

INVITATION

The Land Reutilization Authority of the City of St. Louis ("Authority") will receive sealed bids for **BUILDING STABILIZATION, WELLSTON STATION, 6111 Dr. Martin Luther King Dr., St. Louis, Missouri** ("Project").

All bids are to be submitted pursuant to the terms and conditions in this Invitation, the Instructions to Bidders. The selected Bidder must be a qualified contractor licensed by the City of St. Louis. **The work required for the Project includes the preservation of the current facility through careful removal of existing material, in addition to the salvage and storage of indicated materials for re-use. The selective demolition shall include the complete replacement of the roof, structural repairs to the columns and trusses supporting the roof structure and repairs and restoration of exterior building elements, including slate siding, windows, trim, decorative elements, etc., and the painting of those elements. Temporary enclosure of the site during construction procedures shall also be included in the project. Interior work is limited to the installation of a handrail on a portion of the stairs from the first floor to the second floor. The current occupant will vacate the premises during the construction period and will resume operations upon completions of the project. See Specification Section 0103 for specific regarding protections required for the resumption of operations for that business., as required by the attached Contract and the identified Drawings, Construction Specifications and other Bid Documents (collectively, the "Contract Documents").** The Bidders will familiarize themselves with the Project site prior to submission of bids.

Bids will be received by the Authority at 1520 Market Street, Suite 2000, St. Louis, MO 63103, (Attention: Ms. Aminah T. Wright) until 3:00 P.M. local time on September 14, 2015 at which time and place all bids shall be publicly opened. Potential Bidders may obtain all Bid Documents from the Authority at the following address:
<https://www.stlouis-mo.gov/government/procurement.cfm>.

A pre-bid conference meeting will be held Wednesday, August 26, 2015 at 1:00 PM in the St. Louis Development Corporation Board Room, 1520 Market Street, (2nd floor). All questions asked during the pre-bid conference will be reduced to writing and written responses thereto will be circulated to all parties who have obtained copies of the Bid Documents from the Authority. All potential Bidders should attend and bring their major subcontractors to the pre-bid conference.

A Certified Check or bank draft, payable to the Authority, or a satisfactory Bid Bond, executed by the Bidder and an acceptable Surety, in an amount equal to five (5) percent of the bid, shall be submitted with each bid. The bid security must be held for at least thirty (30) calendar days, or until the Contract is awarded to the successful Bidder. The bid security of any unsuccessful Bidder shall be returned to the Bidder within fifteen (15) calendar days after the Authority rejects the applicable bid.

Attention is called to the fact that no less than the minimum wages and salaries, as set forth in the Bid Documents, must be paid on this Project, and that the participating contractors shall insure that employees and applicants for employment are not discriminated against because of their race, creed, color, age, national origin, physical handicap, or sex, and shall take affirmative action in the employment of lower income residents of the City.

The work which the Contractor shall be required to perform under this Contract shall be commenced at the time stipulated by the Authority in the Notice to Proceed; **all work shall be scheduled and completed within 180 calendar days subsequent to the execution of the contract, as outlined in the Construction Specifications. This schedule assumes no significant increase in volumes listed on the Bid Form.**

The maximum utilization of minority and women - owned business enterprises (MBE/WBE) will be sought for all work proposed in this Project, with goals of 25% minority-owned and 5% women-owned business enterprise utilization. Participating contractors must submit reports to the Authority, on forms approved by the Authority, which demonstrate contractors' good faith efforts to achieve said goals.

In order to be eligible to bid, Bidders must submit complete and acceptable documentation and information as required in these Bid Documents. The Authority does not warrant that a Contract will be awarded based on the submitted bids. The Authority reserves the right to reject any and all bids, and the right to waive informalities in the bidding. In particular, the Authority reserves the right to reject any bid, notwithstanding its price, for any reason considered by the Authority to be relevant to the Bidder's potential performance, including but not limited to past performance on other projects, claims history, financial capacity and stability of the Bidder, workforce and management capability of performing the work within the required Time for Completion and consistent with the other requirements of the Contract Documents, relevant experience and qualifications (or lack thereof), the Bidder's willingness to execute the required Contract and any other information requested by or furnished in response to this Invitation in the attached Instructions to Bidders.

An applicant will not be considered if any affiliate entity, board member, or member of the development team (including consultants) has been debarred and listed on System for Award Management (SAM).

Applicants must be able to successfully pass City of St. Louis Central Business Index (CBI) Clearance, which includes having a current City business license and enrollment with the Earnings Tax Department of the City Collector of Revenue Office.

Applicants assume all risk of any predevelopment fund expended before selection is formally approved. Upon submitting an application, respondent acknowledges that he/she assumes all risks of changes in HUD rules and regulations and/or CDA policies concerning its subsidy programs, together with any adverse effects upon therefrom and any resulting costs thereof.

No bid shall be withdrawn for a period of ninety (90) calendar days subsequent to the opening of bids without the express written consent of the Authority.

Land Reutilization Authority of the City of St. Louis