



In regards to the Sunset Terrace Scattered Sites renovation project on behalf of the Metropolitan Housing Alliance please read the following:

Thank you for your interest in submitting a proposal for the Sunset Terrace Scattered Sites renovation project. Gorman and Company is the builder/developer renovating and maintaining these properties.

This project includes renovations to Sunset Terrace, located at 2800 Battery Street, Central High Apartment Homes, located at 1201 S. Park Street, and Stephens Apartments, located at 3501 W. 18th Street. These properties are approximately two miles apart from each other.

Renovations will include:

- Upgrades to site utilities including gas, overhead power and sewer lines
- Exterior: Replacement of sidings, roofs, windows, patio decks and doors
- Interior: Replacement of electrical wiring, devices and fixtures
- New HVAC, drywall, painting, cabinetry, appliances, flooring, etc.
- Plumbing

The base bid must be per Plan and Specifications. Subcontractors are encouraged to offer alternatives that will reduce cost but maintain the same form purpose and function or provide additions to the scope of work that will be necessary due to omissions in the plan. Alternates should be bid separate with clearly identified scopes of work.

Specifications for Central and Stephens apartments will be uploaded to the accompanying link at a later date.

For full access to documents and changes to documents for this project, please call Linda Stache at (608) 835-5177.

Please contact Kent Swenson with questions regarding this project.

Email: kswenson@gormanusa.com

Phone: (608) 835-3378

A pre-bid meeting and walk-thru will be held on September 9 at Sunset Terrace at 9 a.m. All prospective bidders are encouraged to attend. COVID-19 protocols will be observed. Face masks and gloves will be required. Bidders must check in at the front desk by the start of the meeting. Please bring any questions, RFI's, etc.

Proposals are due by the end of the day on Thursday, September 24, to kswenson@gormanusa.com

Gorman & Company will cover all bonding and provide liquidity to ensure contractors and their employees are compensated timely. This project has a requirement to make a good faith effort in hiring qualified **MBE/WBE** businesses. If you are a registered MBE/WBE business, please indicate that on your proposal for consideration. This project will comply with HUD requirements to make a good faith effort in hiring qualified **SECTION 3** businesses. Certifications can be made online at www.HUD.gov.