

OWNER
ARCHITECT
BIDDERS
PLANROOMS
OTHER

This addendum forms a part of the Contract Documents and modifies the original bidding Documents as noted below. Acknowledge receipt of this addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to disqualification.

PROJECT: **Woodland Park Apartments** ADDENDUM NO.: **01**
Edwardsville, Illinois

PROJECT #: **1448** DATE: **05/21/2015**

OWNER: **Woodland Park Apartments L.P.** CONTRACT FOR: **New Construction**

TO: **Bidding Contractors** BID DUE DATE: **June 10, 2015**

Description: (Written description of the Work or Drawing/Specification Modifications)

Clarifications

Modified Invitation for Bids to read:

“The Madison County Housing Authority (MCHA) is accepting sealed bids for work officially known as Woodland Park Apartments Project, at the MCHA, 1609 Olive Street, Collinsville, IL 62234 until 3:00pm. On **June 10, 2015**. Bids will be publicly opened and read aloud at 3:00pm at the same location.”

Modified Additional General Conditions:

Modified Additional General Conditions attached as part of this addendum.

INVITATION FOR BIDS

The Madison County Housing Authority (MCHA) is accepting sealed bids for work officially known as Woodland Park Apartments Project, at the MCHA, 1609 Olive Street, Collinsville, IL 62234 until 3:00pm. on **JUNE 10 2015**. Bids will be publicly opened and read aloud at 3:00pm at the same location.

OWNER'S CONTACT FOR THIS PROJECT: Dorothy Hummel, Deputy Director, MCHA at 618.345.5142, Ext. 1103.

PROJECT ARCHITECT CONTACT FOR THIS PROJECT: Dan Hurford, Craig Rednour, Hurford Architects, Project Architect, 618.288.1706 ext. 18.

PROJECT DESCRIPTION: Demolition of the 99 unit Northgate Homes Public Housing Complex, Management Building and Recreation Center, and New Construction of 80 Unit Affordable Rental Development, located at 80 Burlington Drive, Collinsville, IL 62234.

PRE-BID CONFERENCE: May 6, 2015 at 3:00 pm, MCHA, 1609 Olive St., Collinsville, IL 62234

JOB SITE VISITATION: A tour of the job site will be conducted immediately following the Pre-Bid Conference by the Project Architect and the Owner's representative. All bidders desiring to view the job site should meet at 1609 Olive St., Collinsville, IL. **THIS WILL BE THE ONLY JOB SITE VISITATION CONDUCTED.**

BID BONDS: A bid guarantee in the amount of 5% of the total base bid must accompany each bid which exceeds \$25,000.00. Each bid must be accompanied by a certified check, bank draft, U.S. Government Bonds at par value or a bid bond secured by a surety company. The surety company must be authorized to do business in the State of Illinois and must be acceptable to the Government. If the bid guarantee is not submitted with the bid, the OWNER shall reject the bid. No bid may be withdrawn within one hundred twenty days after the scheduled bid opening.

BID DOCUMENTS: Bid materials will be available starting at 10:00 am, April 29, 2015. Printed copies of the project materials are available at Snow Printing 6428 Old St Louis Rd, Belleville, IL 62223 (non-refundable cost to the contractor). Plans and Specifications will also be distributed to S.I.B.A 1468 Green Mount Road, O'Fallon, IL 618.624.9055, and McGraw Hill Construction (<http://construction.com>) for member viewing. Hurford Architects will have the project on their website at www.hurfordarchitects.com for viewing. Should a bidder find discrepancies or omissions in the drawing and specifications or should he/she be in doubt as to the meaning, he/she shall at once notify the Project Architect. Any changes of interpretations of the bid documents will be issued by way of a formal addendum to all plan holders. All bidders must acknowledge receipt of addenda in the space provide on the Bid Form.

MADISON COUNTY HOUSING AUTHORITY
John W. Hamm, III
Executive Director, MCHA

The contractor is responsible for claims of damage to tenant's property while working on the premises.

ADDITIONAL GENERAL CONDITIONS

- A. The Owner of the Woodland Park Apartments project is the Woodland Park Apartments, L.P., an entity affiliated with the Madison County Housing Authority, and the MCHA Development Company, LLC (MCHA DC). The MCHA, MCHA Development Company, LLC and the Woodland Park Apartments, L.P. terms are used throughout this bid package. Requirements pertaining to any of these various entities and defined in this bid package (including any specifications and drawings) are the responsibility of the general contractor.
- B. The Woodland Park Apartments redevelopment project involves the relocation of all existing Northgate Homes residents, the abatement and demolition of the Northgate Homes public housing complex, Management Building and Recreation Center, and the new construction of an 80 affordable rental project known as Woodland Park Apartments and rehabilitation of an existing Maintenance Warehouse for use as a Management Building.
- C. This bid package covers the demolition of the existing 100 unit complex and Management Buildings and the new construction of the 80 unit Woodland Park Apartments project and rehabilitation of the existing Maintenance Warehouse (1601 Olive St) for use as a Management Building.
- D. The MCHA will be responsible for the relocation of all existing residents. Relocation is anticipated to begin in August, 2015 and be complete by October, 2015.
- E. The Owner intends to enter into a contract with the lowest responsible and responsive contractor on or about September 1, 2015. The Owner will also execute a contract with a firm to complete the asbestos abatement required on September 1, 2015. Abatement will commence as soon as residents have vacated buildings at the Northgate Homes complex. The Owner intends for the general contractor to begin select demolition of abated buildings as soon as possible. The owner does anticipate that abatement should be complete by December, 2015.
The demolition and construction of the Woodland Park Apartments Project is to be complete by 12/01/2017. If the contractor fails to complete the work within two weeks of the specified time frame of 12/01/2017, the Contractor shall pay to the Owner as liquidated damages the sum of one thousand dollars (\$1,000.00) for each calendar day the work fails to achieve substantial completion. Should the contractor achieve substantial completion of the entire work before 12/1/2017, there shall be added to the Contract Sum the sum of five hundred dollars (\$500.00) for each calendar day between the dates of substantial completion and the time specified in the contract as an incentive for early completion.
- F. The Contractor has no right to assign or subcontract the work under this contract of any part thereof to another party without the expressed written approval of the MCHA.
- G. The Contractor shall furnish all labor, material, equipment and services necessary to complete work as specified under this contract.
- H. The contractor will be required to begin work within 10 working days of receipt of written Notice to Proceed.

- I. Payment under this contract will be partial payments at approximately 30 day intervals. Payment less 10% retainage will be made after submission of proper documents and from owner. The Owner reserves the right to withhold payment for any work not completed in a proper workmanlike manner by notifying the Contractor of the action required to remedy the condition.
- J. Drawings and specifications will be available by all parties, starting April 29, 2015 by 10:00 AM for viewing on the internet at www.hurfordarchitects.com. The documents are being provided for reference purposes only. Bidders can obtain a signed and sealed hard copy set of the bidding documents, including bid form(s), from Snow Printing, 6428 Old St. Louis Rd. Belleville, IL. 62223, Contact Don Sheeley, donsheeleysnow.don@snowprintng.net. In addition, contractors Woodland Park contact S.I.B.A., McGraw Hill, and F.W. Dodge for plans and specifications.
- K. Contractor is responsible for application, payment and obtaining all necessary permits and licenses required for the work specified in this contract.
- L. The Contractor is responsible for obtaining additional copies of plans and specifications at the contractor's expense from the Architect.
- M. Under no circumstances shall trash or debris be allowed to accumulate on premises. All debris resulting from the work shall be removed by the contractor at the end of each work day.
- N. The Contractor is responsible to directly superintend the project. At all times during performance of this contract and until work is completed and accepted, the Contractor shall directly supervise the work or assign and have on site a competent superintendent who is satisfactory to the Owner and has authority to act for the Contractor. Prior to or during the preconstruction conference, the Contractor shall submit to the Owner the following information: Superintendent's Name, Superintendent's Work History, and Superintendent's Education.
- O. Contractor is requested to utilize at least 20% minority or female subcontractors and/or material suppliers on this project. In addition, workforce participation goal is 20% minority or female. Before submitting their proposals, bidder shall carefully examine the drawings and specifications, visit the project site, and fully inform themselves as to the existing conditions. All bidders shall make their proposals to carry out and complete the work under such conditions and in strict accordance with the drawing, specifications, and local codes and ordinances.
- P. Contractor may work between established hours of 7:30 a.m. to 5:30 p.m.
- Q. The contract will be between the contractor and Project Owner, Woodland Park Apartments, L.P. As a result, the project is *not* eligible for sales tax exemption. MCHA sales tax number will not be available for this project.
- R. The Contractor agrees to warrant the workmanship and materials of the Contract work against and defect for a period of one (1) year from date of Final Payment in the form of a Good Faith Agreement. Contractor is responsible for security of the buildings, materials, equipment and supplies related to this contract.
- S. Contractor will not be authorized to start work or gather materials related to this contract until receipt of written Notice to Proceed.
- T. The Contractor or any Subcontractors or Suppliers are prohibited from placing liens on the applicable property.

- U. Any damages created by construction vehicles, employee vehicles or delivery vehicles will be charged to the Contractor. Parking spaces for contractors and employees will be negotiated.
- V. At no time will any work be charged on an hourly rate or per hour basis.
- W. The contractor must be approved as a responsive and responsible contractor by the limited partner (US Bancorp Community Development Corporation), by the Illinois Housing Development Authority (IHDA), by Madison County Housing Authority and by the Owner, Woodland Park Apartments, L.P. Prior to execution of any contract, contractor(s) will be requested to provide up three years financial statements for review by the limited partner and or IHDA for determination of responsibility.

Other Requirements.

1. Approved Equal:

Whenever a product is defined in this invitation by trade name and catalogue number of a manufacturer or contractor, the term "or approved equal", if not inserted therewith shall be implied. Any reference to a particular manufacturer's product either by trade name or by limited description is solely for the purpose of more clearly indicating the minimum standard of quality desired, except where a "no substitute" is requested. When a "no substitute" is requested, the HA will consider bids for the reference product only. The term "or approved equal" is defined as meaning any other make which, in the sole opinion of the HA's Contracting Officer, is of such character, quality and performance equivalence as to meet the standard of quality of products specified for which it is to be used equally as well as that specified. The bidder quoting on a product other than the referenced product shall furnish complete identification on the bid form of the product he is offering by trade name, brand and/or model number. The bidder shall also furnish with his/her bid, descriptive literature, and data with respect to the substitute product he proposes to furnish. Bidders offering a substitute shall also indicate any known specification deviations from the referenced product.

2. Other Approval of Subcontracts:

Any proposed subcontracts shall be disclosed in the Contractor's bid submission. Contractor shall furnish such written information including all proposed subcontractors, together with the proposed subcontractor's Non-Collusion Affidavit in the form prescribed by the HA within five (5) days of the Owner's request for such information. Any objection shall be expressed in writing by the Owner within ten (10) days after receipt.

The Owner may, without claim for extra cost by the contractor, disapprove any subcontractor for cause on the basis of its own determination or because of the fact that the proposed subcontractor is listed as ineligible to receive awards of contracts from the United States on a current list or list furnished by HUD.

Nothing contained in the contract shall create any contractual relation between any subcontractor and the Owner.

Any amendment to this contract shall not invalidate the contract, nor shall it relieve or release the contractor from any guaranty given him pursuant to the contract provisions, or relieve the contractor from any other obligations of the contract. All such work shall be executed under the conditions of the contract for an amount agreed to by the Owner and contractor.

Subcontracting Minority Firms, MBE and Women's Business Enterprise, WBE.

There is a 20% Minority, (MBE) and Women's Business Enterprise, (WBE) participation goal for all contracts.

The contractor is required to submit report form HUD-2516 (97/96), Contract and Subcontract Activity prior to contract award documenting minority and women business enterprise subcontracts. Contracts not meeting the 20% goal must provide documentation of all efforts to comply and may be eliminated for non-compliance with goal.

This Bid Package contains a Project Labor Agreement with the Southwestern Illinois Building and Trades Council. This document must be executed prior to the execution of a contract with the Owner.