

Pittsburgh Housing Development Corporation (PHDC)

412 Boulevard of the Allies

Pittsburgh, PA 15219

2700-28 Bedford Avenue

Rowhouses Renovation

4/22/2026

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1. INTRODUCTION

1.1. SUMMARY

The **PITTSBURGH HOUSING DEVELOPMENT CORPORATION (PHDC)**, the non-profit housing development affiliate of the **URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH (URA)** will receive bids from qualified contractors for the renovation of rowhouses at 2700 block of Bedford Avenue in the Bedford neighborhood of the City of Pittsburgh.

The work consists of furnishing all labor, materials, equipment, supervision, permit, temporary protection and incidental necessary to complete exterior renovation, structural stabilization, and associated site improvement for fifteen (15) rowhouses; and full interior renovation of eight (8) privately owned units. The intent is to restore the building to safe, code-compliant residential occupancy while preserving the architectural character of the rowhouses façade and improving the project site.

The contract award will be made to the responsible bidder whose bid conforms with all the material terms and conditions of the invitation and is the lowest in price. PHDC and the URA reserve the right to reject any or all bids in their sole discretion.

All bidders are strongly encouraged to attend a pre-bid meeting and site walkthrough, which will be held at 09:00 am on May 4, 2026. Bidders interested in attending the pre-bid meeting and site walkthrough are encouraged to register in advance, by contacting Wais Baheen, civil engineer at wbaheen@ura.org

1.2. CONTACT INFORMATION

Wais Baheen
Civil Engineer
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219
Email: wbaheen@ura.org
Phone: (412) 255-6593
Department: Development Services – Architecture and Engineering

1.3. TIMELINE

Release Invitation for Bid Date: **Wednesday, April 22, 2026**

Pre-Bid Meeting (Mandatory): **09:00am on Monday, May 04, 2026**

Question Submission Deadline: **Monday, May 18, 2026**

Bid Submission Deadline: **05:00pm on Friday, May 29, 2026**

Period of Contract: **180 calendar days**

2. INSTRUCTIONS TO BIDDERS

2.1. BID SUBMISSIONS

All bids must be submitted electronically via Ion –Wave Technologies. No bids shall be accepted in person, by U.S. Mail, by private courier service, via oral or email communication, telephone or fax transmission.

2.2. BID ERRORS

If a Bidder submits a bid with a price that is patently incorrect, such that a “reasonable person” would recognize the error, the Bidder shall be given the opportunity to withdraw the entire bid or only the incorrect line item in a bid. If the Bidder wishes to withdraw the entire bid or only a line item, the Bidder shall, within five working days of bid opening, state in a letter to the URA and PHDC the reason for the mistake and request that the URA and PHDC not consider the bid or line item for award.

2.3. SPECIFICATIONS ERRORS AND BULLETINS (AMENDMENTS)

If any alleged errors are noted in the bid specifications, Bidder should immediately notify the URA and, if confirmed, a bulletin shall be sent from the URA and PHDC to all bidders updating the same on the specifications. A copy of all bulletins issued shall be submitted electronically with the bidder's bid.

2.4. CLARIFICATION

The URA and PHDC reserves the right to request clarification of any bid before bid award.

2.5. QUALIFIED BIDDERS

All bidders must be merchants dealing in the goods and services on which they bid and must be qualified to advise as to their application and use. Bidders warrant, and must be able, upon request, to demonstrate, that they possess the knowledge, experience, skill, capital, stock, charters, licenses, permits, patents and personnel necessary to satisfactorily perform the contract for which they submit bids. In determining responsible and/or qualified bidders, the URA and PHDC, at their sole discretion, will take into consideration price, bidder qualifications, past performance, and compliance with all bid requirements.

2.6. PRE-PRINTED TERMS AND CONDITIONS

Bidder’s pre-printed Terms and Conditions or restrictions commonly appearing on the reverse side of letters submitted with the bid and/or bidder’s specifications material and contract documents shall be disregarded and have no effect.

2.7. SOLICITATION ONLY

This Invitation for Bid is a solicitation only and is not intended to be, nor should it be construed to be an offer to enter into any contract or other agreement.

2.8. FATAL BID ERRORS

The following errors shall be deemed fatal and render the bid void: Failure to sign the bid, or bid bond or both, if the signatures are those of unauthorized persons, or if there is no stated pricing. All other errors are waivable at the sole discretion of the URA and/or PHDC if such errors would not invalidate a fair and just competitive bidding procedure free of favoritism and fraud and a common standard for all bidders.

2.9. CONTRACT; BID SECURITY

By submitting a bid, the bidder warrants that if the URA and PHDC makes an award to the bidder, bidder shall, at the option of the URA and PHDC, enter into a written contract with the URA and PHDC. This contract shall consist of the terms and conditions set forth in the solicitation, specifications, General Terms and Conditions, Construction Terms and Conditions and this Instructions to Bidders, as well as terms typically required by the URA and PHDC in its contract documents and any other terms required by the funding source paying for the work.

Contractor shall submit a bid guaranty with its bid, which shall not be less than five percent (5%) of the bid. The bid guarantee must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute any required contractual documents within the specified timeframe.

If no bid bond or substitute is required and bidder fails or refuses to execute the required documents within thirty (30) days after provided by the URA and PHDC, the URA and PHDC may, in its sole discretion, require the bidder to pay to the URA and PHDC the difference in the amount specified in bidder's bid and the amount URA and PHDC shall pay to fulfill the specifications.

2.10. ALTERATIONS/CORRECTIONS

Any alteration, erasure, addition to or omission of required information, change of the specifications or construction schedule, is made at the risk of the prospective contractor and may result in the rejection of the bid, unless such changes are authorized by the URA and PHDC.

2.11. COLLUSION BETWEEN BIDDERS

If the URA and PHDC develops reason to believe that a single prospective Contractor/applicant is involved in the submission of more than one proposal for the same project, which is sufficient cause for rejection of

all proposals in which collusion between bidders is suspected. Contractor shall submit a Non-Collusion Affidavit with the URA and PHDC with the submission of the Bid.

2.12. REJECTION OF BIDS

The URA and PHDC reserves the right to reject, for any reason, any or all bids if it is in the best interest(s) of the URA and PHDC, or in the best interest of the project, to do so.

2.13. UNIQUE BIDS

Each bidder may only submit one (1) bid on behalf of the organization and all subsidiaries.

3. MWBE/MWI/SECTION 3 PLAN AND CERTIFICATION OF MWBE PARTICIPATION

The PHDC is committed to the ideal of providing all citizens with an equal opportunity to participate in contracting opportunities. It is therefore the PHDC's goal to encourage increased participation of women and minority groups in all PHDC contracts. PHDC requires that all contractors, vendors, redevelopers, and borrowers demonstrate a good faith effort to obtain the participation of Minority-owned Business Enterprises ("MBEs") and Women-owned Business Enterprises ("WBEs") in work to be performed in connection with PHDC for projects with total costs of \$250,000 or more. The PHDC has established goals for 30% MBE participation and 15% WBE participation. Contractor shall comply with and/or provide the following.

- A. Minority/Women-owned Business Enterprise ("MWBE") Plan for the Project (the "MWBE Plan") must be on file prior to the closing of any construction/development project or contract that (i) meets or exceeds \$250,000 in total costs, and/or (ii) the execution of any agreement for professional services that meets or exceeds \$75,000.
- B. Minority Workforce Inclusion plan ("MWI Plan") is also required when the total development/construction project cost meets or exceeds \$500,000.
- C. Contractor shall meet all applicable requirements to be followed to ensure the objectives of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) are met, including as set forth in 24 CFR Part 75. Section 3 applies when housing rehabilitation, housing construction, and other public construction projects are assisted under HUD programs and the total amount of HUD financial assistance to the Project exceeds a threshold of \$200,000.

Borrower shall comply with the terms and conditions of Borrower's (a) MWBE Plan and (b) MWI Plan and Section 3 Plan. The MWBE Plan and MWI Plan and Section 3 Plan must be submitted to PHDC for staff review and final approval by the URA's Grants and Compliance Manager as part of the bid and may only be revised with URA's and PHDC's prior written consent. During the course of the Project, Contractor shall submit quarterly reports to URA and PHDC, in the format provided by URA's Labor Compliance Department, which list the amount of Project funds paid to MBEs and WBEs, and the percentage of labor hours worked by minorities. In doing so, the Grants and Compliance Manager will assess Borrower's performance in meeting the agreed-upon goals listed in the MWBE Plan and MWI Plan, respectively.

Certificate of Minority and Women's Owned Participation
URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH
CERTIFICATE OF MINORITY AND WOMEN'S PARTICIPATION

The undersigned bidder certifies that it understands and agrees to actively solicit the participation of minorities and women in all work to be performed under this contract, and to make a diligent good faith effort to achieve the minority and women's participation goals of the PHDC.

The bidder further certifies that the attached exhibits A, B, and C details its efforts and plans regarding the solicitation and utilization of minorities and women in the work to be performed under this contract.

The bidder further certifies that it understands that prior to award of this contract, the bidder must submit a written Minority and Women's Participation Plan for review and approval by the URA and PHDC.

Failure of the bidder to comply with these conditions or failure to sign and submit this Certificate and its Exhibits with the bid shall disqualify the bid.

Name of Bidder _____

By (Signed) _____

Title _____

Date _____

EXHIBIT B – MBE/WBE SOLICITATION STATEMENT



Instructions: **Failure to complete this form (in Excel version) and submit it as a PDF with the bid shall be sufficient cause for rejection of this bid.** All fields must be filled in completely and submitted with the bid. The Excel version of this form will be provided as a digital copy and is to be considered part of the bid insert. Please contact the URA and PHDC if assistance is needed in completing the Excel form. A full MWBE plan will be requested of the apparent lowest bidder pre-award.

MWBE PARTICIPATION PLAN	
Project/Contract Name	
Name of Submitter	
Company	
Contact Email	
Contact Phone	
Brief Project/Contract Summary	
Enter Total Project Costs	
Total Amount Awarded MBEs	\$0.00
Total Amount Spent with WBEs	\$0.00
Projected MBE Participation %	#DIV/0!
Projected WBE Participation %	#DIV/0!
TO BE COMPLETED BY URA ONLY	
Plan Status	Outcome
Will the MBE Goal Met? Y/N	
Will the WBE Goal Met? Y/N	
If goals are not met, is there evidence of sufficient good faith effort.	
MWBE Program Officer Endorsement	
Executive Director Approval	

Contract Name	0
Total Project Cost	\$0.00

Name of Firm	MBE or WBE	General Scope	Amount Awarded	Partner, Supplier* or Sub	Amount Awarded Eligible to count towards the goal
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
TOTAL AMOUNT PAID TO MWBEs			\$0.00		\$0.00
AMOUNT ELIGIBLE TO COUNT IN PLAN			\$0.00		
MBE ELIGIBLE AMOUNT TOTAL			\$0.00		
WBE ELIGIBLE AMOUNT TOTAL			\$0.00		

* 60% of amount awarded to suppliers count towards the goal.

4. GENERAL TERMS AND CONDITIONS

4.1 DEFINITIONS

URA: the Urban Redevelopment Authority of Pittsburgh (“URA”), a redevelopment authority organized and existing under the Pennsylvania Urban Redevelopment Law, 35 P.S. §§ 1701 *et seq.*

PHDC: the PITTSBURGH HOUSING DEVELOPMENT CORPORATION, the non-profit housing development affiliate of the URA..

BID DOCUMENTS: All materials included in this Invitation for Bids, which are identified therein in Section 4.3.

CONTRACT: The written agreement executed by the PHDC and the Contractor, of which these Bid Documents form a part.

CONTRACTOR: The contracting party or parties, or such party or parties seeking to enter into a contract with the URA and PHDC, as the case may be, or the legal representatives of such party or parties.

4.2 EXECUTION OF BIDS

Bids are to be executed by the following persons:

- Corporation: the bid shall be executed by a corporate officer with authority to make binding agreements for the corporation.
- Partnership: the bid shall be executed by at least two (2) of the general partners. If there is only one (1) general partner, then it may be executed by the sole general partner
- Sole Proprietorship: the bid shall be executed by the individual owner.
- Fictitious Name: the entity must execute the Contract in the name of the entity trading and doing business as the fictitious name
- If a bid is executed by any other person, a power of attorney, a copy of the bylaws, or a resolution of the Board of Directors documenting the authority of that person to sign the bid must accompany the bid. The power of attorney, bylaw, or resolution must be certified by the Corporate Secretary as a true and correct copy, still in force as of the date of the execution of the Contract.

4.3 CONTRACTOR WARRANTY; ENUMERATION OF CONTRACT DOCUMENTS

By executing said bid, Contractor WARRANTS TO THE URA and PHDC that it has reviewed the existing conditions of the project area, and any other area that may affect the project, and have reviewed all Bid Documents and Contractor hereby affirms that it has read each and every clause in the Bid Documents and

fully understands the meaning of each, and hereby agrees it will comply with all the terms, covenants and agreements herein set forth. “Bid Documents” as used herein, include, but are not limited to:

- Instructions to Bidders
- General Terms and Conditions
- Construction Terms and Conditions
- Scope of Work
- Bid Tabulation Form
- Non-Collusion Affidavit of Prime Bidder
- Statement of Contractor’s Qualifications
- Contractor Integrity Provisions
- Non-Discrimination Clause
- Public Works Employment Verification Act Certification (if applicable)
- Construction Documents (if applicable)
- Project Manual (if applicable)

4.4. INSURANCE

Contractor shall factor into its bid the cost of providing the following insurance. All premiums and deductibles shall be at the sole cost of the Contractor.

The awarded Contractor shall provide the following insurance with the “URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, PITTSBURGH HOUSING DEVELOPMENT CORPORATION, AND ITS SUCCESSORS AND ASSIGNS” listed as additional insured, attached to or printed in the policy in the following amounts:

- A. GENERAL LIABILITY: Single limit of Bodily Injury and Property Damage Combined: \$1,000,000.00 each occurrence. \$2,000,000.00 aggregate.
- B. WORKERS’ COMPENSATION: Statutory limits.
- C. AUTOMOTIVE LIABILITY: \$500,000 for each individual occurrence and \$1,000,000 in aggregate coverage. This requirement may be explicitly waived by the URA and PHDC when appropriate.
- D. PROFESSIONAL LIABILITY: Coverage as shall protect the Contractor and any subcontractor performing work under the Contract, from claims errors and omissions which arise from operation of the Contract, whether such operations are performed by the Contractor, any subcontractor, or anyone directly or indirectly employed by either. The amounts of such insurance shall not be less

than \$1,000,000 each occurrence/aggregate and \$1,000,000 excess liability, each occurrence/aggregate.

Insurance coverage must be an "OCCURRENCE POLICY". "Claims made" policies are unacceptable.

All required insurance policies shall be written by a company authorized to transact business in the Commonwealth of Pennsylvania that is reputable and financially sound. Contractor shall be responsible to require its sub-contractors to comply with all of the insurance requirements of this agreement.

4.5. TAX STATUS OF URA

The URA is a tax exempt entity and Pennsylvania Act 45 provides that purchase of certain items, defined as Building Machinery and Equipment, are exempt from sales taxes when a contractor makes the purchase pursuant to a contract with a tax exempt entity. Please determine if Act 45 is applicable to any purchases. Your bid should include all sales tax you expect to pay. This determination is made at the risk of bidder. In addition, the URA reserves the right to purchase materials through direct purchase using the URA form of three-party purchase order to be executed by the seller of materials, the Contractor and the URA, and deducting the sales tax savings from the amounts otherwise payable to the Contractor. You may be asked to provide an alternate bid stating the amount of your bid less all sales tax otherwise payable. The URA may use this information to determine if a direct purchase is appropriate.

4.6. CONTRACTOR TO BE A "QUALIFIED BUYER"

Contractor and Contractor's equity owners shall be, at the time of bid, and if chosen for the bid, during the completion of the project, remain a "Qualified Buyer(s)." A "Qualified Buyer" is not delinquent in the payment of any municipal or county real estate taxes or Pittsburgh Water and Sewer Authority ("PWSA") bills; has no outstanding Federal or Commonwealth of Pennsylvania income or other tax liens; is not currently in default of any contracts or agreement with the URA and PHDC; is not currently involved in any ongoing litigation with the URA and PHDC; and is making good faith efforts, as determined at the URA's and PHDC's sole discretion, to resolve any open City of Pittsburgh Department of Permits, Licenses, and Inspections ("PLI") enforcement cases or citations.

4.7. CONTRACTOR TO BE QUALIFIED AND RESPONSIBLE

Before any agreement is awarded subsequent to the execution of this Contract, prospective Contractors must satisfy the URA and PHDC that they have the requisite organization, capital, plant, ability and experience to satisfactorily perform the work under this Contract in accordance with the terms and conditions herein and in conformity with the best modern practices and industry standards. The URA and PHDC shall make the above determinations in its sole discretion.

4.8. INTEREST CHARGES; LATE PAYMENT CHARGES; RETAINAGE

It is the intent of the URA and PHDC to pay all invoices resulting from work performed under an agreement within thirty (30) calendar days from invoicing. All invoices received from the Contractor must include a schedule of values detailing a breakdown of costs for all material and labor for which the Contractor is seeking reimbursement.

However, if the URA and PHDC fails to do so, the URA and PHDC will not pay any interest charges or late payment charges. Any inclusion of such charges may disqualify the bid from award consideration and/or will be disregarded by the URA and PHDC. Progress payments shall be made on a reimbursement basis for work satisfactorily completed and verified by the URA and PHDC. URA and PHDC shall withhold retainage in the amount of ten percent (10%) from each progress payment prior to the Work reaching fifty percent (50%) completion. Thereafter, provided the Contractor's performance is satisfactory, retainage on subsequent payments shall be reduced to five percent (5%). Upon Substantial Completion of the Work, and subject to receipt of required close-out documentation, the remaining retainage shall be released.

4.9. NOTICE OF AWARD

Regardless of any notification of award to any prospective Contractor, all bids remain open and acceptable by the URA and PHDC for ninety (90) days from the bid opening date. If the chosen Contractor fails to enter into a Contract with the URA and PHDC after being awarded the bid, the URA reserves the right to accept a different submitted bid. Nothing in this paragraph is to be considered a waiver of any URA and PHDC right or remedy against a Contractor who fails to execute a Contract once it is awarded.

4.10. COMPLIANCE WITH PENNSYLVANIA "RIGHT TO KNOW" LAW

URA is subject to Pennsylvania Right-to-Know Law, 65 P.S. § 67.101 *et seq.* The URA cannot guarantee the confidentiality of financial and business records submitted by Contractor to the URA. URA may be required to make such records publicly available.

4.11. USE OF TRADE NAMES

Contractor agrees and warrants that whenever the Contractor, in its bid, describes goods by trade name, catalog number, or "as per sample", the goods so described conform to the specifications. The unauthorized use of any patented articles is done entirely at the risk of the successful bidder.

4.12. INDEMNIFICATION

The chosen Contractor will indemnify and hold URA and PHDC harmless from and against all liens, claims, demands, and actions based on, or arising out of, any conduct of Contractor, its employees, agents,

contractors and subcontractors, and defend any and all actions through all levels of appeal brought against URA and PHDC based upon any such claims or demands with counsel of URA's choice. It is understood and agreed that Contractor's standard liability insurance policies shall protect, or shall be endorsed to protect, URA and PHDC from claims of bodily injury and/or property damage arising out of any activity performed by Contractors related to the project.

4.13. ASSIGNMENT; SUBCONTRACTING

Contractor shall not assign the Contract or any right to monies to be paid hereunder without the written consent of URA and PHDC.

4.14. GOVERNING LAW

The Contract that is formed subject to these articles of Agreement will be construed and interpreted in accordance with the laws of the Commonwealth of Pennsylvania.

4.15. DEBARMENT

Contractor certifies, by submitting its bid, that it and its principals have not been debarred, suspended, proposed for debarment, declared ineligible, are not in the process of being debarred, or are voluntarily excluded from conducting business with a federal department or agency of the federal government. Contractor will include this certification in all contracts and subcontracts funded by the contract in accordance with Subpart C of the OMB guidance in 2 CFR part 180, as supplemented by HUD regulations in 2 CFR 2424.10 through 2424.1165.

Contractor further certifies, by submitting its bid, for itself and all its subcontractors, that as of the date of submission of application, neither Contractor or any of its subcontractors or suppliers are under suspension or debarment by the Commonwealth of Pennsylvania, the City of Pittsburgh, or any governmental entity, instrumentality or authority and, if Contractor cannot so certify, then it agrees to submit with its application a written explanation of why such certification cannot be made. Contractor's obligations pursuant to these provisions are ongoing from and after the effective date of this Agreement through the termination date hereof. Accordingly, Contractor shall have an obligation to inform URA and PHDC if, at any time during the term of this Agreement, it or any of its subcontractors are suspended or debarred by the Commonwealth, the federal government or any other state or governmental entity. Such notification shall be within 15 days of suspension or debarment.

4.16. TERMINATION FOR CONVENIENCE

In addition to any rights of termination set forth elsewhere in the Contract, the URA and PHDC may terminate the Contract at any time, without cause or liability, by giving Contractor thirty (30) days advance written notice of its intention to terminate.

4.17. NON-EXCLUSIVITY

The URA and PHDC reserves the right at its sole discretion to utilize other sources (such as Commonwealth of Pennsylvania or County of Allegheny contracts) for the goods or services described herein. The URA and PHDC also reserves, at its sole discretion, the right to solicit separately any services that may be included in this invitation for bids.

4.18. CERTIFICATION REGARDING LOBBYING

By submitting its bid, Contractor is certifying that, to the best of its knowledge and belief, that:

- A. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.
- C. Contractor shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
- D. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

4.19. VERIFICATION OF ACCURACY

The URA and PHDC shall have the right to verify the accuracy of all information submitted and to make such investigation as it deems necessary to determine the ability of each bidding Contractor to perform the obligations in the response. The URA and PHDC in its discretion reserves the right to reject any response when the available evidence or information does not satisfy the URA and PHDC that the Contractor is qualified to carry out properly the obligations of the response.

4.20. AS-IS CONDITION

Contractor is aware of the possible unsafe condition of the property and will act in a manner to maximize its safety. Contractor agrees to accept the property and the access thereto in its present condition “as is”. The URA and PHDC does not assume responsibility for any damage or loss that may occur to Contractor, its members, employees, visitors, agents, subcontractors, successors and assigns on the property or to any personal property belonging to them.

4.21. URA’S SOLE DETERMINATION

The URA and PHDC shall be the sole judge as to which, if any, Contractor best meets the selection criteria. URA reserves the right to reject any or all responses, to waive any submission requirements contained within this response, and to waive any irregularities in any submitted response.

4.22. ERRORS AND OMISSIONS

This form is subject to errors, omissions and/or withdrawal without notice by the URA and PHDC at any time.

4.23. PROPERTY OF THE URA; PHDC

All responses, including attachments, supplementary materials, addenda, etc. Shall become the property of the URA and PHDC and will not be returned.

5. CONSTRUCTION TERMS AND CONDITIONS

5.1. PROJECT LOCATION AND SCHEDULE

The project area is located at 2700 block of Bedford Avenue in the Bedford neighborhood of the City of Pittsburgh, PA 15219.

The work to be completed under the contract shall be commenced within the time stated in the notice to proceed from PHDC. The Contractor shall fully complete the project within one hundred and eighty (180) consecutive days from receipt of a notice to proceed from PHDC.

5.2. BID SUBMISSION

The procedure for Contractor submitting its bid shall be as follows:

- A. The Contractor shall fill out all Bid Documents included in the invitation package on Ion Wave Technologies. The Contractor shall use the PHDC's forms for the submission of its bid, including, but not limited to, all Bid Documents, as defined in section 4.3. of the General Terms and Conditions. Submission of Contractor's internal bid documents are not acceptable.
- B. PHDC shall accept the chosen Contractor's cost proposal by providing notice by via email, or in person, if the bid is a public opening and the bidder is present at the opening.

5.3. ESTIMATED QUANTITIES

Unless otherwise provided in the technical specifications or Bid Tabulation form, any references to quantities of goods or frequency of services to be provided to the URA and PHDC are estimates, and the URA and PHDC reserves the right to require the successful bidder to provide more or less than the estimated quantity or frequency, or to purchase none at all. The URA and PHDC does not expressly or by implication agree that the actual amount of work corresponds with the numbers stated in the Bid Tabulation form. The final quantities shall be based on the actual measurements made in the field by the engineer.

5.4. FIRM PRICING

The URA and PHDC will not allow escalation of prices under the Contract, with the exception of any approved change orders and approved alternates. All contracts are for fixed prices. Such statements as "interest charges applied on accounts 30 days or older" or "prices subject to revision" are considered escalation clauses. Any reference in documents submitted with a bid indicating that the prices are not firm may be cause for rejection of the bid.

5.5. BONDING REQUIREMENTS

Bid Bond: A Bid Guaranty, which shall not be less than five percent (5%) of the Bid, is required from all bidders. The bid guarantee must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute any required contractual documents within the specified timeframe.

Payment and Performance Bond: Contractor shall furnish prior to the notice to proceed labor and material bonds in an amount equal to one hundred percent (100%) of the anticipated cost of construction of the Project. If it becomes necessary for a surety company or companies (hereinafter called the “Surety”) to arrange for completion of the project, PHDC may, continue to make disbursements under this Agreement and the Contract to the Surety.

5.6. COORDINATION WITH OTHERS

This Contractor shall cooperate with all other entities involved in the project, including the URA and PHDC, in the scheduling of the work such that Contractor’s work does not delay or interfere with the work of any other entity. It will be the Contractor’s responsibility to coordinate the schedule for the work with other primes and subcontractors to prepare, periodically update, and distribute a master schedule for each project, if required, at no additional cost. The master schedule shall include the work of all other primes and subcontractors participating in the work.

5.7. PERMITS

- A. The Contractor shall secure all necessary permits and licenses required for the performance of the contract and shall pay all fees, charges, and expenses arising therefrom thereof. All fees for permits must be included by the Contractor in its bid.
- B. The Contractor shall be responsible for removal and disposal of all waste associated with the work to an off-site location, unless otherwise indicated by the URA and PHDC. When required to dispose of any waste, the Contractor shall secure all permits, pay all fees and produce documentation attesting to the legal and safe disposal of such waste. Special disposal requirements or costs of toxic materials, debris or equipment must be specifically addressed by the Contractor in the bid.

5.8 DAVIS-BACON WAGES

This project triggers contractors and subcontractors to comply with the provisions, duties, obligations, remedies, and penalties of the federal Davis-Bacon Act, 40 U.S.C.A. §§ 3141, *et seq.*, and its related acts (“DBRA”). The general prevailing minimum wage rates, as determined by the Federal Department of Labor, shall be paid for each craft and classification of all workmen needed to perform the contract for the

locality in which the work is to be performed. The DBRA and its regulations, amendments, and supplements, including, but not limited to, 29 CFR Part 5, Subpart A, shall be made a part of these Bid Documents as fully as if attached hereto, and the Contractor will comply in all respects with all applicable provisions thereof. The Davis-Bacon Wage Determination applicable to this project and issued by the United States Department of Labor is included with these Bid Documents.

5.9 SAFETY AND CODE REQUIREMENTS

All Contractors shall comply with all federal, state and local codes, regulations and standards as appropriate including those in regard to environmental protection, of the public, and property, etc.

5.10. CONSTRUCTION DOCUMENTS: DRAWINGS AND TECHNICAL SPECIFICATIONS

- A. The Contractor will be required to comply with all drawings, technical specifications, construction drawings, and/or project manuals which may be associated with each particular project. Failure to comply may result in delay of payments, back-charging for corrective remedial work, cancellation of the contract, withholding of retainage, or any other remedies provided to the URA and PHDC contract or law.
- B. On certain large and/or complex projects, the contractor may be required to provide shop drawings and catalogue cuts of the proposed equipment and/or assemblies. Submittals of these types shall be furnished in a timely manner so as not to delay the progress of the work. Such submittals shall be at the URA's and PHDC's request and the cost thereof will be considered as Overhead.
- C. The material, equipment, and installation shall conform to all applicable regulations and codes. The applicable regulations and codes are hereby made a part of the proposal specifications and shall take precedence over conflicting proposal specifications. Compliance with any applicable regulations and codes shall be satisfied by the Contractor at no additional expense to the URA and PHDC.
- D. The Contractor acknowledges that the Project is located within an active residential neighborhood and shall conduct all operations in a manner that minimizes disruption to adjacent properties, residents, and the general public.

5.11. CHANGE ORDERS

The final cost of each project may not exceed the cost listed in the Bid Tabulation Form. The final completion date of the project shall not exceed the stated completion date. Only the URA and PHDC, in writing to the Contractor, may increase the total project cost through a change order, subject to URA Board of Directors approval (if required) and/or change the project's final completion date.

5.12. LIQUIDATED DAMAGES

Substantial or unreasonable delays in response times, estimated time, or non-adherence thereto, in addition to any failure to meet project schedule deadlines or otherwise fail to comply with the terms and conditions of the contract shall constitute cause for the assessment of liquidated damages. Such damages shall be assessed on a per project basis based on pre-scheduled uses of the project, projected lost revenues, cost of alternative space, opportunity costs, etc.

5.13. TIME IS OF THE ESSENCE

Time is of the essence for this contract. Non-adherence to the stipulated start and completion dates or failure to supply requested documentation in a timely manner for the proper progress of the work may be cause for immediate cancellation of this contract in addition to any other remedies available to the URA in law or equity.

5.14. GUARANTEE/WARRANTY

The Contractor shall, at his cost, replace any work, materials or equipment furnished and installed by him under this contract which develops defects, except from vandalism or unusual wear and tear, within twelve (12) months from the date of the final acceptance of the work for each project. If additional warranties of specific materials and systems will be required of the Contractor on a per project basis it will be so noted in the URA's specifications. Please note that in some cases, warranty periods may commence prior to final inspection, pursuant to issuance of certificate of substantial completion.

5.15. GENERAL INSTALLATION REQUIREMENTS

Installation shall be of a quality not less than is accepted as industry standard for any trade covered herein.

5.16. TESTING

Testing of materials may be required by the URA and PHDC. Any material or equipment, which is found to be defective during the tests, shall be removed and replaced with new by the Contractor at no additional cost to the URA and PHDC.

STORAGE OF MATERIALS AND EQUIPMENT

- A. The Contractor will be required to store all material and equipment in a location, which will not interfere with the normal operations of other contractors or employees of the URA and PHDC, and in a manner which will afford such item's maximum protection. The URA and PHDC will not guaranty the security of nor be responsible for loss, damage or theft of stored materials or equipment in a URA facility or on URA land. Security of materials and equipment is the

Contractor's responsibility. The Contractor shall replace such items, as required, at Contractor's own expense.

- B. When URA and PHDC owned equipment is removed from any part of the building it shall be taken down with due care in a workmanlike manner, the parts shall be marked for identification, and the whole shall be stored safely and separately by the Contractor. Subject to further orders of the URA and PHDC, the Contractor may be directed to transport the material directly to a URA storage area.
- C. At the end of each project, a list of all URA owned equipment in the possession of the Contractor shall be sent to the URA, at the sole expense of Contractor.

5.17. PROTECTION OF WORK

- A. This Contractor shall be held responsible for the protection of the general public as well as URA and PHDC personnel during construction. Appropriate protection shall include but not be limited to erection of barricades, screens, or other such enclosures/precautions to protect other portions of the site or building from dust, fumes and all other construction debris within the construction area.
- B. Protection of all work prior to the final acceptance is also the Contractor's responsibility. Contractor shall repair or replace any work damaged before final acceptance at Contractor's sole expense.

5.18. RESTORATION AND MAINTENANCE OF SURFACES

- A. The Contractor shall adequately protect adjacent work, existing or new. Contractor shall restore all materials including site paving, other site improvements, landscaping, exterior building components and surfaces, interior building components, equipment and surfaces which may have been damaged through Contractor's activities to a condition equal to that before work began, furnishing all labor and material required at Contractor's sole cost.
- B. During the installation, removal, repair, or maintenance of equipment under this contract, it may be necessary for the Contractor to move, remove, or relocate signs, fences, barriers, or other objects in order to gain access to existing equipment or to the proposed equipment site. The Contractor shall perform such duties at no additional charge and shall restore the site to its original condition.

5.19. CUTTING, FITTING AND PATCHING

- A. The Contractor shall do all cutting and fitting of all work that may be required to make the related parts come together properly to receive or be received by other parts of the work. Contractor shall also do such patching of related parts and assemblies that may be required as a result of cutting and fitting work.

- B. Contractor shall not endanger the stability of existing structures or any part thereof by cutting, digging or other operations. Contractor shall not cut or alter any structural components in any way save with the written consent of the URA and PHDC.
- C. All patching shall be performed by skilled labor in the trade that originally erected the work. Patching shall be performed so as to restore any parts to their original condition prior to the work or better. All patching shall be performed to the satisfaction of the URA and PHDC.

5.20. CLEANUP OF PREMISES AND EQUIPMENT

The Contractor shall not allow waste material or rubbish caused by work under this contract to accumulate in or about the premises but shall promptly and thoroughly remove rubbish and tools daily from the site including immediate work area, equipment and scaffolding. The stockpile of stored material must be maintained in an orderly condition. Upon final completion, Contractor shall leave the site thoroughly cleaned and ready for use. The URA and PHDC may remove rubbish or perform cleanup at any time and deduct the URA's and PHDC's costs from the Contractor's final payment.

The Contractor shall bear all responsibility, legal or otherwise, for the environmentally safe disposal of construction debris, rubbish, and waste material. Special disposal of toxic materials and/or equipment should be specifically addressed in the Contractor's bid.

5.21. OVERTIME

Overtime, if applicable, may be charged, but in no instance shall the payment of overtime cause the total cost of the project to exceed the cost stated in the Bid Tabulation Form.

5.22. [RESERVED]

5.23. ADDITIONAL TERMS

- A. The URA and PHDC may, at its discretion, supply some or all materials required by the Contractor. Quantity estimates for said material will be the responsibility of the Contractor.
- B. Reserved.
- C. At the URA's and PHDC's request, the Contractor shall provide satisfactory verification (i.e., certification, employment history) of tradesperson's experience and abilities. The inability to do this shall be grounds for that tradespersons removal from participation in the work on URA and PHDC projects. Contractor shall remove and replace said tradespersons at no cost or expense of the URA and PHDC. Should the Contractor fail to remove said individual from URA and PHDC projects when so requested by the URA and PHDC, the URA and PHDC reserves the right to immediately terminate this contract.

5.24. STEEL PRODUCTS

In accordance with Act 3 of the 1978 General Assembly of the Commonwealth of Pennsylvania, approved March 3, 1978, if any steel products are to be used or supplied in the performance of the contract, only steel products produced in the United States of America, as defined therein, shall be used or supplied in the performance of the contract.

5.25. [RESERVED]

5.26 COMMUNITY DEVELOPMENT BLOCK GRANT (“CDBG”) REQUIREMENTS

All or part of the contract is to be paid using funds received by URA from the United States Department of Housing and Urban Development (“HUD”) under the federal Community Development Block Grant (“CDBG”) program and/or the FY 2022 Choice Neighborhood Implementation Grant Program (“Choice”), therefore the following terms apply:

- a. In the performance of its obligations under this Agreement, Contractor shall carry out each activity described herein in compliance with all Federal laws and regulations described in Subpart K of 24 CFR Part 570 except for the items set forth in 24 CFR §570.503 (b)(5)(i) and (ii).
- b. In the performance of its obligations under this Agreement, Contractor shall comply with all applicable uniform administrative requirements as described in 24 CFR § 570.502.
- c. Contractors shall use the Proceeds only as provided for in this Agreement for activities which are eligible uses for CDBG funds in accordance with 24 CFR Part 570, Subpart C.
- d. Contractor shall comply with the provisions of the federal Fair Housing Act (42 U.S.C. § 3601 et seq.) (the “FHA”) prohibiting discrimination because of race, color, religion, sex, national origin or familial status in the sale, rental or financing of housing or the provision of brokerage services. Borrower shall incorporate in any subcontracts which may be permitted under the terms of this Agreement a requirement that said subcontractors also comply with the provisions of the FHA.
- e. To the extent applicable, Borrower shall comply with:
 - i. Copeland “Anti-Kickback” Act (18 U.S.C. §874) as supplemented in Department of Labor Regulations (29 CFR Part 3);
 - ii. Davis-Bacon Act (40 U.S.C. § 3141 et seq.) as supplemented by Department of Labor Regulations (29 CFR Parts 1, 3, 5, 6, and 7), and the Housing and Community

- Development Act of 1974 (40 U.S.C. § 5301 et seq.) for all construction contracts in excess of Two Thousand Dollars (\$2,000.00) when required by Federal grant program legislation;
- iii. Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3701-3708) as supplemented by Department of Labor Regulations (29 CFR Part 5) for construction contracts in excess of One Hundred Thousand Dollars (\$100,000.00);
 - iv. requirements and regulations of HUD pertaining to patent rights with respect to any discovery or invention which arises or is developed in the course of or under this agreement and with respect to copyrights and rights in data;
 - v. all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act (42 U.S.C. §1857(h)), Section 508 of the Clean Water Act (33 U.S.C. §1368), Executive Order 11738, and Environmental Protection Agency Regulations (40 CFR Part 15); and
 - vi. mandatory standards and policies relating to energy efficiency which are contained in the State Energy Conservation Plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163).
- f. Contractor shall not request advances of Proceeds until funds are needed to pay for eligible costs. Each request for payment shall be limited to the amount needed.
- g. Contractor must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC § 8301, and all applicable rules and notices, as may be amended, if applicable to Contractor's performance of this Agreement. Pursuant to the Build America, Buy America Act (BABA) enacted as part of the Infrastructure Investment and Jobs Act (IIJA). Pub. L. 117-58, 41 U.S.C. 8301 note, the Federal Financial Assistance used to fund this infrastructure project is required to apply a domestic procurement preference (the "Buy America Preference" or "BAP") for all construction, alteration, maintenance, or repair of infrastructure, including buildings and real property, unless application of the BAP has been waived by HUD. Additional details on fulfilling the BABA requirements can be found at <http://www.hud.gov/hud-partners/baba>.
- h. Contractor shall certify compliance with BABA in the form of the Optional Buy America Preference Certification included as Appendix 3 to HUD Notice CPD-25-01, as the same may be amended or replaced.

- i. Borrower must comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§ 4821-4856), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. §§ 4851-4856), as supplemented by regulations at 24 CFR Part 570, where applicable.
- j. Contractor shall comply with all applicable requirements of the FY 2022 Choice Neighborhoods Implementation Grant Program Notice of Funding Opportunity (FR-6600-N-34), which the URA shall provide to the Contractor upon request.

6. SCOPE OF WORK

6.1. SCOPE OF WORK

The work consists of furnishing all labor, materials, equipment, supervision, permit, temporary protection and incidental necessary to complete exterior renovation, structural stabilization, and associated site improvement across fifteen (15) rowhouses; and full interior renovation of eight (8) privately owned units.

No.	Address	Scope of Work
1	2700 Bedford Avenue, Pittsburgh PA 15219	Demo: sidewalk, porch, rear porch, fence Exterior improvement: Porch front and rear, masonry repointing, roof and accessories, exterior door and window
	2702 Bedford Avenue, Pittsburgh PA 15219	Demo: Tree pit, sidewalk, porch, concrete deck and stair, remove rear wall and frame, full interior demo Exterior: shoring, repoint, relay and replace masonry brick, reframe rear veneer wall, foundation repair, door, window, roof and accessories, rear deck and stair, front porch and footing Interior: Full interior demo, new slab on grade, stair opening and framing, full architectural, structural, and MEP
	2704 Bedford Avenue, Pittsburgh PA 15219	Demo: sidewalk, porch, rear porch, fence Exterior improvement: Porch front and rear, masonry repointing, relay and replacement, roof and accessories, exterior door and window, sandstone foundation replace with CMU
	2706 Bedford Avenue, Pittsburgh PA 15219	Demo: sidewalk, porch, rear porch, fence Exterior improvement: Porch front and rear, masonry repointing, relay and replacement, roof and accessories, exterior door and window, sandstone foundation replace with CMU
	2708 Bedford Avenue, Pittsburgh PA 15219	Demo: Tree pit, sidewalk, porch, concrete deck and stair, remove rear wall and frame, full interior demo Exterior: shoring, repoint, relay and replace masonry brick, reframe rear veneer wall, foundation repair, door, window, roof and accessories, rear deck and stair, front porch and footing Interior: Full interior demo, new slab on grade, stair opening and framing, full architectural, structural, and MEP
	2710 Bedford Avenue, Pittsburgh PA 15219	Demo: Tree pit, sidewalk, porch, concrete deck and stair, remove rear wall and frame, full interior demo Exterior: shoring, repoint, relay and replace masonry brick, reframe rear veneer wall, foundation repair, door, window, roof and accessories, rear deck and stair, front porch and footing Interior: Full interior demo, new slab on grade, stair opening and framing, full architectural, structural, and MEP
	2712 Bedford Avenue, Pittsburgh PA 15219	Demo: Tree pit, sidewalk, porch, concrete deck and stair, remove rear wall and frame, full interior demo

		<p>Exterior: shoring, repoint, relay and replace masonry brick, reframe rear veneer wall, foundation repair, door, window, roof and accessories, rear deck and stair, front porch and footing</p> <p>Interior: Full interior demo, new slab on grade, stair opening and framing, full architectural, structural, and MEP</p>
	2714 Bedford Avenue, Pittsburgh PA 15219	<p>Demo: sidewalk, porch, rear porch, fence</p> <p>Exterior improvement: Porch front and rear, masonry repointing, relay and replacement, roof and accessories, exterior door and window, sandstone foundation replace with CMU</p>
	2716 Bedford Avenue, Pittsburgh PA 15219	<p>Demo: sidewalk, porch, rear porch, fence</p> <p>Exterior improvement: Porch front and rear, masonry repointing, relay and replacement, roof and accessories, exterior door and window, sandstone foundation replace with CMU</p>
	2718 Bedford Avenue, Pittsburgh PA 15219	<p>Demo: sidewalk, porch, rear porch, fence</p> <p>Exterior improvement: Porch front and rear, masonry repointing, relay and replacement, roof and accessories, exterior door and window, sandstone foundation replace with CMU</p>
	2720 Bedford Avenue, Pittsburgh PA 15219	<p>Demo: sidewalk, porch, rear porch, fence</p> <p>Exterior improvement: Porch front and rear, masonry repointing, relay and replacement, roof and accessories, exterior door and window, sandstone foundation replace with CMU</p>
	2722 Bedford Avenue, Pittsburgh PA 15219	<p>Demo: sidewalk, porch, rear porch, fence</p> <p>Exterior improvement: Porch front and rear, masonry repointing, relay and replacement, roof and accessories, exterior door and window, sandstone foundation replace with CMU</p>
	2724 Bedford Avenue, Pittsburgh PA 15219	<p>Demo: Tree pit, sidewalk, porch, concrete deck and stair, remove rear wall and frame, full interior demo</p> <p>Exterior: shoring, repoint, relay and replace masonry brick, reframe rear veneer wall, foundation repair, door, window, roof and accessories, rear deck and stair, front porch and footing</p> <p>Interior: Full interior demo, new slab on grade, stair opening and framing, full architectural, structural, and MEP</p>
	2726 Bedford Avenue, Pittsburgh PA 15219	<p>Demo: Tree pit, sidewalk, porch, concrete deck and stair, remove rear wall and frame, full interior demo</p> <p>Exterior: shoring, repoint, relay and replace masonry brick, reframe rear veneer wall, foundation repair, door, window, roof and accessories, rear deck and stair, front porch and footing</p> <p>Interior: Full interior demo, new slab on grade, stair opening and framing, full architectural, structural, and MEP</p>
	2728 Bedford Avenue, Pittsburgh PA 15219	Full interior and exterior rebuild

6.1.1. SEQUENCE OF WORK

The scope of work is for extensive renovation of fifteen (15) attached two-story single-family rowhouse, including full porch reconstruction, rear stoop/stair reconstruction, site improvements, structural and selective structural repairs, foundation work, and interior work where noted. Work must maintain structural stability of the continuous rowhouse block at all times.

The contractor is required to perform work in coordinated phases across the entire block to minimize disruption to occupied units and maintain lateral stability. Temporary shoring/bracing of walls, floor, and roof is required where demolition or structural work occurs. All works should follow the drawings and project manual.

Scope of work including the following: Mobilization & Site preparation; Selective demolition & Site Clearing; Foundation & Structural repair/reinforcement; Exterior envelope & porch/stoop reconstruction; site work and landscaping; interior structural, finishes, and MEP rough-in; final cleanup, inspection, and closeout.

6.2. REFERENCE DOCUMENT

Reference Documents

For detailed Scope of Work and Specifications, please see the following attachments:

Drawing set: Rowhouse Renovation – 2700 -28 Bedford Avenue, Pittsburgh, PA 15219

2700-2728 Bedford Avenue Project Manual

Bedford Avenue ACM Report

Geotechnical Review Report

7. BID TABULATION FORM

TO: Urban Redevelopment Authority of Pittsburgh
412 Boulevard of the Allies, Suite 901
Pittsburgh, PA 15219

To Whom It May Concern:

- 1) The undersigned, having familiarized himself/herself/themselves/itself with the existing conditions of the project area affecting the cost of the work, and with the Bid Documents, and Contractor hereby affirms that it has read each and every clause in the Bid Documents and fully understands the meaning of each, and hereby agrees to will comply with the terms, covenants and agreements set forth. “Bid Documents” as used in this form shall include, but are not limited to the following:
 - a) Instructions to Bidders
 - b) General Terms and Conditions
 - c) Construction Terms and Conditions
 - d) Scope of Work
 - e) Bid Tabulation Form
 - f) Non-Collusion Affidavit of Prime Bidder
 - g) Statement of Contractor’s Qualifications
 - h) Construction Documents
 - i) Project Manual
- 2) Security in a sum equivalent to five percent (5%) of the amount of the bid in the form of _____, is submitted herewith in accordance with the Instruction to Bidders.

7.1 ALLOWANCES

Contractor shall include the following allowances in schedule of values. An allowance value includes cost of equipment or item specified, tax, and applicable freight, with specified contractor markup for overhead/profit. Allowance values do not include installation, which should be accounted elsewhere in contractor bid. All products specified as allowance may be substituted by owner for another product of same type, subject to allowance value.

- Kitchen Cabinets: \$31,000, this value is based upon actual pricing for the specified wolf cabinets.
- Kitchen countertops: \$16,700 for approximately 212 square feet of countertop and backsplash.
- Appliances: \$30,000 for appliances. For purchase, delivery, minimum one year warranty. Include installation in base bid.
 - 30" side by side refrigerator
 - Over the range microwave / hood (circulating)
 - Dishwasher
 - Range (gas) with oven
 - Stacked laundry (electric dryer)
- Basement concrete, in eight units, a total of 3,200 sf for footers, plumbing, drainage, and as directed by architect.
- Flooring: \$4/sf product cost
- Bathroom vanities: \$5,600 for eight

7.2 UNIT PRICES

Contractor shall include the following unit prices to be used as a basis for change or additional cost. A unit price value includes cost of all labor, material and equipment required to perform one unit of the specified work, including tax, applicable freight, and contractor markup for overhead/profit. Unit prices are not further marked up in any way.

- Window infill below front porch per WD2.
- Additional brick remove and re-lay (with no new brick required) per square foot
- Additional replacement brick required, per brick
- Demolish and rebuild existing foundation wall with CMU. Per block or per square foot. Separate pricing for above and below grade as applicable.
- New 24x10" concrete footer (in conjunction with foundation wall replacement)
- Basement concrete floor demolition and replacement per square foot
- Additional sidewalk replacement per square foot
- Framing: framing repairs beyond those specified in structural plans and elevations, including the following unit prices:
 - Floor or roof/ceiling framing repair:
 - Sister one joist up to 7'
 - Sister one joist 8'-14'
 - Replace one joist
 - Sheathing replacement with rate for half sheet or less, and full sheet
 - Exterior or party wall repair:
 - Sister one stud up to 4'
 - Sister, cut and partially replace, one stud up to 4'

- Sister one stud 5'-9'
- Replace one stud
- Sheathing replacement with rate for half sheet or less, and full sheet
- Reframe wall per linear foot, with and without sheathing
- Repair bilco steps curb. Demolish all loose material, pin, form and pour new 4" curb entire perimeter.
- Full redo of basement concrete steps and cheek walls with curb, no drain.
- Replace sewer line from house trap to curb. Including excavation, compacted fill, landscaping and sidewalks.
- Replace sewer line from curb to middle of street. Including excavation, compacted fill, and repaving.
- Replace electrical panel in an owner occupied unit. Including extending existing home runs as necessary. No interior rewire.

BID TABULATION FORM

Item Number	Description	Quantity	Unit	Unit Price	Cost
1.0 – General Requirements					
1	GENERAL CONDITIONS – General Requirements; Mobilization & Demobilization; Administrative and Managerial Costs; Builder’s Risk Insurance, Temporary Facilities including onsite offices, site security, waste management, utility disconnection, etc.	1	L.S.		
2	Bonds: Bid Bond, Performance Bond	1	L.S.		
3	Rodent extermination	1	L.S.		
4	Asbestos Abatement	1	L.S.		
5	Shoring and/or lateral bracing	1	L.S.		
2.0 – Demolition					
2.1 – Site Demo					
2.1.1	Demo Fences. See C101	1	L.S.		
2.1.2	Demo 6x14 front Porch. See C101	10	EA		
2.1.3	Demo sidewalk, prune tree, grade and replace sub-base per plan. See C101	1	L.S.		
2.1.4	Demo Bilco Door. See C101	3	EA		
2.1.5	Demo Street Trees. See C101	5	EA		
2.1.5	Demo wood porch floor. See C101	1	EA		
2.1.6	Demo Porch Slab. See C101	1	EA		
2.2 – Building Demo					
2.2.1	Demo Sandstone to footer	1	L.S.		
2.2.2	Rear Wall – Demo wall and frame. See AD203 and D7	1	L.S.		
2.2.3	Interior – Remove all contents, gut to studs. Remove interior wall and stair and cut new opening per plan; basement+First+Second. See AD 101- 6 and D1	1	L.S.		
2.2.4	Roof – Demo roof, flashing, mastic, sealant and damaged sheathing. See AD107 and D9	15	EA		
2.2.5	Demo chimney to below sheathing. See AD108 and C2	3	EA		
2.2.6	Demo chimney to foundation. See AD107 and C3	6	EA		
2.2.7	Demo door and window.	1	L.S.		
2.2.8	Remove all data and power wiring, satellite dishes, awnings, brackets, and fasteners, etc. from the wall. See AD203 and D10	1	L.S.		
3.0 – Renovation					
3.1 – Site					

3.1.1	New Tree Pit Cut-out. See C103 and C501	6	E.A.		
3.1.2	New Street Tree. See C103 and C501	6	E.A.		
3.1.3	Concrete sidewalk and curb. See C103 and C501	1	L.S.		
3.1.4	New wood picket fence between each property. See C103 and C502	15	E.A.		
3.1.5	New wood stoop and stair See A306 Rear Stoop Structural Details; F9 and PF12R keynotes	13	E.A.		
3.1.6	New concrete pad. See C103	12	E.A.		
3.1.7	New wood fence between each property. See C103 and C501	15	E.A.		
3.1.8	New wood gate with lath. See C103 and C501	15	E.A.		
3.1.9	Landscape-New grass. See C103 and C501	15	E.A.		
3.2 – Building Exterior					
3.2.1	Porch – rebuilt 6X14 one fl porch with post, column, roof, rail and all other elements. See A304 and A305 Porch details.	15	E.A.		
3.2.2	Foundation wall – scarp, point, fill gaps and parge inside and out. See S203 and A302 F1/F2 details	1	L.S.		
3.2.3	Demo Sandstone to grade and new 12” CMU fully grouted. See S203 and A302 F6 for details	1	L.S.		
3.3.4	Demo sandstone to footer and new 12” CMU with 24x10 footer. See S203 and A302-7 for details	1	L.S.		
3.3.5	Front wall: repoint all brick. See S201 and A302 detail R1	1	L.S.		
3.3.6	Front wall: Remove and re-lay brick. If needed, replace sheathing with ¾” plywood or 1x and add brick anchors before re-laying brick. See S201 and A302 Detail R3	1	L.S.		
3.3.7	Rear wall: Rebuild rear wall as platform-frame, 2x6 studs and veneer. See S203 and A302 detail R7	1	L.S.		
3.3.8	Rear eave: demolish and rebuilt rear eave per A302 detail 8 and detail 9; and A203 Rear proposed elevation	1	L.S.		
3.3.9	Parapet repair and extend: See S107 and A306 Detail R4	1	L.S.		
3.3.10	Demo header, replace with steel angle and soldier brick. See S203 R5 for details	1	L.S.		
3.3.11	Rebuild 2728 sidewall and front wall. See A302	1	L.S.		
3.3 – Building Interior					
3.3.1	Basement - New concrete slab on grade. See S101 and A302	8	E.A.		
	New 2x4@16” O.C. load bearing wall on 6x12” footer w/#4 ba. Supporting 1fl and 2fl stair opening	8	E.A.		
3.3.2	New stairwell opening including post and double 2x8 and new 2x8@16” o.c. See S101-6.	8	E.A.		
3.3.3	2728: frame floor joist 2x8 @ 16” o.c. as per S101-6 and framing detail	1	L.S.		

3.3.4	Selective framing 2x8 at 16" o.c. see S101-6	1	L.S.		
3.3.5	Frame party wall: Repair and/or replace per specification and A301 Frame Party Wall Section detail	1	L.S.		
3.3.6	Interior double wythe party wall repair	1	L.S.		
3.3.7	Roof Sheathing: 5/8" nominal Advantech or plywood	1	L.S.		
3.3.8	Wall Sheathing: 1/2" nominal OSB or plywood	1	L.S.		
3.3.9	Floor Sheathing: 3/4" nominal Advantech or T&G plywood	1	L.S.		
3.3.10	Wall Assembly: 2x4/2x6 partition framing. See wall assembly A103-7	1	L.S.		
3.3.11	Gypsum board walls: hang, tape, and finish level 4. A103-7	1	L.S.		
3.3.12	Gypsum board Ceilings. See ceiling plan A111-14	1	L.S.		
3.3.13	Paint: Wall, ceiling, door & trim, and baseboard. See A502 and Manual	1	L.S.		
3.3.14	Finish floor: CPT, LVP, and CRT. See plans and A502	1	L.S.		
3.4 – Roof					
3.4.1	Replace roof with Carlisle 60 mil EDPM membrane on all 15 properties. See S108	15	E.A.		
3.4.2	2728: New 2x8 @16" o.c. rafter and 2x6 @ 16" o.c. joist	1	L.S.		
3.4.3	Rear roof reconfiguration and repair including framing, gutter, soffit and fascia, and downspout. See 107-108 and A302 9 Proposed detail	1	L.S.		
3.5 – Door and Window					
3.5.1	Type A fiberglass door, frame and hardware. See A501 and A503	15	E.A.		
3.5.2	Type B fiberglass door, frame and hardware. See A501 and A503	16	E.A.		
3.5.3	Type C Rear Basement door, frame and hardware. See A501 and A503	6	E.A.		
3.5.4	Type D Interior door, frame and hardware. See A501 and A503	56	E.A.		
3.5.5	Type E interior sliding door, frame and hardware. See A501 and A503	16	E.A.		
3.5.6	Aluminum storm door. See A501 and A503	30	E.A.		
3.5.7	Type DH window. See A501 and A503	92	E.A.		
3.5.8	Type PICT window. See A501 and A503	15	E.A.		
3.5.9	Glass Block. See A501 and A503	5	E.A.		
3.5.10	Baseboard: 4" baseboard per A503 1				
3.6 – Kitchen and Bath – Allowance					
3.6.1	Kitchen cabinet Type A and Type B per A601 and Project Manual. Allowance for cabinet and countertop	8	E.A.		

3.6.2	Bathroom Type A and Type B per A601	8	E.A.		
3.7 – Fixtures – Allowance					
3.7.1	Kitchen. See A502 Fixture Schedule	1	L.S.		
3.7.2	Bathroom. See A502 Fixture Schedule	1	L.S.		
3.7.3	Bedroom/closet. See A502 Fixture Schedule	1	L.S.		
3.7.4	Pantry. See A502 Fixture Schedule	1	L.S.		
3.7.5	Laundry. See A502 Fixture Schedule	1	L.S.		
3.8– MEP					
3.8.1	New HVAC equipment per specification. See M101	8	E.A.		
3.8.2	Duct work, dampers, registers, exhaust, circulating range, and thermostat etc. see M101-M106	1	L.S.		
3.8.3	Testing and commissioning	1	L.S.		
3.8.5	New 40 gallon heat-pump water heater. See P101	8	E.A.		
3.8.6	New sanitary, vent, and storm lines. See P101 - 6	8	E.A.		
3.8.7	New copper water service and all PEX distribution See P101 - 6	1	L.S.		
3.8.8	Lateral CCTV and lateral connection.	1	L.S.		
	Electrical work per E107-12				
3.8.9	New light fixtures, ceiling fans, switches, and wiring. See E101-106	1	L.S.		
3.8.10	Lighting fixtures per A502	1	L.S.		
TOTAL BID					

To be used when the Bidder is a Sole Proprietorship

IN WITNESS WHEREOF, the undersigned Bidder has hereunto subscribed her/her name on this _____ day of _____, 20_____, at _____.

(Witness) _____ (Signed)

(Business Address)

(City)

(Fill out the following when the Sole Proprietorship is doing business under a fictitious or assumed name.
Otherwise, leave blank.)

The sole proprietorship is doing business under the fictitious or assumed name of _____ and (has, has not) registered under the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945, P.L. 967, as amended, 54 P.S. sec. 28.1 et seq.

To be used when the Bidder is a Partnership

IN WITNESS WHEREOF, the undersigned Bidder has hereunto subscribed her/her name on this _____ day of _____, 20_____, at _____.

(Witness) _____ (Signed)

(Witness) _____ (Signed)

(Business Address)

(City)

I, a partner of _____, the partnership named as Bidder herein, certify that the following are the names and addresses of all the partners of said partnership.

Name _____	Name _____
Address _____	Address _____
City _____	City _____
Name _____	Name _____
Address _____	Address _____
City _____	City _____

(Witness) _____ (Signed)

* If the Bidder is a partnership, the Bid and Contract must be signed in the name of the partnership by at least two (2) general partners, and the names and address of all the partners must be listed on the above Certificate. If there is only one (1) general partner, this certificate can be signed by the sole general partner.

(Fill out the following when the Partnership is doing business under a fictitious or assumed name. Otherwise, leave blank.)

The Partnership is doing business under the fictitious or assumed name of _____ and (has/ has not) registered under the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945, P.L. 967, as amended, 54 P.S. sec. 28.1 et seq.

To be used when the Bidder is a Corporation

IN WITNESS WHEREOF, the undersigned Bidder has hereunto subscribed her/her name on this _____ day of _____, 20_____, at _____.

_____ is a corporation organized and existing under the laws of the State of _____ with its principal place of business at _____,

(Street Address) (City) (State)

Pennsylvania corporation, (has, has not) been granted a certificate of authority to do business in Pennsylvania as required by the Pennsylvania Business Corporation law, approved May 5, 1933, P.L. 364, as amended, 15 P.S. sec. 2005 et seq.

(SEAL) _____
(Corporate Name)

And, if a non-Attest:

By _____

Title _____

CORPORATION CERTIFICATE

I, _____, certify that I am the (Secretary, Assistant Secretary) of the corporation named as Bidder herein; that _____ who signed this Bid on behalf of the Corporation was then _____ of said corporation; that I know his/her signature and his/her signature thereto is genuine; and that said Bid was duly signed, sealed and attested in behalf of said corporation by authority of its governing body.

(SEAL) _____
(Secretary, Assistant Secretary)

* If the Bidder is a corporation, the Bid and the Contract must be executed in the Corporation's correct corporate name by a corporate officer with authority to make binding agreements for the Corporation, and the above Certificate must be executed by the Secretary or Assistant Secretary.

(Fill out the following when the Corporation is doing business under a fictitious or assumed name. Otherwise, leave blank.)

The Corporation is doing business under the fictitious or assumed name of _____ and (has/ has not) registered under the Fictitious Names Act of Pennsylvania, namely the Act of May 24, 1945, P.L. 967, as amended, 54 P.S. sec. 28.1 et seq.

8. NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

State of _____

County of _____

- 1) He/She/They is (owner, partner, officer, representative, or agent) of _____, the Bidder that has submitted the attached Bid;
- 2) He/She/They is fully respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
- 3) Such Bid is genuine and is not a collusive or sham Bid;
- 4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Urban Redevelopment Authority of Pittsburgh or any person interested in the proposed Contract; and
- 5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Signed)

(Title)

Subscribed and sworn to before me this

_____ day of _____, 20_____

My commission expires _____

9. STATEMENT OF CONTRACTOR'S QUALIFICATIONS

PLEASE
NOTE:

All questions must be answered, and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information he/she desires.

1. Name of Bidder:
2. Federal Tax Payer Identification Number:
3. Phone Number:
4. Permanent Main Office Address:
5. Date of Organization:
6. Check Type of Organization:
Sole Proprietorship _____ Partnership _____ Corporation _____
 - a. If a corporation, where incorporated:
7. How many years have you been engaged in the contracting business under your present firm or trade name?
8. Contracts on hand:
(Schedule these, showing the amount of each contract and the owner, the owner's phone number and the approximate anticipated dates of completion.)
9. Describe the general character of work performed by your company.
10. Have you ever failed to complete any work awarded to you?
 - a. If so, where, and why?
11. Have you ever defaulted on a contract?
 - a. If so, where, and why?

12. List the more important contracts recently completed by your company, stating the owner, the owner's phone number, the approximate cost for each, and the month and year completed.

13. List your major equipment available for this contract.

14. Cite experience in work similar in kind and scope to this contract.

15. List background and experience of the principal members of your organization including the officers.

16. Credit Available:

17. Provide a bank reference:

18. Will you, upon request, fill out a detailed financial statement and furnish any other information that may be required by the Urban Redevelopment Authority of Pittsburgh?

19. Do you have an Affirmative Action Program that meets the requirements of the Equal Employment Opportunity section of General Conditions, Part II?

20. Do you have a written Affirmative Action Plan, outlining your Affirmative Action Program, that will be made available to the Urban Redevelopment Authority of Pittsburgh upon request?

21. If you do not presently have such a Program and Plan, will you agree to establish a program and provide a plan, if requested by the Urban Redevelopment Authority of Pittsburgh?

22. Does your Affirmative Action Program actively support the training of minority group persons in the trade classifications which will be used in the execution of the contract?

23. Do all subcontractors proposed to be used in the execution of the contract have Affirmative Action Programs which could be outlined in written Affirmative Action Plans if requested by the Urban Redevelopment Authority of Pittsburgh?

24. Have you ever been denied an award of a contract or ever had funds withheld from your firm for failure to comply with the Federal Equal Employment Provisions required by Executive Order No. 11246 of the Commonwealth of Pennsylvania Affirmative Action Provisions required by Executive Order 1988-1?

25. List all of the Parties of Interest in the Business Entity and the extent of their respective interest and, in the event of any other parties have a beneficial interest, their names and the extent of such interest.

26. For all Parties of Interest identified in No. 25, provide for each, the names of any contracting firms for which they ever had a beneficial interest and further state whether the contracting firm ever defaulted on a contract (and if so, where, and why), whether the contracting firm ever failed to complete any work awarded to it (and if so, where, and why), and whether the contracting firm ever filed for bankruptcy.

The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the Urban Redevelopment Authority of Pittsburgh in verification of the recitals comprising this Statement of Contractor's Qualifications.

Dated this _____ day of _____, 20 _____.

(Name of Bidder)

Title _____

State of _____

County of _____

_____ being duly sworn depose and says that he/she is
_____ of _____
and that the answers to the foregoing questions and all statements therein contained are true and correct.

Subscribed and sworn to before me this _____ day of _____, 20 _____.

(Notary)

My commission expires _____

ATTACHMENT A: DAVIS-BACON WAGE RATES

"General Decision Number: PA20260012 01/09/2026

Superseded General Decision Number: PA20250012

State: Pennsylvania

Construction Type: Residential

County: Allegheny County in Pennsylvania.

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

Modification Number	Publication Date
0	01/02/2026
1	01/09/2026

BRPA0009-039 12/01/2022

	Rates	Fringes
BRICKLAYER.....	\$ 36.99	24.67

CARP0142-004 06/01/2023

	Rates	Fringes
CARPENTER (Including Drywall Hanging and Asphalt Roofing).....	\$ 32.29	15.27

CARP1759-007 06/01/2017

	Rates	Fringes
SOFT FLOOR LAYER.....	\$ 33.01	16.45

* ELEC0005-013 12/26/2025

	Rates	Fringes
ELECTRICIAN.....	\$ 28.85	22.47

ELEV0006-004 01/01/2025

	Rates	Fringes
ELEVATOR MECHANIC.....	\$ 61.07	38.435+a+b

FOOTNOTE:

A. Employer contributes 8% of regular hourly rate as vacation pay credit for employees with more than 5 years of service, and 6% for 6 months to 5 years of service.

B. Eight Paid Holidays (provided employee has worked 5 consecutive days before and the working day after the holiday): New Year's Day; Memorial Day; Independence Day; Labor Day; Veteran's Day; Thanksgiving Day and the Friday after Thanksgiving Day, and Christmas Day.

IRON0003-006 06/01/2023

	Rates	Fringes
IRONWORKER, ORNAMENTAL.....	\$ 38.89	34.54

 PLUM0027-005 06/01/2023

	Rates	Fringes
PLUMBER.....	\$ 48.65	25.47

 SHEE0012-006 07/01/2018

	Rates	Fringes
Sheet metal worker Excluding HVAC Duct Work....	\$ 19.49	10.08

 SUPA2003-001 10/31/2003

	Rates	Fringes
Drywall Finishers.....	\$ 15.08	3.40
Laborers, Unskilled.....	\$ 12.70	2.12
PAINTER (Brush and Roller).....	\$ 15.90	4.35
PLASTERER.....	\$ 18.20	5.16
Power equipment operators: (Backhoe).....	\$ 17.34	4.06
Roofer (Excluding Asphalt Roofing).....	\$ 18.70	5.19
Sheet Metal Worker (HVAC Duct Only).....	\$ 16.00	3.08

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

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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>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between

January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.30 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 2025. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

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) (iii)).

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

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate 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. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the

collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the 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. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

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

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

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

Regarding any other wage determination matter such as

conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail 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 an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail 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 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.

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END OF GENERAL DECISION"