

General Contracting Services **Request for Proposal**

Prepared By:

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Request for Proposal

General Contracting Services
Start Early
Zion, IL

Contents of RFP

- A. Owner's Responses to the Issuance of Questions:
- B. Community Outreach Link
- C. Community Outreach PowerPoint Presentation
- D. Traffic Study & Traffic Flow Drawing
- E. GC & GR Forms
- F. RFP Specific Deliverables
- A. Owner's Responses to the issuance of questions:
 - 1. Preliminary information/narrative on the planned MEP systems to achieve Net Zero (ie. geothermal, photovoltaics, etc.)
 - i. An MEP narrative is in progress and not available at this time. Ownership is aiming to construct a Phius Net Zero project and is open to options designed to meet this goal.
 - 2. Are the documents from yesterday's available to be forwarded?
 - i. Yes, we will upload the presentation from Tuesday's outreach session.
 - 3. BEP goals were noted as Construction at 25%, Joint venture at 25%, and 1st Tier awards at 20%. Are you looking for the GC to provide all three of these?
 - i. The project's overall goals, including soft costs and consultants, is 25% MBE/WBE participation. The GC hard project cost goal is 25% MBE/WBE participation.
 - 4. Site plan was shown showing adjacent properties. Wondering if you have any constraints as to how to enter the site. I think there was mention of drop off/pick up area that would need to be maintained for the adjacent schools. Do the two schools share a drop off area or each have their own?
 - i. The project includes a new access road off Bethel next to the golf course. We are looking for the selected GC partner to work with District 6 (Zion's School District), the City of Zion, the golf course, and the neighbors to ensure the safety of everyone around the site.
 - ii. We have included the flow of traffic for the two schools in an attachment to this Addendum along with the preliminary traffic study completed for your reference.
 - 5. RFP Section III item I. indicates 'Include in this proposal all deposits required, if any, for any product required for this project' is this required for the budget request?



- i. Formal deposit requests are not required at this time, however, please outline any long lead items, procurement timelines, and potential deposit costs associated with each.
- 6. Performance bonds noted on the last page of the RFP.
 - i. Per the federal procurement requirements, performance bonds and bid bonds are required if Start Early decides to obtain a grant. This will be requested at the time of GMP.
- B. Community Outreach Link
 - 1. Meeting in General -20240625 120918-Meeting Recording.mp4
- C. Traffic Study & Traffic Flow Drawing
 - 1. Exhibit A.pdf
- D. GC & GC Forms
 - 1. GC Breakdown \u0026 Budget Template.xlsx
- **E.** RFP Specific Deliverables

8. Permit Process

1.	RFP Issuance	June 20, 2024
2.	Community Outreach Meeting	June 25, 2024
3.	RFP Due to Start Early	July 12, 2024
4.	Interviews	August 6, 2024
5.	Award GC Firm	August 19, 2024
6.	Preconstruction	August 2024 - November 2024
7.	DD Drawings Issued for Budgeting	August 20, 2024

October 2024 - November 2024