



**J. Benson
Construction**

ADDENDUM NO. 1

**Heritage Park – Vacant Unit Interior Renovation
Minneapolis, MN**

October 31, 2023

By: J. Benson Construction
505 E. Grant St.
Minneapolis, MN 55404

This Addendum modifies the Invitation for Bids (IFB) for the above-noted solicitation. This Addendum is hereby incorporated as part of the Invitation for Bids.

BID DUE DATE

(X) REMAINS THE SAME

() HAS BEEN RESCHEDULED

FOR

2:00 P.M. (LOCAL TIME) Thursday November 9, 2023
J. Benson Construction, 505 E. Grant St., Minneapolis, MN 55404

The purpose of this Addendum is to incorporate the following:

1. Questions and answers from the pre-bid meeting and walk-through, (1) one page. Clarifies questions and adds the work hours are 8:00 AM to 6:00 PM, Monday through Friday.
2. Correct typographical error on completion date from May 1, 2023, to May 1, 2024, and clarification of prevailing wage on Invitation to Bid. (1) one page.
3. Change to Bid Forms for Bid Package #1- Painting A and Bid Package #6 - Removal and Replacement of Flooring Materials – B, to delete two units, 700 5th Ave. North Apt 202 and 1016 5th Ave. North, and add two units, 1006 Olsen Memorial Highway Apt. 202 and 1008 Olsen Memorial Highway, (6) six pages. Clarification to 01 11 00 SUMMARY OF WORK, section 3.01 WORK PERFORMED BY CONTRACTOR sub-section B Scope of Work, Paragraphs 1. Preparation and Painting of walls and ceilings, doors, trim, and kitchen cabinets; 3. Removal and Replacement of Flooring Materials, 11. Removal and Proper Disposal of Appliances, Furniture, Household Items, Food Items, Trash, and Debris, and 13. Miscellaneous Repairs, Hardware, and Appurtenances. Adding protection of sprinkler head to paragraph 1. Deleting flooring removal and adding the requirement for underlayment to paragraph 3. Adding the removal and disposal of flooring material and range vent hoods to paragraph 11. Removing vent hood from paragraph 13. (5) five pages.



**J. Benson
Construction**

4. Revised Wage Decision, General Wage Decision Number: MN20220019 Modification 5 – 10/13/23, (6) six pages.
5. Pre-Bid Meeting Minutes, (5) five pages– Dated October 24, 2023
6. Pre-Bid Meeting and Walk Through Sign-in Sheets. (2) two pages, October 24-25, 2023
7. Change the Scope of Work Matrix to delete two units, 700 5th Ave. North Apt 202 and 1016 5th Ave. North, and add two units, 1006 Olsen Memorial Highway Apt. 202 and 1008 Olsen Memorial Highway. Added vinyl replacement in the kitchen to 718 Aldrich Ave. North Apt. 103 and 1001 11th Ave. North, Apt. 301. The revised scope of work for vent hoods. Revised Excel Spreadsheet Revised October 31, 2023.

This Addendum does hereby become a part of the Solicitation and Contract Documents.

This Addendum consists of (29) twenty-nine pages, including these cover pages and a revised Excel spreadsheet.

EXCEPT AS PROVIDED HEREIN, ALL TERMS AND CONDITIONS OF THE SOLICITATION REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

Acknowledge receipt of this Addendum No. 1 as indicated on the Bid Forms.

QUESTIONS AND ANSWERS
Pre-Bid Meeting and Walk-Throughs
October 24-25, 2023

Question: Is this a Davis-Bacon job?

Answer: This job is covered by the City of Minneapolis prevailing wage ordinance, which uses the same wage decision as Davis-Bacon.

Question: How much do workers have to be paid?

Answer: The wage decision is in the package and indicates wage rates by worker classification.

Question: What are the allowable work hours?

Answer: Work can be conducted between the hours of 8:00 AM and 6:00 PM, Monday-Friday.

Question: Is the flooring contractor responsible for removing the carpet?

Answer: The removal of the existing flooring has been moved to the scope of work for the removal of appliances, household items, trash, food, and debris and is no longer included with the flooring installation work.

Question: Is the flooring contractor responsible for disconnecting and moving the appliances?

Answer: The Owner will arrange for the gas and water to be disconnected from the appliances. The flooring contractor will have to move the appliances that are in the unit to place the flooring.

Question: Are vent hoods in the appliance package and who is responsible for installing vent hoods?

Answer: The installation of vent hoods has been removed from the scope of work. Removal of the noted vent hoods has been added to the scope of work for the removal of appliances, household items, trash, food, and debris.

Question: Is an underlayment required for the installation of vinyl flooring?

Answer: The requirement to install underlayment has been added to the scope of work for flooring installation.

INVITATION TO BID

McCormack Baron Management, Inc. – Heritage Park Apartments
Vacant Unit Interior Renovation

You are hereby invited to submit a bid package(s) for the Vacant Unit Interior Renovation project on various units in residential apartment buildings. The Work is to be started in January 2024 and shall be completed by May 1, 2023~~4~~.

The following requirements will apply to this project:

- City of Minneapolis Apprentice program
- Small and Underutilized Business Program (SUBP)
- 5% Combined Minority (MBE) and Woman (WBE) business goals
- Workforce – 20% female, 32% minority
- ~~Davis-Bacon~~ City of Minneapolis Prevailing Wage

There will be a **pre-bid meeting** held for the purpose of reviewing the job-site conditions, the specifications, and other pertinent information regarding the project. All bidders are strongly encouraged to attend. The pre-bid meet will be as follows:

Pre-bid meeting: Tuesday, October 24, 2023, at 1:30 PM CDT
Heritage Park Apartments
1000 Olson Memorial Highway
Minneapolis, MN

Site Visits: A walk-through of the units included in the scope of work with will be held as follows:
October 24, 2023, immediately following the pre-bid meeting
October 25, 2023, at 10:00 AM
Other tours may be available by appointment, but additional times cannot be guaranteed.

Bid due date/opening: Thursday, November 9, 2023, at 2:00 PM CST
J Benson Construction
505 E. Grant Street
Minneapolis, MN 55404
ATTN: Eric Burdak

Join Virtual Bid Opening Meeting

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzhIYzYwNmYtZDU0NC00MDFkLTk3YTgtMWU2NmRiMjl5YWYy%40thread.v2/0?context=%7b%22Tid%22%3a%22c6282224-db67-40c8-aece-ba6702107954%22%2c%22Oid%22%3a%228299c890-91ce-4b5c-84bd-27802ed1b711%22%7d

Sealed bids for this project will be received by J Benson Construction., before the date and time indicated above, at which time they will be opened publicly. Bidders may bid on one or more of the bid packages identified in the project overview in the following areas.

- 1.Preparation and Painting of walls and ceilings, doors, trim, and kitchen cabinets
- 2.Replacement of Interior Doors and Hardware and Kitchen Cabinet Doors and Drawer Fronts (as identified in the Scope of Work)

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BID FORM

Bid Package #1 – Painting A

BID TO:

J Benson Construction
505 E. Grant Street
Minneapolis, MN 55404

PROJECT:

Heritage Park Apartments
Vacant Unit Interior Renovation
Bid Package #1 - Painting A

Attention: Eric Burdak

Bids due: Thursday, November 9, 2023, at 2:00 PM CST

BID FROM:

Firm Name: _____

Address: _____

Phone/Email: _____

BID PRICES

Preparation and Painting of walls and ceilings, doors, trim, and kitchen cabinets

BASE BID 8 units (addresses below) \$ _____

See Scope of Work Matrix for Cabinet Painting Information

Address	Bedrooms Size	Paint Cabinets
624 Bryant Avenue North, Apt 102	2	Yes
829 Olson Memorial Hwy. Apt 302	2	No
851 Olson Memorial Hwy Apt. 302	1	No
900 5th Ave. North Apt. 303	2	No
1006 Olson Memorial Highway Apt. 202	3	Yes
900 5th Ave. North, Apt. 102	3	No
1008 Olson Memorial Highway	3	Yes
700 Olson Memorial Highway Apt 102	1	No

UNIT PRICE provide Cost/SF for preparation and painting of walls and ceilings, doors, and trim.: \$ _____

UNIT PRICE provide the Cost/unit for preparation and painting of kitchen cabinets \$ _____

CONSTRUCTION SCHEDULE

1. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

CERTIFICATION

1. The Undersigned acknowledges receipt of:
 - a. The Project Manual for the above-referenced Project.
 - b. The Project Drawings for the above-referenced Project.
 - c. Addenda numbered _____, _____, and _____.
2. The Undersigned agrees:
 - a. To hold this Bid open for 60 days after the Bid due date.
 - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
 - c. To accomplish the Work in accordance with the Contract Documents.
 - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
3. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
4. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
 - a. J Benson Small and Underutilized Business Program (SUBP) Form
 - b. City of Minneapolis Subcontractor Profile Form

SIGNATURES

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. _____ In State of _____

Firm Name

Address

City, State, Zip

Authorized Signature

Title

Name Printed or Typed

Date

Corporation Information (if applicable)

Corporation Name, if different from above)

State of Incorporation

Partnership Information (if applicable)

Partner's Names

00 41 13

BID FORM

Bid Package #6 - Removal and Replacement of Flooring Materials - B

BID TO:

J Benson Construction
505 E. Grant Street
Minneapolis, MN 55404

PROJECT:

Heritage Park Apartments
Vacant Unit Interior Renovation
Bid Package #6 –
Removal and Replacement of Flooring Materials - B

Attention: Eric Burdak

Bids due: Thursday, November 9, 2023, at 2:00 PM CST

BID FROM:

Firm Name: _____

Address: _____

Phone/Email: _____

BID PRICES

Removal and Replacement of Flooring Materials

BASE BID 7 units (addresses below) \$ _____

See Scope of Work and Matrix for exact details of removal and replacement of flooring

Address	Bedroom Size
900 5th Ave. North, Apt. 102	3
900 5th Ave. North Apt. 303	2
1008 Olson Memorial Highway	3
1006 Olson Memorial Highway Apt. 202	3
624 Bryant Avenue North, Apt 102	2
1102 Olson Memorial Highway Apt 203	1
1102 Olson Memorial Highway Apt 201	2

UNIT PRICES Cost/Sq. Ft. for removal and replacement of flooring \$ _____

CONSTRUCTION SCHEDULE

5. The Undersigned agrees to commence the Work within 10 Calendar days after Contract Award and to complete the Work within 120 days.

CERTIFICATION

1. The Undersigned acknowledges receipt of:
 - a. The Project Manual for the above-referenced Project.
 - b. The Project Drawings for the above-referenced Project.
 - c. Addenda numbered _____, _____, and _____.
6. The Undersigned agrees:
 - a. To hold this Bid open for 60 days after the Bid due date.
 - b. To enter into and execute a Contract if awarded on the basis of the Bid and to furnish all insurance required in the Bidding Documents.
 - c. To accomplish the Work in accordance with the Contract Documents.
 - d. To comply with requirements outlined in attached Contract between Owner/Contractor; if applicable.
7. The Undersigned acknowledges and agrees that the Owner reserves the right to reject any or all bids and to place the Contract wherever and with whomever it may deem advisable.
8. The Undersigned attests, having carefully examined the Drawings, Specifications, Commercial Terms and Conditions and all Addenda thereto and other Contract Documents and having familiarized themselves with all existing conditions affecting this proposed Project. Also, having familiarized themselves with material availability, Federal, State and Local Laws, Ordinances, rules and regulations affecting performance of the work, does hereby propose to furnish all labor, mechanics, supervision, tools, material, equipment, transportation, services and all incidentals necessary to complete said work.

SUBMITTALS

1. The Undersigned submits, enclosed with this Bid Form:
 - a. J Benson Small and Underutilized Business Program (SUBP) Form
 - b. City of Minneapolis Subcontractor Profile Form

SIGNATURES

Authorized signature, in affirmation of the statements and Bid prices on the BID FORM:

Contractor's State License Registration Number:

No. _____ In State of _____

Firm Name

Address

City, State, Zip

Authorized Signature

Title

Name Printed or Typed

Date

Corporation Information (if applicable)

Corporation Name, if different from above)

State of Incorporation

Partnership Information (if applicable)

Partner's Names

SUMMARY OF WORK

PART 1- GENERAL

1.01 PROJECT OVERVIEW

- A. The Work consists of General Repair work in vacant units at Heritage Park Apartments in Minneapolis, MN as summarized below.
 - 1. Preparation and Painting of walls and ceilings, doors, trim, and kitchen cabinets
 - 2. Replacement of Interior Doors and Hardware and Kitchen Cabinet Doors and Drawer Fronts (as identified in the Scope of Work)
 - 3. Removal and Replacement of Flooring Materials
 - 4. Resurfacing of Kitchen Countertops (as identified in the Scope of Work)
 - 5. Replacement of Bathroom Vanity, Vanity Tops, Faucets, and Toilets (as identified in the Scope of Work)
 - 6. Reglazing of Bathtubs
 - 7. Replacement of Window Blinds
 - 8. Final Cleaning
 - 9. Carpet Cleaning
 - 10. Drywall Repairs and Ceiling Texture Repairs (as identified in the Scope of Work)
 - 11. Removal and Proper Disposal of Appliances, Furniture, Household Items, Food Items, Trash, and Debris (as identified in the Scope of Work)
 - 12. Replacement of Smoke Detector with Combined Smoke and Carbon Monoxide Detectors
 - 13. Miscellaneous Hardware and Appurtenances (as needed)
- B. The contractor shall clean units to occupancy-ready condition prior to leaving sites.
- C. The Owner will not be responsible for any work associated with this project.

PART 2 - PRODUCTS

2.01 SYSTEM COMPONENTS

- A. Per Project Specifications

2.02 COMPONENTS SUPPLIED

BY OWNER

- A. As specified in Part 3 below.

PART 3 - EXECUTION

3.01 WORK PERFORMED BY CONTRACTOR

A. Scope of Work Matrix

The Scope of Work Matrix for the Heritage Park Apartment, Vacant Unit Interior Renovation identifies the details of the work to be conducted in each unit. The description of work in paragraph B below, are for the types of work in the units. No unit contains all the types of work. Contractor shall review the Scope of Work Matrix to determine the work required in each unit.

B. Scope of Work

1. Preparation and Painting of walls and ceilings, doors, trim, and kitchen cabinets
Work shall include the cleaning, priming and painting of drywall (new and existing) on walls and ceilings in the entire unit. Doors and Trim shall be painted throughout unit. **Fire sprinkler heads and escutcheon plates shall be protected from paint overspray.**
 - a. Work shall include painting of kitchen cabinets.
 - i. Failed thermafoil coating shall be entirely removed from the substrate.
 - ii. If the thermafoil coating is intact the surface shall be cleaned and prepared in accordance with the manufacturer's instructions.
 - iii. All substrates shall be thoroughly cleaned and prepared in accordance with the manufacturer's instructions.
 - iv. Paint all kitchen cabinets with Urethane, Semi-Gloss: Two coats over primer coat. Primer Coat: Extreme Bond Primer by Sherwin Williams or equal. Bottom and Topcoat: Emerald Urethane Trim Enamel by Sherwin Williams, semi-gloss white - K37W 2751 or equal.
 - v. The surfaces shall be primed in accordance with Section 09 91 00 PAINTING.
 - b. Work shall be performed in accordance with Section 09 91 00 PAINTING.
 - c. One single color shall be used for all surfaces, as selected by Owner.
2. Replacement of Interior Doors and Hardware and Kitchen Cabinet Doors and Drawer Fronts (as identified in the Scope of Work Matrix)
 - a. Interior Doors and Hardware
 - i. Work shall include replacing the interior doors and hardware as designated by the Owner.
 - ii. Work shall include reinstalling existing hardware and adjusting existing hardware to ensure proper door operation.
 - iii. Existing doors which are in usable condition shall be salvaged from other vacant units in the community, as identified by the Owner's Representative, and re-installed in specified units as needed.
 - iv. Work shall be performed in accordance with Section 08 21 10 HOLLOW CORE WOOD DOORS, Section 08 71 00 DOOR HARDWARE
 - b. Replacement of Kitchen Cabinet Doors and Drawer Fronts
 - i. Work shall include the removal and replacement of all damaged kitchen cabinet doors and drawer fronts with in-kind materials as determined by the Owner's Representative. Existing pull hardware shall be reused.
 - ii. Existing doors and drawer fronts which are in usable condition shall be salvaged from other vacant units in the community, as identified by the Owner's Representative, and re-installed in specified units as needed.

- iii. Complete hardware installation and adjust doors and drawers for proper operation.
3. Removal and Replacement of Flooring Materials
 - a. Work shall include the selected ~~removal~~ replacement of existing flooring materials as provided in the Scope of Work Matrix ~~and replacement~~ with Luxury Vinyl Plank flooring, minimum 6 Mil wear layer, color as selected by Owner.
 - a-b. Install underlayment of 1/4" Lauan or equal, screwed to the existing subfloor to prepare the surface for new vinyl plank flooring. Provide transition strips in units where only part of the flooring is replaced.
 - b-c. Patcraft Homegrain 12; Mohawk Baldoria; Lifeproof Sterling Oak, or equal.
4. Resurfacing or Replacement of Kitchen Counter Tops
 - a. BASE BID - Resurfacing work:
 - i. Shall include the steps to thoroughly clean the entire existing laminate countertop surface, repair knife cuts and chips, apply a non-acid bonding agent, two coats of primer, multi-color coats and two coats of a clear high- tech acrylic enamel.
 - ii. Shall be performed by a professional applicator with at least 3 years- experience.
 - iii. Resurfacing material shall have a stone look finish, to be selected by the Owner's Representative from samples submitted by the Contractor.
 - iv. Application shall be Miracle Method Natural Accents, or equal.
 - b. ALTERNATE BID - Replacement work:
 - i. Counter Tops: Counter tops shall be fully post formed type of high-pressure plastic laminated to 3/4" thick Particleboard with a minimum 4" backsplash. The bottom front edge and ends of counter tops shall have a solid wood mold. The perimeter of the bottom of counter tops and sink cut outs shall be sealed with varnish. The countertop shall include a drip edge. Provide side splashes where required.
 - ii. Plastic Laminate: High pressure plastic laminate, 0.028" thick, General-Purpose Type (GP-28). Selection may vary from unit to unit.
 - iii. Core Material for Plastic Laminates: 3/4" Particleboard.
 - iv. Attach countertops securely to base units. Spline and glue joints in countertops; provide concealed mechanical clamping of joint. Provide cutouts for fixtures and appliances as required; drill pilot holes at corners before making cutouts. Verify sink size with plumbing specifications. Smooth cut edges and coat with waterproof coating or adhesive.
5. Replacement of Bathroom Vanity, Vanity Tops, Faucets, and Toilets
 - a. Work shall include complete replacement of bathroom vanities, vanity tops, bathroom faucets and toilets as identified in the Scope of Work Matrix.
 - b. Work shall be done in accordance Section 12 35 00 -Specialty Casework, and Section 22 40 00- Plumbing Fixtures
6. Reglazing of Bathtubs
 - a. Work shall include the steps to thoroughly remove existing caulk and clean the tub using two-step cleaners to remove soap scum, mineral deposits, and body oils. Next, all cracks and chips are repaired. Apply a bonding agent to ensure a solid bond between the old surface and the new finish. Finally,

- apply a durable acrylic coating using a fine-finish spray process. Re-caulk tub and thoroughly clean the work area.
 - b. Work shall be performed by a professional applicator with at least 3 years-experience.
 - c. Material shall have a gloss finish, color to be selected by the Owner's Representative from samples submitted by the Contractor.
 - d. Application shall be Miracle Method tub refinishing process, or equal.
- 7. Replacement of Window Blinds
 - a. Work shall include the removal and replacement of window blinds throughout the entire unit.
 - b. Work shall be performed in accordance with Section 12 49 10 HORIZONTAL LOUVER BLINDS.
- 8. Final Cleaning
 - a. Work shall include final cleaning of all units where work is performed.
 - b. Work shall include an allowance of 12 workforce hours to complete the cleaning of each unit.
 - c. Work shall be performed in accordance with Section 01 74 00 CLEANING AND WASTE MANAGEMENT.
- 9. Carpet Cleaning
 - a. Work shall include cleaning of existing carpet as identified in the Scope of Work Matrix.
 - b. Work shall be performed using the water extraction method with a truck-mounted ejection system by a technician with experience in the metho of cleaning.
 - c. Work shall be performed in accordance with Section 01 74 00 CLEANING AND WASTE MANAGEMENT.
- 10. Drywall and Ceiling Texture Repairs
 - a. Work shall include repair of existing damaged material as identified in the Scope of Work Matrix.
 - b. Work shall be performed in accordance with Section 09 26 00 GYPSUM BOARD ASSEMBLIES.
- 11. Removal and Proper Disposal of Appliances, Vent Hoods, Carpet, Vinyl Flooring, Furniture, Household Items, Food Items, Trash, and Debris
 - a. Work shall include removal and proper disposal of appliances, range vent hoods, exiting carpet, existing vinyl flooring, furniture, household items, food items, trash, and debris as identified in the Scope of Work Matrix.
 - b. The Contractor shall provide disposal containers and shall not dispose of any material in on-site dumpsters,
 - c. The contractor shall attempt to recycle as much material as possible.
 - d. At the Owner's requested identified appliance shall be taken to an onsite storage facility.
- 12. Replacement of Smoke Detector with Combined Smoke and Carbon Monoxide Detectors
 - a. Work shall include replacement of all smoke detectors in every unit. The number of detectors in each unit is two more than the bedroom size.
 - b. Work shall install First Alert BRK SC-9120B Hardwired Smoke and Carbon Monoxide (CO) Detector with Battery Backup or equal.
- 13. Miscellaneous Repairs, Hardware and Appurtenances (as needed)

- a. Work shall include but not limited to removal and replacement of miscellaneous items such as furnace filters, exhaust fans, ~~hood-vents~~, air supply and return grilles, switch plate covers, toilet and bath accessories and wardrobe and closet accessories.
- b. Work shall include an allowance of 3 workforce hours to complete the minor repairs in each unit.
- c. Work shall be performed as identified on the Scope of Work Matrix or by the Owner's representative in writing.
- d. Payment will be made for actual quality of work performed and verified by the Contractor and Owner's Representative, based on unit pricing and material mark-up stated in the bid. .

3.02 INCLUSIONS

- A. The Contractor shall include, in his bid, any and all costs incurred in complying with the intent of the Project Specifications.

END OF SECTION

"General Decision Number: MN20230019 10/13/2023

Superseded General Decision Number: MN20220019

State: Minnesota

Construction Type: Residential

County: Hennepin County in Minnesota.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none">. Executive Order 14026 generally applies to the contract.. The contractor must pay all covered workers at least \$16.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2023.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none">. Executive Order 13658 generally applies to the contract.. The contractor must pay all covered workers at least \$12.15 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2023.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/06/2023
1	05/19/2023

2 06/16/2023
 3 08/18/2023
 4 09/08/2023
 5 10/13/2023

CARP0322-019 05/02/2022

	Rates	Fringes
CARPENTER.....	\$ 36.60	26.90

* ELEC0292-021 05/01/2023

	Rates	Fringes
ELECTRICIAN.....	\$ 52.00	32.80

ENGI0049-059 05/01/2012

	Rates	Fringes
OPERATOR: Power Equipment		
GROUP 2.....	\$ 34.85	15.95
GROUP 3.....	\$ 33.44	15.95
GROUP 4.....	\$ 33.10	15.95
GROUP 5.....	\$ 32.93	15.95
GROUP 6.....	\$ 31.42	15.95
GROUP 7.....	\$ 30.30	15.95
GROUP 8.....	\$ 28.29	15.95

POWER EQUIPMENT OPERATOR CLASSIFICATIONS

GROUP 2: Grader/Blade

GROUP 3: Dragline

GROUP 4: Backhoe

GROUP 5: Bulldozer, Curb Machine, Forklift, Loader over 1 cu yd, Mechanic, Roller, Scraper, Tractor over D2.

GROUP 6: Loader up to 1 cu yd, Tractor D2 or similar size.

GROUP 7: Self Propelled Vibrating Packer.

GROUP 8: Oiler.

IRON0512-001 04/30/2023

	Rates	Fringes
IRONWORKER (STRUCTURAL).....	\$ 43.00	34.11

LAB00563-044 05/01/2012

	Rates	Fringes
LABORER		
Group 1.....	\$ 28.46	15.82
Group 2.....	\$ 28.96	15.82

LABORERS CLASSIFICATIONS

GROUP 1 - Common or General Laborer, Asphalt Raker, Mason

Tender (Brick, Cement/Concrete), Plaster Tender, Top Person

GROUP 2 - Bottom Person, Mason Tender (Brick, Cement/Concrete), Pipelayer

PAIN0386-020 05/01/2012

	Rates	Fringes
PAINTER (SPRAY).....	\$ 31.45	17.85

PLUM0015-001 05/01/2023

	Rates	Fringes
PLUMBER.....	\$ 52.98	30.72

FOOTNOTE:
Paid Holiday: Labor Day

ROOF0096-054 05/01/2023

	Rates	Fringes
ROOFER.....	\$ 43.30	21.89

FOOTNOTE: Paid Holiday - Labor Day

SHEE0010-004 05/01/2017

	Rates	Fringes
SHEET METAL WORKER.....	\$ 30.11	18.88

FOOTNOTE: Paid Holiday: Labor Day

* SUMN2009-056 07/27/2009

	Rates	Fringes
LABORER: Landscape.....	\$ 11.50 **	0.00

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

=====
** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$16.20) or 13658 (\$12.15). Please see the Note at the top of the wage determination for more information.

Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other

health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION

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Heritage Park Vacant Unit Interior Renovation
Pre-Bid Meeting- October 24, 2023
Minutes

Welcome to the pre-bid meeting for the Heritage Park Vacant Unit Interior Renovation project. The project consists of a renovation of 20 units. There are 16 separate bid packages, and contractors may bid on one or all of them. The work for each unit is identified on the scope of work matrix, which specifies what work is to be done in each unit. The scope is different for each unit. The Work is to be started in January 2024 and shall be completed by May 1, 2024.

The following requirements will apply to this project:

- City of Minneapolis Apprentice program
- Small and Underutilized Business Program (SUBP)
- 5% Combined Minority (MBE) and Woman (WBE) business goals
- Workforce – 20% female, 32% minority
- Prevailing Wage – Note that payroll reports must be entered into the City of Minneapolis's LCPtracker.

A walk-through of the units included in the scope of work will be held on October 24, 2023, immediately following the pre-bid meeting, and on October 25, 2023, at 10:00 AM. **Bids are due Thursday, November 9, 2023, at 2:00 PM CST.** Bids shall be submitted to:

J Benson Construction
505 E. Grant Street
Minneapolis, MN 55404
ATTN: Eric Burdak

The bid opening can be observed virtually. The information to virtually observe the bid opening is https://teams.microsoft.com/join/19%3ameeting_MzhIYzYwNmYtZDU0NC00MDFkLTk3YTgtMWU2NmRiMjI5YWYy%40thread.v2/0?context=%7b%22Tid%22%3a%22c6282224-db67-40c8-aece-ba6702107954%22%2c%22Oid%22%3a%228299c890-91ce-4b5c-84bd-27802ed1b711%22%7d

Sealed bids for this project will be received by J Benson Construction., in person before the date and time indicated above, at which time they will be opened publicly.

Bidders may bid on one or more of the bid packages identified in the project overview in the following areas.

1. Preparation and Painting of walls and ceilings, doors, trim, and kitchen cabinets
2. Replacement of Interior Doors and Hardware and Kitchen Cabinet Doors and Drawer Fronts (as identified in the Scope of Work)
3. Removal and Replacement of Flooring Materials
4. Resurfacing of Kitchen Countertops (as identified in the Scope of Work)
5. Replacement of Bathroom Vanity, Vanity Tops, Faucets, and Toilets (as identified in the Scope of Work)
6. Reglazing of Bathtubs
7. Replacement of Window Blinds
8. Final Cleaning
9. Carpet Cleaning
10. Drywall Repairs and Ceiling Texture Repairs (as identified in the Scope of Work)
11. Removal and Proper Disposal of Appliances, Furniture, Household Items, Food Items, Trash, and Debris (as identified in the Scope of Work)

12. Replacement of Smoke Detector with Combined Smoke and Carbon Monoxide Detectors
13. Miscellaneous Hardware and Appurtenances (as needed)

Bids shall be on a lump-sum basis unless otherwise noted. The bidder shall provide unit pricing rates and alternate prices as outlined in the bid documents. All applicable taxes are to be included in the Base Bid price.

Bidders will be provided access to the Bidding Documents in the following locations

J Benson Construction Website at [Public Bids — J. Benson Construction \(jbensonconstruction.com\)](http://Public Bids — J. Benson Construction (jbensonconstruction.com))

Weis Builders Website (Virtual Plan Room Username: eburdak@jbensonconstruction.com and Password: [construction](#)),

Builders Exchange of MN, Association of Women Contractors

National Association for Minority Contractors

Building & Construction Trades Council of Minneapolis

The Owner reserves the right to waive informalities in the bidding and to reject any and all proposals, parts of any and all proposals or to waive technical errors or omissions in submitted proposals. No submitted bid may be withdrawn until a period of sixty (60) days after the bid opening date, without written consent of the Owner.

Acting in the Owner's behalf,

McCormack Baron Management, Inc.

100 N Broadway, Suite 100

St. Louis, MO 63101

Phone: (314) 335-2878

Each bidder shall fully acquaint themselves with conditions relating to construction and labor so that they may fully understand the facilities, difficulties, and restrictions attending the execution of the work included under the Contract. Bidders shall thoroughly examine and be familiar with the drawings, specifications, and other contract documents.

Should a bidder find discrepancies in or omissions from the drawings or documents, or should he be in doubt as to their meaning, they shall at once notify the Consultant, at least five (5) days before bids are due, who will send written instructions in the form of an addendum to all bidders.

It is the responsibility of each bidder to become familiar with the site and documents; no extras will be approved for conditions that could be reasonably determined at the time of bidding.

The Bidder shall acknowledge receipt of Addenda, and the inclusion of any and all associated costs within his bid.

No Bidder's bond will be required on this project.

The insurance requirements are outlined in the contract documents. All subcontractors will be required to provide insurance consistent with the requirements. If there are questions regarding the coverage limits, please contact the Owner or J Benson. The contract will be required to name the four ownership entities and the City of Minneapolis as additional insured.

Each insurance policy shall remain in force for ten (10) years from date of project completion. Before the commencement of the Term of the Agreement, the Contractor shall supply the Owner with either the

policies themselves or certificates of insurance satisfactory to the Owner as evidence of compliance with the foregoing requirements.

There are 16 separate bid packages. Separate bids shall be submitted for each package. A bidder may submit a bid on one or more packages.

Bids shall be submitted on unaltered forms provided in the Bidding Documents. The Bid Form shall have all blank spaces filled, including acknowledgement of receipt of Addenda. **A separate Bid Form must be submitted for each Bid Package.**

Bidder shall indicate on the Bid Form whether bidder is an individual, partnership, corporation, or other business entity.

1. If the Bidder is an individual, the Bid Form shall be dated and signed, with the name printed below the signature.
2. If the Bidder is a corporation, the legal title of the Corporation and the State of incorporation must be listed, and the signature must be of an Officer authorized to bind the corporation to a contract.
3. If the Bidder is a partnership, the names of all partners must also be listed.

The Bidder is responsible for ascertaining and complying with all ordinances, codes, and laws governing business practices and construction in the project location, including the acquisition of necessary permits and permit fees.

Bidders are required to comply with the City of Minneapolis Registered Apprenticeship policy as applicable.

Bidders are Contractor is required to follow the City of Minneapolis Prevailing Wage Ordinance. Prevailing wage rates are based on the current US Department of Labor Davis-Bacon prevailing wage rates.

Bidders are required to comply with the City of Minneapolis Small and Underutilized Business Enterprise Program.

Each Bid should be submitted in a sealed envelope. **A separate envelope must be used for each Bid Package. Each Bid Package must include:**

1. Bid Form.
2. J Benson SUBP Form
3. Contractor Profile Form

Each envelope should be clearly marked with the following information:

1. Bidder's Information
 - a. FIRM NAME
 - b. ADDRESS
 - c. CITY,STATE, ZIP-CODE
 - d.
2. Project Information
 - a. "SEALED BID ENCLOSED"
 - b. Bid Package Number and Title
 - c. Heritage Park Apartments

- d. Vacant Unit Interior Renovation
- e. ATTN: Eric Burdak, J Benson Construction

Bids may not be modified after submittal. Bidder may withdraw his bid any time before the Bid Opening, but may not then resubmit it. No bid may be withdrawn or modified after the Bid Opening has begun. The Bidder may withdraw his bid if the award of contract has been delayed for longer than his stated price-hold period.

The award of each bid package will be based on the lowest responsible, responsive bid. The Owner may consider such factors as bid prices, unit pricing, project start & and completion period, experience, and responsibility of the Bidder.

The Owner reserves the right to disqualify any or all bids, waive informalities or technicalities in any bid proposal, or accept any bid proposal they deem to be in their best interest.

Bids shall be opened publicly on November 9, 2023, at 2:00 PM

If requested, the Bidder shall furnish information to satisfy the Owner regarding integrity, equipment, personnel, and financial ability to perform the Work. If requested, the Bidder shall submit a list of similar projects completed by the Bidder. The list shall include the project Owner, location, approximate date of completion, and the value of construction performed.

The Bidder to whom the Contract is awarded shall, within ten (10) days after receiving notice of such award, execute a contract with the Owner for the full and complete performance of all work.

The Scope of Work Matix for the Heritage Park Apartment, Vacant Unit Interior Renovation identifies the details of the work to be conducted in each unit. No unit contains all the types of work. The contractor shall review the Scope of Work Matrix to determine the work required in each unit. The work includes the following.

Preparation and Painting of walls and ceilings, doors, trim, and kitchen cabinets. This work consists of cleaning, priming, and painting the entire unit, including walls, ceilings, doors, and trim, in accordance with the specifications. Many of the units have cabinets with a thermafoil coating that has failed. The scope requires this surface to be removed, the substrate prepared, and the cabinets painted with primer and urethane paint. If the thermafoil coating is intact, the surface should be cleaned and painted in accordance with the manufacturer's instructions.

Replacement of Interior Doors and Hardware and Kitchen Cabinet Doors and Drawer Fronts (as identified in the Scope of Work Matix). The work includes replacing the interior doors and hardware, reinstalling existing hardware, and adjusting existing hardware to ensure proper door operation. The work also includes replacing missing kitchen cabinet doors and drawer fronts and hardware installation and adjustment so doors and drawers are properly operating. Existing doors, cabinet doors, and drawer fronts that are in usable condition will be salvaged from other vacant units in the community, as identified by the Owner's Representative, and re-installed in specified units as needed.

Removal and Replacement of Flooring Materials. The work includes replacing existing carpet and/or vinyl with luxury vinyl plank flooring, as outlined in the specification.

Resurfacing or Replacement of Kitchen countertops. The work includes resurfacing of laminate countertops with a stone look with materials specified. The bid also includes an alternate price for replacement countertops.

Replacement of Bathroom Vanity, Vanity Tops, Faucets, and Toilets. The work includes complete replacement of bathroom vanities, vanity tops, bathroom faucets and toilets.

Reglazing of Bathtubs. The work includes remove existing caulk, clean the tub and applying durable acrylic coating in accordance with the specifications. Once reglazed the caulking should be reinstalled.

Replacement of Window Blinds. The work includes the removal and replacement of window blinds throughout the entire unit.

Final Cleaning. The work includes final cleaning of all units. The unit are to be cleaned so that they are move-in ready.

Carpet Cleaning. The work includes cleaning existing carpets identified in the Scope of Work Matrix using the water extraction method with a truck-mounted ejection system.

Drywall and Ceiling Texture Repairs. The work includes repairing existing damaged material as identified in the Scope of Work Matrix. This scope is fairly small.

Removal and Proper Disposal of Appliances, Furniture, Household Items, Food Items, Trash, and Debris. The work includes removal and proper disposal of appliances, furniture, household items, food items, trash, and debris as identified in the Scope of Work Matrix. The amount of debris varies by unit, from a unit full of furniture to no additional debris. The matrix indicates what appliances should be removed. The contractor must provide disposal containers and shall not dispose of any material in on-site dumpsters.

Replacement of Smoke Detector with Combined Smoke and Carbon Monoxide Detectors. The work includes the replacement of all smoke detectors in every unit in accordance with the specified product. The detectors are hard-wired with a battery backup.

Miscellaneous Repairs, Hardware, and Appurtenances. The work includes various repair items, such as removing and replacing miscellaneous items such as furnace filters, exhaust fans, hood vents, air supply and return grilles, switch plate covers, toilet and bath accessories, and wardrobe and closet accessories.

The Contractor shall include, in his bid, any and all costs incurred in complying with the intent of the Project Specifications.

The work requires compliance with the City of Minneapolis' Registered Apprenticeship Policy. The policy provides that contractors of the developers who receive financial assistance from the City hire laborers and mechanics and requires their sub-contractors to hire laborers and mechanics who are trained or being trained through a registered apprenticeship program certified by the State of Minnesota, Department of Labor and Industry. The policy also applies to all subcontractors of the contractor, property owner, or developer for subcontracts in excess of \$50,000.

The work requires compliance with the City of Minneapolis' Prevailing Wage ordinance. The ordinance applies to City construction projects greater than or equal to \$50,000 where the City directly contracts with a general contractor for public improvements. Contractors must pay employees every two weeks. Failure to comply will result in withholding of payment to the general contractor. All employees must be paid no less than one and half the base rate of pay plus fringes for all hours worked over 40 in a week. All hours worked in a week after 40 hours must be paid overtime with no exceptions. Business owners/operators working with their crew must report themselves on Certified Payroll Reports that must be submitted through LCPTracker. CPRs. During the course of the project, the City's Department of Civil

Rights will conduct job site visits to test the accuracy of the information submitted by contractors and to interview the contractor's employees. General contractors and prime contractors must retain relevant payroll records for at least **one year** from the date of project completion.

The work requires compliance with the City of Minneapolis' Small and Underutilized Business Program ("SUBP") as detailed in the Minneapolis Code of Ordinances Chapter 423. SUBP goals are set on projects based on the project scope, subcontracting opportunities, and availability of eligible MBEs/WBEs. The goal for this project is 5% combined MBE/WBE business participation and Workforce participation of 20% female and 32% minority.

Ways to achieve these goals include.

1. Soliciting through all reasonable and available means.
2. Selecting portions of the work to be performed by eligible MBEs/WBEs in order to increase the likelihood that the project goals will be achieved.
3. Providing interested eligible MBEs/WBEs with adequate information about the plans, specifications, and requirements of the contract in a timely manner to assist them in responding to a solicitation.
4. The contractor must offer information regarding and make reasonable efforts to assist solicited eligible MBEs/WBEs in obtaining lines of credit or insurance as required by the City, the developer, or by the developer's contractor, provided that the developer's contractor need not provide financial assistance toward this effort.
5. Effectively using the services of minority/woman community organizations; minority/woman contractors' groups; local, state, and federal business assistance offices; and other organizations as allowed on a case-by-case basis to provide assistance in the solicitation and placement of MBEs/WBEs.

Sign-in sheets of attendees is attached.

