



**Request for Proposal (RFP)**

**RFP P19-0063**

**February 26, 2019**



**12 NEW COMMERCIAL  
DOORS with SIDELITES**

*Briarwood Apartments  
DeKalb Illinois*

**THE HOUSING AUTHORITY OF THE COUNTY OF DEKALB**  
**REQUEST FOR Proposal (RFP) RFP-P19-063**

**12 New Commercial White Doors with Sidelights Project**  
**February 26, 2019**

PROJECT: 12 New Commercial White Doors with Sidelights at Briarwood Apartments location at 3345 Resource Parkway DeKalb IL 60115. These will replace the front and rear doors on each of the 6 buildings.

Briarwood Apartments was built in 1994 as affordable housing. Briarwood Apartments consists of 48 apartments in 6 buildings – 16 one-bedroom apartments, 24 two-bedroom apartments and 8 three-bedroom apartments. Briarwood Apartments was built and maintains as affordable housing with income guidelines and remains consistent with the Housing Authority's mission of providing safe, decent and affordable housing opportunities. Briarwood Apartments accepts Housing Choice Vouchers participants.

**Quote Deadline is March 15, 2019**

The policy of the federal government and the Housing Authority of the County of DeKalb, DeKalb, IL (hereafter HACD) in acquiring retailers, contractors, manufactures and related professional services is to use a competitive proposal method of selection. A competitive proposal from retailers, contractors, manufactures lawfully engaged in the practice of those professions is here by solicited. An award shall be made to the offer whose proposal is deemed most advantageous to the HACD. Price and other factors shall be considered. All applicants shall submit to the HACD a Statement of Qualifications and Performance Data (on all proposals in excess of \$100,000). All applicants are required to comply with any and all attachments to this RFP. The services contemplated by the HACD for modernization are as follows:

Site visit is welcome. Please call the number below to inform Randy Bourdages when you are planning on visiting the site.

**Scope of Work:**

- Labor, Material, And Equipment to Furnish and Install the Following Items:
- Contractor to Remove (12) Door Openings and Reinstall New Commercial 451t Kawneer Bone White Door Package with Sidelites. Any and all substitutions must be approved by HACD prior to bid deadline.
- New Doors to Be 190 Style With 10" Bottom Rails.
- Doors to Have Standard Push/Pull Hardware with Keyed Alike Cylinders Inside and Outside of all Doors.
- All Sidelites To Be Divided in Half with Glass on Top and Panel on Bottom.
- All Glass to Be Low E 1" Oa Insulated with the Doorlites to have Internal White Muttons.
- Panels to Be Insulated. Doors to Have Closers,
- Thresholds, And Sweeps. Exterior of Frames To have Wood Jamb Extensions with White Break
- Metal to Cover Around the Perimeter.
- Shop Drawing shall be provided for approval
- Contractor to Reuse Existing Wood Trim Around Interior Perimeter.
- All Work Performed According to Federal, State, and Local Uniform Building Codes

- All Work to follow manufacturer installation specifications
- Tax Exempt
- All material and labor guaranteed one year

Work Included: Without limiting the generality of the foregoing included the following.

1. Field Measurement
2. Coordination
3. Clean-Up
4. Insurance Certificate as attached
5. Warranty of Construction as attached
6. We are Sales Tax Exempt
7. HACD will request references when contract is awarded.

Send To: Randy Bourdages  
 Capital Projects, Contracts & Procurement Manager  
 Housing Authority of the County of DeKalb  
 310 N 6<sup>th</sup> Street DeKalb IL 60115  
 Phone: 815-758-2692 Ext, 122 Cell: 815-739-0010 Fax 815-758-4190  
[rbourdages@dekcohousing.com](mailto:rbourdages@dekcohousing.com)

### Small Construction Warranties Exhibit

(a) In addition to any other warranties in this contract, the Contractor warrants, that work performed under this contract conforms to the contract requirements and is free of any defect in equipment, material, or workmanship performed by the Contractor or any subcontractor or supplier at any tier. This warranty shall continue for a period of **one year** from the date of final acceptance of the work.

(b) The Contractor shall remedy, at the Contractor's expense, any failure to conform, or any defect. In addition, the Contractor shall remedy, at the Contractor's expense, any damage to PHA-owned or controlled real or personal property when the damage is the result of—

- (1) The Contractor's failure to conform to contract requirements; or
- (2) Any defects of equipment, material, workmanship or design furnished by the Contractor.

(c) The Contractor shall restore any work damaged in fulfilling the terms and conditions of this clause. The Contractor's warranty with respect to work repaired or replaced will run for (one year unless otherwise indicated) from the date of repair or replacement.

(d) The Contracting Officer shall notify the Contractor, in writing, within a reasonable time after the discovery of any failure, defect or damage.

(e) If the Contractor fails to remedy any failure, defect, or damage within a reasonable time after receipt of notice, the PHA shall have the right to replace, repair or otherwise remedy the failure, defect, or damage at the Contractor's expense.

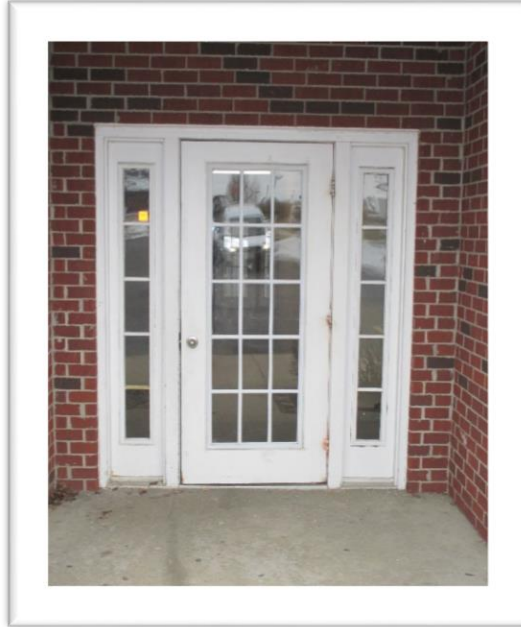
(f) With respect to all warranties, express or implied, from subcontractors, manufacturers, or suppliers for work performed and materials furnished under this contract, the Contractor shall, at the Contractor's expense.

- (1) Obtain all warranties that would be given in normal commercial practice;
- (2) Require all warranties to be executed in writing, for the benefit of the PHA; and,
- (3) Enforce all warranties for the benefit of the PHA.

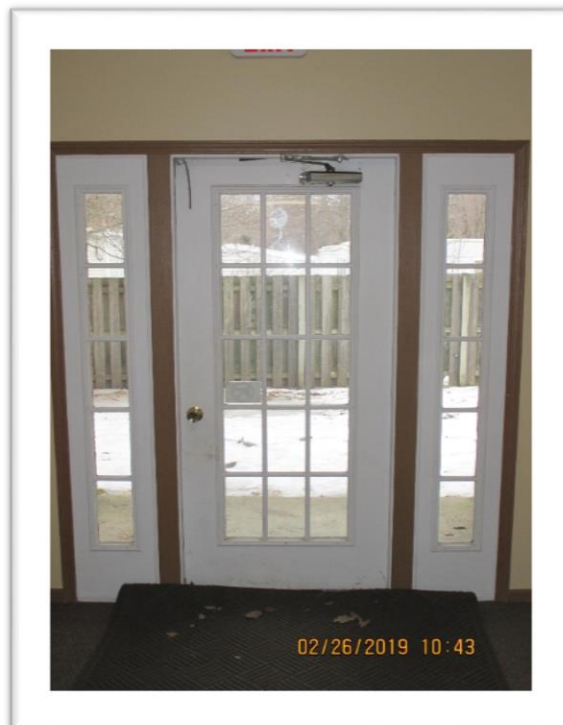
(g) In the event the Contractor's warranty under paragraph (a) of this clause has expired, the PHA may bring suit at its own expense to enforce a subcontractor's, manufacturer's or supplier's warranty.

~~Previous editions are obsolete Page 8 of 19 form HUD-5370 (11/2006) Replaces form HUD-5370-A ref Handbooks 7417.1 & 7485.3G (h) Unless a defect is caused by the negligence of the Contractor or subcontractor or supplier at any tier, the Contractor shall not be liable for the repair of any defect of material or design furnished by the PHA nor for the repair of any damage that results from any defect in PHA furnished material or design.~~

- (i) Notwithstanding any provisions herein to the contrary, the establishment of the time periods in paragraphs (a) and (c) above relate only to the specific obligation of the Contractor to correct the work, and have no relationship to the time within which its obligation to comply with the contract may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to its obligation other than specifically to correct the work.



*Current Exterior View*



*Current Interior View*



*Building Exterior*