

RFB # 12081-0-2023-DJ BID FORM

THIS BID IS SUBMITTED ELECTRONICALLY TO:

City of Madison Finance Department

c/o Brian Pittelli

bpittelli@cityofmadison.com

1. The Undersigned Bidder offers and agrees, if this Bid is accepted, to enter into an agreement with the CDA in the form included in the Contract (which is a sample that will be tailored to this RFB), and to complete all Work as specified or indicated in the Scope of Services section in the Contract for the Contract Amount within the Contract Time.
2. BIDDER has examined and familiarized the Invitation to Bid, Instructions to Bid, the Scope of Services, Construction Drawings, Bid Documents, the sample Contract and any other associated forms and documents thereto; familiarized themselves with the local conditions affecting the cost of the work; familiarized themselves with the legal requirements (federal, state, and local laws, wage requirements, ordinances, rules, and regulations) that they have made such independent investigations as they deem necessary; and that they have satisfied themselves to all conditions affecting cost, progress, or performance of the Scope of Services.
3. BIDDER will upon the CDA's acceptance of this Bid will: execute the Contract, furnish the required insurance certificate and send a Performance and Payment Bond to the CDA, all within 10 days after the award of the Contract.
4. BIDDER agrees to include in its below Bid Amount all costs to complete the Scope of Services, which includes but is not limited to: all labor; permit; parts; materials; tools; supplies; equipment; crane rental; demolition; mechanical, electrical and plumbing services; trash bin and disposal costs; rest room supplies; cleaning services; insurance costs; bonds; contingency, and other facilities necessary or proper for, or incidental to, all work as required by, and in accordance with the Contract for the guaranteed maximum lump sum price of ^{Two million seven hundred thirty thousand} ~~seven hundred sixty-two & 00/100~~ Dollars (\$ 2,730,762.00) (the "Bid Amount"). The Bid Amount will become the Contract Amount in the Contract if the Bidder is awarded this Project. Please note the CDA is a tax-exempt entity.

Bid
4/17/24

CONTINUED ON THE NEXT PAGE

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A breakdown of Bidder's Bid Amount is as follows (please print clearly):

	Subcontractor(s)	Dollar Amount
1. General Construction	KPH Construction Corp. - PRIME	\$ 2,017,698.00
2. Building Demolition		\$ 55,112.00
3. Sitework/Civil		\$ 334,992.00
4. Plumbing		\$ 189,600.00
5. Electrical		\$ 133,360.00

TOTAL BID AMOUNT

\$ 2,730,762.00

5. The BIDDER's estimated Substantial Completion Date for the Scope of Services work is _____ weeks from the Contract Effective Date. The CDA's Substantial Completion Date is on or before ~~October 31, 2024~~. **Approximately 8-10 months from notice to proceed (weather permitting)**

6. The BIDDER's parts and labor warranty to correct any Work described in the Construction Drawings is 1 years from the Substantial Completion Date.

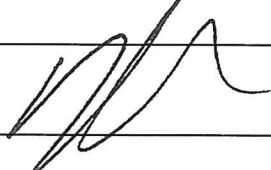
7. BIDDER is (include on line-is/is not) a prequalified contractor with the City of Madison's Engineering department. **- Bidder currently in process of recertification**

8. BIDDER does not (include on line-does or does not) need an Affirmative Action Plan as described in Section 13 of the Contract. **KPH is a federally certified small business HUBZone contractor**

Contractor Name/Entity Registered with the State of Wisconsin:

KPH Construction Corp.

Contractor Signature*:



Contractor Printed Name: Keith Harenda, President

*This individual is authorized to sign on behalf of the Entity bidding on this Project, and is the individual noted in the Affidavit of Financial Resources.



April 17, 2024

Dan Johns
Office of Real Estate Services/CDA Redevelopment
Economic Development Division
215 Martin Luther King, Jr. Blvd, Third Floor
Madison, WI 53701

Re: Theresa Terrace RFB 12081-0-2023-DJ – KPH Construction Proposal Clarifications

Mr. Johns,

KPH would like to thank you for the opportunity to work with you and provide a proposal to perform the scope of work necessary to construct two (2) new three-unit townhouse buildings. The following proposal is based off the provided project RFP package, updated drawing set, and KPH assumptions based on clarifications and direction given.

Clarifications and Notes:

Breakdown provided for informational purposes only, providing clarifications and notes on scope of work.

- General Construction:
 - Closet Doors are Hollow Core, Other interior doors are solid core, Pre-hung primed
 - Entry/Exterior doors are solid steel, to be painted
 - Cabinets to be midgrade affordable with solid surface countertops
 - Cabinets and countertops included as an allowance of \$8,200 per unit.
 - Roof assumed with ridge venting. Vented soffits assumed without the plywood sheathing shown at underside of soffits.
 - Standard aluminum gutters in lieu of 6x6 box gutter
 - Exterior wall per section detail on A401 in lieu of Detail 1 on A603.
 - Vertical siding shown between top and bottom of windows and top of window and roof line on A201- West Elevation, is unknown and assumed to be same as vertical siding shown elsewhere on drawings.
 - Windows are included as an allowance of \$3,000 per unit due to uncertainty of manufacturer and type.
 - Exterior siding to come prefinished, no exterior painting included
 - Asphalt Patching included as an allowance of \$7,500 per property.



- Appliance Assumptions (FOR ALL UNITS):
 - Refrigerator – GE 16.6 cu. ft. Top Freezer Refrigerator in Stainless Steel – Energy Star Rated
 - Electric Washer/Dryer –
 - GE 4.6 cu. ft. HE White top load washing machine (energy star)
 - GE 7.2 cu ft white electric vented dryer (energy star)
 - Dishwasher – GE 24” Stainless steel front control – Energy Star
 - Electric Range – GE 30” 5 cu. ft. Electric range with self-cleaning oven in stainless steel
 - Broan-Nu Tone 30” Undercabinet Range Hood with LED light
 - EXCLUDES custom millwork and built in cabinets
 - EXCLUDES gypcrete shown in Detail 1 on S602, not indicated elsewhere on plans
 - EXCLUDES MG&E and Madison Water Utility service installation cost. Engineering Departments will need to review, engineer, and provide costs.
- Cost Saving Options (*included as part of revised*)
 - Removed finished basement
 - Removed metal roof panel accents and replaced with asphalt shingle
 - Switch from Tile Shower to prefabricated shower surround
 - Additional Cost Saving Opportunities
 - City Engineer determination notes – notes regarding the road patching, concrete curb & gutter are undefined and therefore much of that work is budgeted. If we can define the limits and minimize the in the City right of way, we can reduce costs in those areas.
 - Permit/Plan Review Fees included as allowance. If these fees can be waived by the City or paid directly by others, we could drop these fees to help lower the pricing. Or if fees come in lower than cost savings can be applied elsewhere or returned.

Additional General Notes, as applicable:

- Intent is to start with one property for demolition and excavation and move to next property once the demolition and excavation is complete to create a lag between properties but allow them to be constructed simultaneously as one project. KPH’s proposal will need to be reevaluated if the intent is to complete one property prior to starting the second property.

KPH Construction’s proposal will also include:

- Provisions for General Conditions (i.e. Project Management and Administration, Part Time Supervision, and equipment such as dumpsters and lifts as necessary) based on a continuous schedule. *Please note: due to the unique nature of this project, force majeure (i.e. inclement weather, industry shortages, insufficient material quantities, etc.) are not included, and may require added time and cost to schedule.*



- Coordination with building Owner to ensure surrounding properties are not significantly impacted by work being performed and project is completed as timely as possible.
- Dust protection and floor protection measures during final stages.
- Clean up upon completion and regular cleanup of "construction traffic path" at end of each day.
- Allowances and assumptions are included regarding materials and fixtures. KPH will work with the Owner to make final selections within budgeted allowances as applicable. Should selections be made above the budgeted allowance it could result in additional costs to the Owner.
- Payment and Performance Bonding Costs are included.
- Close out documentation as required/requested.

KPH Construction is **excluding** the following from our scope of work:

- Permit Fees – to be coordinated with Owner upon award
 - o Permit Allowance included = \$13,000
- Davis-Bacon or Prevailing Wage Rates
- Section 3 to be utilized on a Good Faith Effort
- Off-hours or weekend work – assumed normal working hours
- Abatement of any kind, unless noted otherwise
- Moving and storage of furniture, decorations, and other owner salvaged items not called for on the drawings.
- Close out documents for items furnished by others.
- Owner training
- Anything not expressly listed above

Again, we thank you for the opportunity to provide our services on your most important projects. Should you require more information or more detail, please let me know and I will do all I can to meet your requests.

Sincerely,

Bryan Henne
VP Construction
KPH Construction Corp.