



In regards to the Madison Heights – Granite Mountain renovation project on behalf of the Metropolitan Housing Alliance please read the following:

Thank you for your interest in submitting a proposal for renovations to Madison Heights I&II and Homes at Granite Mountain. The ITEX Group and its construction arm, iCon Builders LLC (Arkansas License 0360110520), is the builder developer that will renovate and maintain these properties.

These multi-family style apartment buildings are located approximately seven miles apart. The project will begin at the Madison Heights location (1401 Madison Street) in Little Rock and will be completed in two phases. Homes at Granite Mountain (Granite Mountain Circle and Gillam Park Road) will be the final phase.

Renovations will include:

- Replacing siding, windows and roofing materials
- Demolishing interior for new paint, plank flooring, new cabinets and tops, and updated appliance packages
- Replacing current plumbing and air conditioning/heating system with Energy Star equipment
- Renovating parking lot, management building and swimming pool at the Madison Heights facility

Proposers will be asked to provide pricing for each phase. It is the developer's intention to award contracts on the entire project.

Respondents are required to submit the Bid Form supplied for this project under the Documents tab in Other Documents on iSqFt. For access to iSqFt, email your company name, address, contact person, phone number and email to bids@itexgrp.com, and ask that your name be added to the subcontractor/vendor list for this project.

Pre-bid meetings and walk-thru will be held on August 25 at Madison Heights (1401 Madison Street) from 1-3 p.m. and August 26 at Homes at Granite Mountain (6 Harris Circle) from 1-3 p.m. to introduce the project and answer any questions. All prospective bidders are encouraged to attend. COVID-19 protocols will be observed, face masks and gloves will be required.

Proposals are due by the end of the day on Thursday, September 17, to bids@itexgrp.com.

This project is **tax exempt**, a tax exemption certificate will be provided. This is a **wage scale project**, references to Davis-Bacon wage rates, certified payrolls and other HUD requirements can be found in the specifications. This project also 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.