2 / 8.1 3 / A.1 FIRST FLOOR FINISH PLAN work in ENTRY VESTIBULE 107 only.	Issued for Bid & Permit	10/18/21
09.	A1.3	ROOF PLAN	Delete all exhaust fan work in Key Notes 3,4,5,6 from Roof Plan 1/ A1.3	Issued for Bid & Permit	10/18/21
10.	A2.1	FIRST FLOOR RELECTIVE CEILING PLAN	Delete 3 / A2.1 FIRST FLOOR REFLECTED CEILING PLAN except work in ENTRY VESTIBULE 107 & all applicable notes. Delete 5 / A2.1 FROM SCOPE OF WORK.	Issued for Bid & Permit	10/18/21
11.	A3.0	BUILDING ELEVATIONS	Delete Note identifying new split system DX MAU handling unit.	Issued for Bid & Permit	10/18/21
12.	A3.1	BUILDING ELEVATIONS	Delete Note identifying new split system DX MAU handling unit.	Issued for Bid & Permit	10/18/21
13.	A6.1		No Comments	Issued for Bid & Permit	10/18/21

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14.	A6.2	EXTERIOR FLASHING AND SEALANTS DETAILS	Detail 8/A6.2 Add the following: SAW CUT THE EXISTING CONCRETE WINDOW SILL UNDER THE EXISTING WINDOW. INSTALL A 1/2" EXPANSION JOINT BETWEEN THE INTERIOR STOOL AND THE EXTERIOR WINDOW SILL. GENERAL NOTE: ALL NEW SHELF ANGLE FLASHINGS BE TERMINATED WITH A STAINLESS STEEL TERMINATION BAR AND SEALED WITH A URETHANE SEALANT.	Issued for Bid & Permit	10/18/21
15.	A8.1	ELARGED VESTIBULE PLANS & DETAILS	1/ A8.1 delete FITNESS CENTER 109 & LIBRARY & COMPUTER RM 108 from scope of work.	Issued for Bid & Permit	10/18/21
16.	A8.2	INTERIOR ELEVATIONS	Delete all work items on this sheet except: 9 / A8.2 CORRIDOR EAST ELEV. DOOR 102 (AT COLUMN 9) only & all applicable notes. 10 / A8.2 ENTRY-EAST & all applicable notes. 11 / A8.2 ENTRY-NORTH ELEV. & all applicable notes.	Issued for Bid & Permit	10/18/21
17.	A12.1	DOOR & HARDWARE SCHEDULES & DETAILS	Delete all doors from Door schedule & hardware schedule except for Doors 101 & 102 & all applicable notes & details.	Issued for Bid & Permit	10/18/21
18.	A12.2	WINDOW & FRAME SCHEDULES AND DETAILS	Delete all windows & details except for window type "W1 " & Detail 5/A12.1 WINDOW DETAILS	Issued for Bid & Permit	10/18/21
19.	A13.1	FINISH SCHEDULE AND DETAILS	Delete all items on Room Finish Schedule except Room 107. Delete WB-1 and substitute PC-1.	Issued for Bid & Permit	10/18/21
20.	M0.1	MECHANICAL CODE MATRIX	No Comments	Issued for Bid & Permit	10/18/21
21.	MO.3	MECHANICAL NOTES, ABBREVIATIONS, AND SYMBOLS	No Comments	Issued for Bid & Permit	10/18/21
22.	M1.1	MECHANICAL PLAN FIRST FLOOR	Delete all work items on this sheet except for work in new entry vestibule. Keep Note 2 should read "add recessed Cabinet Unit Heater 1 at column 9 /Bb".	Issued for Bid & Permit	10/18/21
23.	M5.1	MECHANICAL SCHEDULES	Delete all work items except CUH-1 Schedule.	Issued for Bid & Permit	10/18/21
24.	FP0.1	FIRE PROTECTION NOTES	No Comments	Issued for Bid & Permit	10/18/21
25.	FP1.1	FIRST FLOOR FIRE PROTECTION PLANS	Delete all work item on this sheet except for work in NEW ENTRY VESTIBULE 107. Sprinkler Head should be ceiling mounted, not side wall.	Issued for Bid & Permit	10/18/21
26.	E0.1	ELECTRICAL SYMBOLS, NOTES, AND ABBREVIATIONS	No Comments	Issued for Bid & Permit	10/18/21



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27.	ED1.1	FIRST FLOOR ELECTRICAL DEMOLITION PLAN	Delete all work item on this sheet except for work in NEW ENTRY VESTIBULE 107	Issued for Bid & Permit	10/18/21
28.	E1.1	FIRST FLOOR LIGHTING & POWER PLAN	Delete all work item on this sheet except for work in NEW ENTRY VESTIBULE 107. Provide 115 V duplex outlet for CUH-1 in Room 107 column line 9. Verify location in field. Drawing 3/ E2.1 Add new key fob reader conduit and wiring to existing key fob control panel. New Key Fob to be located in Vestibule 107 at Column Line 9.	Issued for Bid & Permit	10/18/21
29.	E4.2	ELECTRICAL, FIRE ALARM, CABLE TV, AND EXIT RISER D DIAGRAM	Delete all work items except Note 2 on Exit Light Riser Diagram for Vestibule 107.	Issued for Bid & Permit	10/18/21
30.	E5.1	PANEL SCHEDULES	Delete all work items except Item F5 Lighting Fixture schedule should be revised to identify mounting as recessed and area as vestibule with quantity as one.	Issued for Bid & Permit	10/18/21
31.	E6.0	ELECTRICAL DETAILS	No Comments	Issued for Bid & Permit	10/18/21

**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. **SUBSTANTIAL 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 Substantial 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 the Work within the Project boundary as set forth in the Contract Documents by the Substantial 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 Architect.

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 Architect.

The CHA, its designated representative, and the CHA’s Architect shall inspect the Work and create a punch list for the Project no more than thirty (30) days prior to substantial completion of the Project, which, in no event, shall be later than the Substantial 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

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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 Substantial 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;

**LIDUIDATED DAMAGES: \$1,500/per calendar day**

for failure to meet the Substantial 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

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	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

**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*
√	√	Economic Disclosure Statement and Affidavit*
√	√	(Schedule A) MBE/WBE/DBE Utilization Plan *
√		Contract Compliance Certification
√		(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*
√		<b>Certificate of Liability Insurance</b> -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
		Performance and Payment Bond or Bonds*
		Technical Specifications and Drawings
		Non-Collusive Affidavit
		CHA Ethics Policy *

**THE CHICAGO HOUSING AUTHORITY**

		Instructions to Contractors Regarding Affirmative Action Under Executive Orders 11246 and 11914, all inclusive
		For consideration: Waiver Request: M/W/DBE Participation Commitments

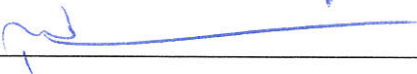
\* These documents are made available through the CHA's website, [www.thecha.org](http://www.thecha.org).

THE CHICAGO HOUSING AUTHORITY

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 (Electronic or Paper Copy)
- 8. \_\_\_\_ Schedule A - MBE/WBE/DBE Utilization Plan
- 9. \_\_\_\_ Contract Compliance Certification
- 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)
- 20. \_\_\_\_ CHA Ethics Policy
- 21. \_\_\_\_ Contractor's Affidavit
- 22. \_\_\_\_ Economic Disclosure Statement and Affidavit
- 23. \_\_\_\_ Certificate of Liability Insurance-minimum insurance requirements

Respondent Signature:  \_\_\_\_\_ Date: 10/19/22

Signature of Receipt: \_\_\_\_\_ Date: \_\_\_\_\_

THE CHICAGO HOUSING AUTHORITY  
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. Failure to submit this Bid Execution and Acceptance page shall result in the entire Bid Package being deemed non-responsive.

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.

All-Bry Construction

(Business/Contractor's Name)

By: \_\_\_\_\_ DATE: 10/19/22

(Signature)

Thomas W. Girouard

(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: 145 Tower Drive - Suite 7

City, State, Zip: Burr Ridge, IL 60527

Taxpayer ID. No:

Telephone No: ( 630 ) 655-9567

Fax No: ( 630 )

655-9597

Email: tomg@all-bry.com

(Vendor Code)

3220 (2022)

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

The "Notice to Proceed" will be issued as a separate document upon submission of all required documents.

By: \_\_\_\_\_  
Sheila Johnson for The Chicago Housing Authority

Title: Contracting Officer  
CHICAGO HOUSING AUTHORITY  
60 East Van Buren St, 8TH Floor  
Chicago, IL 60605

Date Signed: \_\_\_\_\_

Event No 3220

Invitation for Bid: Long Life & William Jones Envelope Repairs

(Affix Corp. Seal)

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

Subscribed and sworn to before me this 7 day of August, 2025

My Commission Expires  
FAMARA L KILTY  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
August 07, 2025

(Notary Public)

THE CHICAGO HOUSING AUTHORITY  
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. Failure to submit this Bid Execution and Acceptance page shall result in the entire Bid Package being deemed non-responsive.

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.

All-Bry Construction

(Business/Contractor's Name)

By: [Signature] DATE: 10/19/22

(Signature)

Thomas W. Girouard

(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: 145 Tower Drive - Suite 7

City, State, Zip: Burr Ridge, IL 60527 Taxpayer ID. No: [Redacted]

Telephone No: ( 630 ) 655-95 67 Fax No: ( 630 ) 655-959 7

Email: tomg@all-bry.com

Subscribed and sworn to before me this 7 day of August, 2025

My Commission Expires  
TAMARA L KILTY  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
August 07, 2025

[Signature]  
(Notary Public)

[Redacted]  
(Vendor Code)

12910 (2023)  
(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 FOUR MILION EIGHTY THREE THOUSAND DOLLARS (\$ 4,083,000.00 ) 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 10 months (304 days)  
The "Notice to Proceed" will be issued as a separate document upon submission of all required documents.

DocuSigned by:  
By: [Signature]  
Sheila Johnson for The Chicago Housing Authority  
02DBAECFF536465...

Title: Contracting Officer  
CHICAGO HOUSING AUTHORITY  
60 East Van Buren St, 8TH Floor  
Chicago, IL 60605

Date Signed: 03/28/2023