

Date: February 20, 2025

Project: #3169 Park Lofts Project  
1150 S Park St  
Madison, WI 53713

## **Bid Due Date : February 26th,2025 at 2 PM CST.**

**Please respond by February 4<sup>th</sup>, 2025 with your intention to bid or to decline to bid this project.**

**Submit a proposal for your work as it relates to the project above.**

- 1. Project Description:** Park Lofts Mixed Use Development of Transitional Residences for young adults. The facility will house a mix of studio, single bedroom, and two bedroom apartments. In addition to 44 residences, this mixed-use facility will house commercial space to be occupied by agencies providing direct social services to the tenants
- 2. Bid Due Date:** Bids are due to project contact below by February 26th, 2025 at 2 PM CST. Bids must clearly state the proposed scope of work and be a fully inclusive and complete proposal for listed scope of work and per drawings and specifications. Any exceptions, substitutions, additions, or voluntary alternates must be clearly identified.
  - a. Submit executed Forms A, B, and C with bid to be accepted.
- 3. Schedule:** Anticipate Project Start Date May of 2025
- 4. Project Contacts:** Dan Sundal, dsundal@jgdevelopment.com
- 5. Document Management:**
  - a. Bid documents can be downloaded from Building Connected
  - b. The information, data and drawings embodied within this correspondence are strictly confidential and are supplied on the understanding that they will be held confidentially by you and not disclosed to third parties without the prior written consent of JG Development.
- 6. Bidding Documents:** The following documents are available electronically on Building Connected to assist in your understanding of the intent for the Project. These documents will become contract documents, and they include:
  - a. Invitation to Bid/Bid Instructions dated January 28<sup>th</sup>, 2025 (this document)
  - b. Park Loft Inclusion Plan, Forms, & Wage Decision
  - c. Form A-Affidavit of Compliance
  - d. Form B-Affidavit of Inclusion Plan
  - e. Form C-Proposed Workforce Inclusion Plan
  - f. City of Madison-Non Public Works Toolkit\_Subcontractors
  - g. Architectural Drawings dated 01/8/25 by Sketchworks Architecture.
  - h. 24506 Park Lofts Mixed-Use Geotechnical Report by CGC, Inc. dated 11/18/2024.
- 7. Davis Bacon Wages**
  - a. Wages for each job code classification will need to be set by DCR 10 Days prior to bid opening and then verified by DCR before starting work.
  - b. Certified payroll reports need to be turned in weekly as opposed to monthly like the rest of the reports.
  - c. Certified Payroll will be logged in LCP Tracker. See “ City of Madison-Non Public Works Toolkit\_Subcontractors” document for instructions and links.

**8. Workforce Requirements**

- a. Workforce – 13% People of Color, 3% Women
- b. Workforce – 25% Section 3 Worker, 5% Targeted Section 3 Worker

**9. Emerging Business Program:** This project will be participating in the WHEDA Emerging Business Enterprise Programs. The program requires utilization of a minimum of 25% EBE businesses. All WHEDA certified emerging businesses and contractors are encouraged to submit proposals. More information about the program is included in the WHEDA exhibit in the bid documents.

**10. Certifications:** This project is following the WHEDA Emerging Business Program. Certifications accepted include

- a. 8(a) Small Disadvantaged Business, Disadvantaged Business Enterprise - or DBE, Emerging Business Enterprise - or EBE, Minority Business Enterprise - or MBE, Small Business Enterprise - or SBE, Women Business Enterprise - or WBE, Veteran Owned Business - or VOB, Serviced Disabled Veteran Owned Small Business - or SDVOSB, Wisconsin Department of Administration - or DVB. All contractors holding such certifications are encouraged to submit proposals for this project.

**11. Affirmative Action-**All qualified or qualifiable applicants will be employed without regard to race, religion, color, age, marital status, disability, sex, sexual orientation, gender identity or national origin.

- a. The developer, construction manager and each contractor with a contract value that exceeds \$50,000.00 must have an approved Affirmative Action Plan on file with the Affirmative Action Department with the City of Madison. Contractors with 14 or fewer employees or a contract value that is below \$50,000.00 must file for an Affirmative Action Plan exemption. Follow instructions to file an Affirmative Action Plan, link provided in “Park Lofts Inclusion Plan Forms & Wage Decision” document.