

BID NOTICE FOR SUBCONTRACTORS

NORTHSIDE LOFTS, ALEDO, IL

Growth General Contracting, LLC (referred to as "General Contractor")

Project Location

205 N College Avenue
Aledo, IL 61231

Office

100 19th St., Suite 109
Rock Island, Illinois 61201

Phone

309-794-6711

Contact

Andrew Fisher, Construction Director

afisher@growthcorp.org

Date

March 30, 2026

See www.EconomicGrowthCorporation.com or www.Northside-Lofts.com
for Project drawings and specifications. Equal Opportunity Provider.

BID NOTICE FOR SUBCONTRACTORS

NORTHSIDE LOFTS

Aledo, Illinois

PROPOSAL DEADLINE: April 10, 2026, 3:00 p.m.
QUESTION SUBMISSION DEADLINE: April 10, 2026, 3:00 p.m.
AWARD ANNOUNCEMENT: **Within 45 days from April 10, 2026**

QUESTIONS:

Questions may be submitted prior to the Bidders' Meetings; however, no responses will be provided or circulated after the designated deadline. All questions must be submitted in writing to:

- **Contact Name:** Andrew Fisher, Growth General Contracting, LLC
- **Address:** 100 19th St., Suite 109, Rock Island, IL 61201
- **Phone:** (309) 794-6711
- **Email:** afisher@growthcorp.org

INTRODUCTION

Growth General Contracting, LLC invites bids from qualified subcontractors for the adaptive reuse and new construction of a former school building to create 30 rental housing units. The project includes repurposing the existing 3-story structure and constructing a new wing.

Trades Needed: Electrical, Painting, Plumbing, HVAC, Site Work, Paving, Carpentry, and related services.

Contractors may submit bids for individual scopes or multiple scopes. If subcontractors are included in your proposal, background documentation for each must be submitted without exception.

PROJECT LOCATION

Located in the Designated Historic District of downtown Aledo: **205 N. College Avenue, Aledo, IL 61231**

PROJECT OBJECTIVE

Redevelopment of a 38,450 SF building into 24 units, with an additional wing creating 6 more units. Unit mix includes: 2 Studios, 13 One-Bedroom Units, 14 Two-Bedroom Units. The building, originally constructed in 1922 and vacant since 2003, requires full replacement of mechanical, electrical, and plumbing systems, demolition of non-historic structures, and preservation of historic elements.

This is a historic, adaptive reuse project subject to oversight and approval by the National Park Service and the Illinois Department of Historic Preservation. All work must comply with applicable historic preservation standards and guidelines. Contractors should be aware that materials, methods, and scopes may be subject to review and must align with approved historic rehabilitation plans.

PROJECT SCOPE AND SPECIFICATIONS

The Project Scope and Project Specifications are the foundational documents referenced in all bids submitted under this Bid Notice. They can be viewed and downloaded from either www.EconomicGrowthCorporation.com or www.Northside-Lofts.com.

SCHEDULED TIMELINE

The following timeline has been established to ensure the achievement of the Project Team's Project objectives; however, it is subject to change at management's discretion.

1. **Start of Project: 6/1/2026 or before**
2. **Completion: 11/1/2027**

PROPOSAL REQUIREMENTS

1. PROPOSAL EXPECTATIONS

Contracts will be awarded based on alignment with project requirements. The General Contractor reserves the right to:

- Award contracts to multiple bidders
- Reject any bid or contract

2. DEADLINE TO SUBMIT PROPOSAL

All proposals must be received **no later than 5:00 PM on November 7, 2025** to be considered.

PROPOSAL SELECTION CRITERIA

Only bids received by the stated deadline will be considered. All timely submissions will be reviewed and evaluated based on the information provided in the proposal. In addition to cost and performance projections, the following criteria will be required and prioritized during the selection process:

1. Mandatory and General Requirements

Where applicable, all bids must comply with federal and State of Illinois laws and associated regulations.

A. Qualifications

Proposers must demonstrate the ability to provide qualified personnel with the necessary skills and experience to effectively execute the proposed services. This may be documented through corporate and individual resumes, as well as evidence of relevant project experience.

B. Historic Compliance

All proposals must reflect an understanding of the historic nature of the project. Contractors are required to comply with standards set forth by the National Park Service and the Illinois Department of Historic Preservation. This includes adherence to approved rehabilitation plans, preservation of historic elements, and use of historically appropriate materials and methods.

C. Prevailing Wage

In accordance with the Illinois Prevailing Wage Act (820 ILCS 130/), all laborers, workers, and mechanics must be paid prevailing wages for work performed on grant-funded projects. Compliance includes submission of weekly certified payrolls and timely billing by the 25th of each month.

More information: Illinois Department of Labor

D. Eligibility

Proposers must not be suspended, debarred, or otherwise ineligible to receive federal contracts.

E. Article X – Unlawful Discrimination Compliance

All proposers, their employees, and subcontractors must comply with applicable state and federal laws regarding nondiscrimination, sexual harassment, and equal employment opportunity, including but not limited to:

- Illinois Human Rights Act (775 ILCS 5/1-101 et seq.)

- Public Works Employment Discrimination Act (775 ILCS 10/1 et seq.)
- United States Civil Rights Act of 1964 (as amended) (42 USC 2000a–2000h-6)
- Section 504 of the Rehabilitation Act of 1973 (29 USC 794)
- Americans with Disabilities Act of 1990 (as amended) (42 USC 12101 et seq.)
- Age Discrimination Act (42 USC 6101 et seq.)

F. Build America, Buy America Act (BABA), enacted under the Infrastructure Investment and Jobs Act.

- a. This project is subject to the BABA. All materials used in the project, including iron, steel, manufactured products, and construction materials, must comply with domestic content procurement preferences.
- b. Contractors must ensure that:
 - i. All iron and steel products are produced in the United States.
 - ii. At least **55% of the cost of components** in manufactured products are of U.S. origin.
 - iii. Construction materials such as glass, fiber optic cable, engineered wood, drywall, and non-ferrous materials are sourced domestically.
 - iv. Documentation verifying compliance with BABA must be included in the proposal and be able to be provided during construction for reporting purposes. For more information, refer to IHDA's BABA guidance under Construction Compliance at <https://www.ihda.org/developers/dcrcomp/#toggle-id-2>
- c. Bidder must state they are familiar with all laws and regulations that may affect cost, progress, and performance of the work, including BABA requirements.

2. Ranking Criteria

Bids that meet the above requirements and comply with all applicable laws and regulations will receive preferred consideration. Additional factors include:

A. Performance History

Preference will be given to proposers with a documented history of delivering projects on time and within budget over the past five years.

B. Cost Effectiveness

Overall cost and value of the proposal will be heavily weighted in the evaluation.

BIDDER SUBMISSION FORMAT

Bidders must include the following in their submission, along with all required supporting documentation:

1. Completion of the provided Northside Lofts Bid Form. This form is required for tracking of BABA compliance.
2. Summary of Bidder Background
 - Bidder's Name(s)
 - Bidder's Address
 - Bidder's Contact Information (include preferred method of communication)
 - Legal Formation of Bidder (e.g., sole proprietor, partnership, corporation)
 - Date Bidder's Company was formed
 - Description of Bidder's Company, including:
 - Size
 - Range and types of services offered
 - Clientele
 - Bidder's Principal Officers, including:
 - Titles (e.g., President, Vice President, Owner, Co-Owner)
 - Length of time each officer has worked in their field of expertise
 - Federal Employee Identification Number (FEIN)
 - Evidence of Legal Authority to Conduct Business in Illinois
 - (e.g., Certificate of Good Standing from the Illinois Secretary of State)
 - Evidence of Certification as a Woman-Owned, Minority-Owned, or Veteran-Owned Business (if applicable)
 - Provide the same documentation for any subcontractors included in the proposal
 - Evidence of Established Track Record
 - Demonstrating experience in providing services and/or deliverables relevant to this notice
 - Organizational Chart
 - Showing key personnel who would provide services to the Project Team
3. Financial Information
 - Indicate whether the Bidder or its parent company (if applicable) has ever filed for bankruptcy or any form of reorganization under the bankruptcy code
 - Indicate whether the Bidder or its parent company (if applicable) has ever been sanctioned or is currently under investigation by any regulatory or governmental body
4. Proposed Outcome
 - Provide a summary of the timeline and scope of work to be completed
5. Proposed Services
 - List all equipment and services required for the Project
 - Provide detailed estimated costs for each item or service
 - Identify any equipment or services to be provided by subcontractors, with a brief explanation
 - List any accommodations, services, or space required from the Project Team, with a brief explanation

5. Cost Proposal Summary and Breakdown

- Provide a detailed list of all expected costs related to the proposed project
- Include a summary and explanation of any additional contributing expenses
- Present a summary of the total cost of the proposal

6. Licensing, Bonding, and Insurance

- Include appropriate licensure and certification for all proposed work
- Insurance will be required. Coverage shall include a minimum of:
 - Commercial General Liability Insurance
 - \$1,000,000 Each Occurrence Limit (Bodily Injury and Property Damage) \$2,000,000 General Aggregate per Project
 - \$2,000,000 Products & Completed Operations Aggregate
 - \$1,000,000 Personal and Advertising Injury Limit
 - Business or Commercial Automobile Liability Insurance
 - \$1,000,000 combined single limit per accident
 - Workers' Compensation and Employers' Liability Insurance
 - \$1,000,000 Each Accident; \$1,000,000 Each Employee for Injury by Disease; \$1,000,000 Aggregate for Injury by Disease
 - Excess or Umbrella Liability
 - \$1,000,000 Occurrence /aggregate
- The winning bidder must be a registered, licensed, and bonded contractor with the City of Aledo.
- Additional information is available upon request