

REQUEST FOR QUALIFICATIONS (RFQ)

General Contractor

Grace Manor II Apartments

Chicago, IL

Issued by: Grace at Jerusalem CDC in partnership with CP2 LLC

1. Introduction

Grace at Jerusalem CDC, in partnership with CP2 LLC, is seeking statements of qualifications from experienced General Contractors (GCs) for Grace Manor II Apartments, a transformative affordable housing and community health development in the North Lawndale neighborhood of Chicago.

This RFQ is issued in alignment with the City of Chicago's Draft Qualified Allocation Plan (QAP) requirements and aims to identify qualified GCs capable of delivering high-quality, cost-effective construction services in compliance with City and IHDA standards.

2. Project Overview

Grace Manor II Apartments is a new construction project that will deliver 123 units of affordable housing, retail space, and a community medical campus. The development includes:

- One 4-story buildings
- Site B: 4100–4124 W. 16th St. (30 units on 40,848 SF)
- TBD accessible units for mobility-impaired residents
- TBD units for hearing/visually impaired individuals
- Targeted Completion: Summer 2027
- Architect: Wheeler Kearns Architects
- Developer: Grace at Jerusalem CDC
- Developer Consultant: CP2 LLC

The project will include prevailing wage, M/WBE, Section 3 hiring goals, and sustainability requirements per City of Chicago and IHDA expectations.

3. Scope of Work

Selected GC will provide preconstruction services, cost estimating, value engineering, project scheduling, and full construction execution in compliance with:

- City of Chicago QAP guidelines
- Local building codes and zoning ordinances
- Section 3 and Davis-Bacon regulations
- MBE/WBE and Chicago residency requirements
- Sustainability and accessibility design standards

3A. Preliminary Construction Budget

The total development area for Grace Manor II Apartments spans approximately 85,806 square feet, divided into residential and commercial components:

- Residential Area: 40,848 square feet
- Estimated Construction Cost: Approx \$355/sf
- Commercial Area (white box delivery only): 44,958 square feet
- Estimated Construction Cost: Approx \$250/sf (Tenant improvements TBD)

(Subject to refinement during preconstruction and final design development)

4. Submission Requirements

Firms should submit a Statement of Qualifications including the following:

1. Company Information

- Legal name, address, contact info
- MBE/WBE/DBE certification(s), if applicable

2. Experience

- Comparable projects from last 5 years (including IHDA/City-funded)
- Affordable housing experience in Chicago
- Community-based developer collaboration
- City of Chicago General Contractor License

3. Key Personnel

- Resumes of key team members
- Organizational chart

4. References

- Minimum of 3 owner/client references

5. Legal/Financial Standing

- Bonding capacity, insurance, litigation history

6. Approach to Compliance

- History with Davis-Bacon, Section 3, M/WBE
- Safety record and EMR

5. Evaluation Criteria

Submissions will be evaluated based on:

- Relevant project experience
- Staff qualifications
- City of Chicago Compliance record (MBE/WBE, Section 3, etc.)
- Capacity and availability
- Community engagement approach
- Cost control and schedule adherence

6. Submission Instructions

Submit responses in PDF format to: Kim Jackson – kjackson@cp2re.com

Subject Line: RFQ Response – Grace Manor II Apartments – CP2 LLC

Deadline: June 2, 2025 close of business

Late submissions will not be accepted.

*Please include your availability to have an interview on Friday, June 6, 2025 From 10am - 3:00 pm.

7. Equal Opportunity

Grace at Jerusalem CDC and CP2 LLC are committed to diversity, equity, and inclusion in development and construction. Minority, Women-Owned, and Local Business Enterprises are strongly encouraged to respond.