

**Meadowlands –INVITATION TO BID**

**PROJECT DESCRIPTION:**

This Project consists of a wood framed and pre-cast structure of 217-unit 3 and 4 story apartment building plus 7 town houses. Total gross area is 288,886 sf. Bids are due 3-3-2 at 10 am to KCG Construction. Mechanicals are design build. This project has secured WHEDA financing/HTC and with it come WHEDA requirements. That means this project will include WHEDA, CDBG Section 3 requirements as well as an emerging business and workforce development program. There would be a 25% utilization goal for Emerging Business Enterprises (EBE) on this project. WHEDA has identified a goal of 12 area resident hires for this project. Contact Luis Enzo Izquierdo with any questions. This project has already started but we are still looking for subcontractors. Lump-sum bids will be received and are to be broken down by division of work.

**DEVELOPMENT INFORMATION:**

**DEVELOPER**

KCG Companies  
9333 North Meridian Street Suite 230  
Indianapolis IN 46260

**GENERALCONTRACTOR**

KCG Construction  
257 West Uwchlan Ave  
Downingtown, PA 19335

**ARCHITECT**

HDJ Architects  
316 Morris Avenue suite 410  
Muskegon, MI 49440

**PROJECT**

**MANAGER**

**Brad Meier**  
257 West Uwchlan Ave  
Downingtown, PA 19335

**DEVELOPMENT LOCATION: 6810 Milwaukee Ave, Madison WI 53718**

**BIDDING TIMETABLE:**

**Bid Due Date: March 29, 2021 at 10:00 am**

① EMAIL BIDS TO: [luis.izquierdo@kcgconstruction.com](mailto:luis.izquierdo@kcgconstruction.com) or (508) 250-7278

**PRE-CONSTRUCTION MEETING:**

When: n/a

Where: n/a

Time: n/a

Please bring questions, RFI's, etc. to this meeting.

**RFI's, QUESTIONS, ETC:**

Please contact Luis Izquierdo at [luis.izquierdo@kcgcompanies.com](mailto:luis.izquierdo@kcgcompanies.com) for any plan clarifications, trade specific documentation or questions. This will include RFI responses, alternate bid instructions, etc.

**PLEASE DO NOT CONTACT THE ARCHITECT.**

**VALUE ENGINEERING/ALTERNATES:**

The base bid must be **per Plan and Specifications**. Value engineered alternates may be submitted but must be cleared by the architects and owner before accepted.

**EBE PARTICIPATION:**

If awarded WHEDA financing/HTCs Limestone Ridge will be participating in the WHEDA Emerging Business Enterprise Programs. The project would strive to utilize a MINIMUM of 25% EBE businesses. **All WHEDA certified emerging businesses and contractors are encouraged to submit proposals.** This project would also include CDBG Section 3 business concern goals. **All Section 3 business concerns are encouraged to submit proposals.**

**WORKFORCE DEVELOPMENT:**

If awarded WHEDA financing/HTCs subcontractors with larger portions of work would be required to have at least one (1) **new hire** employee from Dane County working on-site and provide necessary documentation to McGann on a monthly basis at their own expense. Any workforce hired from within this program shall be paid per WHEDA requirements (minimum hourly wage is \$11.50). Additional details outlining the WHEDA Emerging Business and Workforce Development programs can be found at the following website: <https://www.wheda.com/Emerging-Business-Program/>

**PLAN AVAILABILITY:**

- ① Electronic plan sets will also be available upon request. There is NO COST to view plans electronically. If a link to PDF plans is needed, please contact Luis Izquierdo at [luis.izquierdo@kcgcompanies.com](mailto:luis.izquierdo@kcgcompanies.com)
- ① **Plans & specs (paper hard copies) ARE NOT available directly from KCG Development, Inc.**
- ① **Plans & specs are also available for viewing at the following locations:**

Meadowland Apartments  
6810 Milwaukee Ave,  
Madison, WI 53718

iSqFt OR Procore online database. Invites to view the plans and specs will be provided upon email request.

**BID INCLUSIONS (INCLUDE THE FOLLOWING IN YOUR BID):**

1. Your bid shall include all costs related to a complete, in place, scope of work.
2. Alternates should be bid separate with clearly identified scopes of work.
3. Note that this will be a fast track job; however, no overtime should be included in your bid. Your bid must provide for adequate staffing to complete your portion of the work in a timely manner consistent with your schedule.
4. All work shall be in accordance with local, state and national building codes, current edition.
5. All successful contractors will be required to expedite their start-up process (submit shop drawings, order material, man the project) to meet the early demands of the construction progress and allow completion per KCG Construction completion's schedule.

**SITE AND DOCUMENT EXAMINATION:**

Before submitting a bid, the bidder shall examine the bidding documents. The bidder should visit and examine the site to acquaint themselves with the conditions. Failure to visit the site or failure to examine any or all contract documents will in no way relieve the successful bidder from the necessity of furnishing any materials or equipment, performing any work that may be required to complete the work in accordance with the drawings and specifications without additional cost to the Owner. Bidders failing to examine the site will waive their right to all compensation for extra work that could have been observed during the site examination.

**RESERVATIONS:**

KCG Construction, reserves the right to reject all bids or any bid, to waive any irregularities in any bid, or to accept any bid, which will best serve the interests of the Owner/General Contractor

**TAXES:**

Each bid shall include all taxes in effect at the time the bid is submitted. All bids shall include Wisconsin State & County and any other applicable state, county or local sales tax.

**LICENSING:**

Sub-contractors should check with the City of Madison as to the need for licensing and permits required for their portions of the work.

**CONDITIONS OF WORK:**

Each bidder must familiarize themselves fully of the conditions relating to the construction of the project and the employment of labor thereon. Failure to do so will not relieve the successful bidder of his obligations to furnish all material and labor necessary to carry out the provisions of his contract. The contractor in carrying out his work must employ such methods or means as will not cause any interruptions of or inference with the work of any other contractor. **Contractors will be required to include project cleanup time in their proposals. Exact cleanup requirements will be clearly defined in the bidding specifications for each Section of the work.**

**VOLUNTARY ALTERNATES:**

Contractors are encouraged to submit voluntary alternates that offer less expensive, but equal, materials or methods. **However, do not include voluntary or listed alternates as part of base bid.**

**WITHDRAWAL OF BIDS:**

No bid may be withdrawn for a period of 60 days after the date set for the opening of bids.

**END OF SECTION**