



## Upcoming Bidding Opportunity

### **PENN LINCOLN APARTMENTS WILKINSBURG, PA**

P. J. Dick Incorporated (PJD), the Construction Manager / Constructor is re-soliciting bids for the Penn Lincoln Apartments Project located in Wilkesburg, Pennsylvania. Project is a mixed-use development that will occupy the corner of Penn Avenue and Center Street on the site between Penn Avenue and Taylor Way. The project will include the development of 41 units of PFHA Housing (51,444 gsf) and ground floor retail along Forward Avenue (11,857 gsf) for a total of 63,301 gsf. The residential component will include entry lobbies, support facilities, laundry and a community room.

Please note that the project is being funded utilizing various funding sources, several are listed below. The requirements for each of these funding sources vary and are being provided in the bidding documents. Bid shall include all costs to ensure that all requirements of these funding sources are met.

- Redevelopment Assistance Capital Program (RACP)
- Allegheny County Economic Development (ACED)
  - Allegheny County Economic Development Section 3
- Pennsylvania Housing Finance Agency (PHFA)

PJD is soliciting bids for all aspects of work, including the following individual Bid Packages:

- 03A – Cast-In-Place Concrete
- 03C – Cast Underlayment
- 04A – Masonry
- 05A – Structural Steel & Miscellaneous Metals
- 06A – Rough Carpentry / Wood Framing
- 06B – Millwork & Finish Carpentry
- 07A – Waterproofing
- 07B – Spray Insulation
- 07C – Roofing & Metal Wall Panels
- 07D – Joint Protection
- 08A – Doors, Frames and Hardware
- 08C – Overhead / Rolling Doors & Grilles
- 08D – Entrances, Storefronts & Curtain Walls
- 09A – GWB Assemblies/General Trades/Fireproofing/EIFS
- 09E – Carpet & Resilient Flooring
- 09H – Painting
- 10A – Information Specialties
- 10B – Interior Specialties
- 11B – Residential Equipment
- 12A – Window Treatments
- 12B – Manufactured Casework
- 14A – Elevators
- 14C – Facility Chutes
- 21A – Fire Suppression
- 22B – Plumbing
- 23A – Heating, Ventilating & Air Conditioning
- 26A – Electrical
- 31A – Earthwork & Site Utilities
- 31B – Ground Improvements
- 32A – Asphalt Paving
- 32C – Landscaping



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### **CONTRACT DOCUMENTS & BID FORM:**

The Contract Documents and Bid Form are available via SmartBidNet, by e-mailing Adam Cummins ([adam.cummins@pjdick.com](mailto:adam.cummins@pjdick.com)) to request the Invitation to Bid or by going to <https://pjdick.com/subcontractor-opportunities> for more information.

### **WAGE RATES:**

All bids shall include the Wage Determination that will be included in the Bidding Documents. Additionally, due to PJ Dick's Union Agreements, all Carpentry, Labor, Cement Finisher, Ironworker (rebar reinforcement installation only), and Operator work on the Project shall be performed by union tradespersons.

### **DIVERSE AND DISADVANTAGED BUSINESS ENTERPRISE PARTICIPATION:**

PJD is committed to maximizing the participation and development of Diverse and Disadvantaged Business Enterprises. Per the ACED guidelines, the project has established a goal of 13% MBE, 2% WBE, and 5% VOSB participation.

### **SCHEDULE MILESTONES:**

1. Documents to Be Issued: July 09, 2024
2. Bids Due: July 30, 2024, at 3:00 PM
3. Anticipated Construction Start Date: September 17, 2024
4. Anticipated Construction Completion Date: March 18, 2026
5. Anticipated Owner Occupancy Date: April 17, 2026

### **ALLEGHENY COUNTY ECONOMIC DEVELOPMENT FEDERALLY-FUNDED PROJECT:**

Compliance is required with the Davis-Bacon Act and other Federal Labor Standard Provisions; Title VI and other applicable provisions of the Civil Rights Act of 1964; the Department of Labor Equal Opportunity Clause (41 CFR 60 – 1.4); Section 109 of the Housing and Community Development Act of 1974; Executive Order 11625 (Utilization of Minority Business Enterprise); Executive Order 12138 (Utilization of Female Business Enterprise); in compliance with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990; the Allegheny County MBE/WBE Program enacted July, 1981, which sets forth goals of 13 percent Minority and 2 percent Female Business Enterprise; and the Allegheny County Ordinance #6867-12, setting forth goals of 5 percent Veteran-Owned Small Businesses.

Further, notice is hereby given that this is a Section 3 Project under the Housing and Urban Development Act of 1968, (as amended) and must to the greatest extent feasible, utilize lower income residents for employment and training opportunities and Section 3 Business concerns and all contracts and subcontracts for this project shall contain the "Section 3 Clause" as set forth in 24 CFR, Part 135.38. Moreover, compliance is required by the prime contractor and all subcontractors with the Federal General Conditions included in the contract documents between the County of Allegheny through its Department of Economic Development and the operating agency. These Federal General Conditions are to be incorporated by reference into all construction contracts between operating agency and contractor, contractor and subcontractor(s), and subcontractor(s) and lower tiered subcontractor(s).