



## **Harvest Homes II — General Contractor RFP**

### **Addendum/Clarification No.2**

**Date:** December 4, 2025

**Project:** Harvest Homes II

**Owner/Developer:** Harvest Homes II Apartments, LLC (the “Owner”)

**Issued by:** CP2 LLC, Development Consultant (on behalf of the Owner)

**To:** All Prospective Bidders

This Addendum clarifies and modifies the Request for Proposals (RFP) and all prior addenda. Where this Addendum conflicts with previously issued documents, this Addendum governs. All other requirements remain unchanged.

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### **1) Prevailing Wage Clarification**

- **Base Pricing:** Include Davis-Bacon wage rates for all applicable trades and classifications.
- **Alternate PW-1 (Pricing Alternate):** Provide a complete alternate using standard Prevailing Wage rates (e.g., Illinois Prevailing Wage Act rates) for the identical scope.
- Clearly identify the assumed wage determinations (publication/date) in both the Base and Alternate PW-1 and carry any related payroll burdens, insurances, and compliance costs consistently in each. Reference the City of Chicago ASTM standards.

### **2) Revised Bid Form — Three-Column Cost Breakdown**

The revised Bid Form now requires a three-column cost breakdown. Complete all columns and subtotals as shown on the revised form (no line items may be omitted). Prior instructions that referenced a different column structure are superseded.

At a minimum:

- **Column A — Core & Shell (Warm-Lit Shell)** (see Section 3 below for scope definition)

- **Column B — Interior/Tenant Improvements or Build-Out (as applicable to documents)**
- **Column C — Site/Civil/Utilities and Related Work**

If a column is not applicable to your scope, enter “N/A” and \$0, and do not reallocate costs between columns.

### **3) Core & Shell Definition — “Warm-Lit Shell” Conditions**

For pricing and scope alignment, Core & Shell shall represent Warm-Lit Shell conditions, meaning the base building is weather-tight, conditioned, and illuminated, with systems brought to tenant demarcation points. Unless shown otherwise in the contract documents, include the following:

#### **Inclusions (typical base building):**

- Completed building envelope: roof, exterior walls, storefronts/doors, insulation, and air/water barriers.
- Primary MEP/FP infrastructure installed and operational to tenant space demarcations:
  - **Electrical:** Service to tenant panel(s); general code-compliant lighting operational for base illumination.
  - **HVAC:** Base equipment installed and operational to serve shell; distribution to main open areas sufficient to condition the volume per code (final TI balancing/redistribution by others).
  - **Plumbing:** Mains and capped stub-outs to locations indicated; backflow, sleeves, and floor drains where shown.
  - **Fire Protection:** Mains and code-compliant shell coverage (final head layout for TI by others if required).
- Level, sealed concrete slab ready to receive TI finishes; required firestopping and penetrations complete.
- Life-safety systems (base building) active and code compliant.
- Base restrooms/MEP rooms.

**Exclusions (unless expressly shown in Core & Shell documents):**

- Interior partitions, ceilings (beyond code-required bulkheads/soffits), doors/frames/hardware within tenant areas.
- Tenant finishes, millwork, equipment, specialties, signage, and loose furnishings.
- TI-level MEP distribution beyond base provisioning and demarcations (e.g., final lighting layouts, devices, diffusers, low-voltage, controls unique to TI).
- Specialty systems unique to tenant/operations not indicated in base drawings.

Provide a short narrative with your bid describing any assumptions taken to meet “Warm-Lit Shell” conditions.

**4) Enterprise Zone & Sales Tax Exemption**

The project site lies within the City of Chicago Enterprise Zone 5 and is eligible for Sales Tax Exemption on qualified building materials. The Owner intends to apply for a Building Materials Exemption Certificate (BMEC).

**Pricing Instructions:**

- Assume the BMEC will be issued prior to purchase of qualified materials and exclude sales tax on those qualified materials from your Base Bid.
- Provide a schedule of assumed qualifying material categories and any items deemed non-qualifying (priced with tax).
- If procurement requires purchase prior to BMEC issuance, coordinate with Owner for direction; any differential shall be handled via change order in accordance with the Contract.

**5) Administrative**

- Use only the **Revised Bid Form (Three-Column)** dated [insert date on revised form].
- Acknowledge this Addendum on the Bid Form.
- Direct RFI's to: Jamin Nollsch [jnollsch@urbanworksarchitecture.com](mailto:jnollsch@urbanworksarchitecture.com) and Ann Nerona [ANerona@nhpfoundation.org](mailto:ANerona@nhpfoundation.org) CC: Kim Jackson, CP2 LLC — [kjackson@cp2re.com](mailto:kjackson@cp2re.com).