

**Notice of Request for Proposals
for
General Contractor Services**

RFP No. 1126

Notice is hereby given that Pathways in Education - Illinois, Inc. (hereinafter referred to as “**PIE-IL**”) is requesting proposals for a provider of general contractor services (hereinafter referred to as “**Proposer[s]**”) for the build out of PIE-IL’s Avondale school site which will be relocating to 2936-44 W. Belmont Avenue, Chicago, IL 60618 (hereinafter referred to as the “**Property**”)

Proposers should not construe from this notice that PIE-IL intends to enter into a contract with the Proposer unless, in the opinion of PIE-IL, it is in the best interest of PIE-IL to do so. PIE-IL reserves the right to negotiate final contractual terms with the successful Proposer.

The Request for Proposal (RFP) documents are available at
PIE-IL - website at

<https://il.pathwaysineducation.org/requests-for-proposals/>

To request the RFP documents by email, please contact:

Wendy Gillespie

wendygillespie@pathwaysedu.org

PIE-IL will record and provide answers to any questions or requests for clarifying information about the RFP during the question and answer period. All questions or requests for clarifying information about the RFP are due by: **Tuesday, July 23, 2024** via email to Wendy Gillespie at: wendygillespie@pathwaysedu.org. Proposers must submit written proposals via email to Wendy Gillespie at wendygillespie@pathwaysedu.org.

PIE-IL will hold an optional Open House/Walkthrough of Property on July 18, 2024. Potential Proposers interested in touring the Property should schedule an appointment with Wendy Gillespie. (See Attachment H Optional Open House/Walkthrough)

Proposers must submit written proposals via email to Wendy Gillespie at wendygillespie@pathwaysedu.org. labeled: “**Proposal –General Contractor Services [RFP No. 1126]**”.

PIE-IL will accept all proposals received via email on or before **Friday, July 26, 2024 by 5:00 p.m. CST**. PIE-IL will not accept proposals that are received after the deadline.

PIE-IL reserves the right to reject any or all proposals, and to waive any errors or corrections in a proposal or in the proposal process. PIE-IL will award the contract based on a review and analysis of the proposals that determines which proposal best meets the needs of PIE-IL. Following the review and analysis of all responsive proposals, the PIE-IL Source Selection Committee will make a recommendation to the PIE-IL Board at a duly noticed board meeting.

**REQUEST FOR PROPOSAL
for
GENERAL CONTRACTOR SERVICES**

RFP No. 1126

by

Pathways in Education - Illinois, Inc.

EMAIL ALL PROPOSALS TO:

Wendy Gillespie
wendygillespie@pathwaysedu.org

Request for Proposal

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Introduction/Purpose of Solicitation

The purpose of this Request for Proposal (RFP) is to enter into a contract with a provider of general contractor services (collectively referred to herein as “Service Provider”) that will provide Pathways in Education - Illinois, Inc. (hereinafter referred to as “PIE-IL”) with general contracting services for the build out of PIE-IL’s Avondale school site which is relocating to 2936-44 W. Belmont Avenue, Chicago, IL 60618. The Service Provider will provide services to PIE-IL as described in Attachment I Scope of Work.

Through this RFP, PIE-IL seeks to promote maximum open and free competition consistent with applicable federal and state laws and standards. Outlined below are examples of basic competitive bidding standards PIE-IL will use in the issuance of this RFP:

- PIE-IL is soliciting competitive proposals in order to secure public objectives in the most effective manner and avoid the possibilities of fraud, collusion, etc.
- PIE-IL released this RFP to benefit PIE-IL and not the Proposers.
- Fulfillment of RFP specifications is based on full and fair competition and acceptance by PIE-IL of the Proposer who meets PIE-IL’s requirements, as determined by PIE-IL when evaluating proposals based on the criteria contained in the RFP.
- The RFP provides a basis for full and fair competition among Proposers to a common standard, free of restrictions that tend to stifle competition.

The above four points are for illustrative purposes only.

To respond to this RFP, interested Service Providers must present evidence of experience and ability necessary to meet the requirements stated in this RFP. PIE-IL will measure this evidence by scoring the proposals, using a point system that will rank each proposal from highest to lowest, to determine which proposals they will consider for the award of a contract.

Respondents are instructed to carefully review PIE-IL’s construction documents, which include a set of approved architectural, electrical and plumbing plans. These documents may be downloaded at [\[insert link\]](#). The construction documents have been prepared by [\[insert company name\]](#).

To be competitive in this solicitation, the Proposer must:

- Carefully read the entire RFP, attachments, exhibit, and PIE-IL responses to questions before submitting a proposal.
- Ask appropriate questions or request clarification before the deadline in the RFP.
- Submit all required responses by the required deadlines.
- Follow all instructions and requirements of the RFP thoroughly and appropriately.

If a Proposer discovers any ambiguity, conflict, discrepancy, omission, or other errors in this RFP, the Proposer shall immediately notify PIE-IL of the error in writing and request clarification or a modification of the RFP. If the Proposer fails to notify PIE-IL of the error prior to the date for submission of proposals, and is awarded the contract, the Proposer shall not be entitled to additional compensation or time by reason of the error or its later correction.

**Schedule of Events
for
RFP No. 1126**

- | | |
|---|-----------------------------------|
| ● Release of RFP | Wednesday, July 3, 2024 |
| ● Optional Open House/Walkthrough | Thursday, July 18, 2024 |
| ● Proposer Question Submission Deadline | Friday, July 19, 2024 |
| ● Anticipated date that PIE-IL Provides Answers | Tuesday, July 23, 2024 |
| ● Deadline for Submission of Proposal | Friday, July 26, 2024 |
| ● Proposals Evaluated | Monday - Friday, August 5-9, 2024 |
| ● Anticipated Notice of Intent to Award Date | Friday, August 9, 2024 |
| ● Anticipated Board Meeting | TBD |

PIE-IL will make every effort to adhere to the schedule. However, PIE-IL's reserves the right to amend the schedule, as necessary, and will post a notice of said amendment at:

<https://il.pathwaysineducation.org/requests-for-proposals/>

General Instructions for Proposers

1. Prepare proposals simply and economically. Provide a straightforward concise description of the Proposer's capability to satisfy PIE-IL requirements. Emphasis should be placed on completeness and clarity of content.
2. Submit proposals for the performance of all the services described within this RFP.
3. PIE-IL may reject a proposal if the proposal is conditional or incomplete, deemed non-responsive, or if it contains any alterations of form or other irregularities of any kind. PIE-IL may reject any or all proposals or waive any immaterial deviation in a proposal. PIE-IL waiver of an immaterial deviation shall in no way modify the RFP document or excuse the Proposer from full compliance with all other requirements if awarded the contract.
4. Proposers are responsible for the costs of developing proposals, and shall not charge PIE-IL for any preparation costs.
5. Proposers may modify their proposal after submission by withdrawing the original proposal and resubmitting a new proposal prior to the submission deadline.
6. Proposers may withdraw their proposal by submitting a written withdrawal request via email to PIE-IL, signed by the Proposer or their authorized agent, through the contact person named on page 2 of this RFP. Thereafter, a Proposer may submit a new proposal prior to the proposal submission deadline. Proposers may not withdraw their proposal without cause after the proposal submission deadline.
7. PIE-IL may modify the RFP prior to the date given for submission of proposals by posting an addendum at <https://il.pathwaysineducation.org/requests-for-proposals/>. Proposers are responsible for obtaining any addenda from PIE-IL's website.
8. PIE-IL reserves the right to reject all proposals for any reason and at PIE-IL discretion. PIE-IL is not required to award a contract.
9. Any proposals and resulting contract(s) will be public documents reviewed by the PIE-IL Board of Directors at a public meeting. Proposers understand that such documents will not be kept confidential.
10. PIE-IL will not consider more than one proposal from an individual, firm, partnership, corporation, or association under the same or different names. Reasonable grounds for believing that any Proposer has submitted more than one proposal for work contemplated herein will cause PIE-IL to reject all proposals submitted by the Proposer. If there is reason to believe that collusion exists among the Proposers, PIE-IL will not consider any of the participants of such collusion in this or future solicitations.
11. PIE-IL will not consider a joint proposal submitted by two or more entities.
12. Additional charges for regular or express delivery, parcel post, packing, cartage, insurance, license fees, permits, or for any other purpose shall be included (and separately identified) in the proposal.

13. All proposals shall include the forms in the Attachments Checklist (Attachment A) to this RFP, but Proposers may also include an alternative fee proposal form that better suits the type of services and pricing structure. Proposers may copy these forms. A proposal is considered responsive if it follows the required format, includes all the forms in the Attachments Checklist (Attachment A), and meets all deadlines and other requirements outlined in this RFP.
14. PIE-IL shall not accept proposals after the submission deadline specified in the RFP.
15. Proposers are responsible for examining the entire RFP package, seeking clarification for any item or requirement that may not be clear to them, and checking all responses in their proposal for accuracy before submitting it.
16. Proposers may submit their questions regarding the information presented in this RFP to Wendy Gillespie by email at wendygillespie@pathwaysedu.org, no later than 5:00 p.m.CST on the date set forth above. PIE-IL will answer all questions received by the deadline in writing without exposing the query source. This will be the sole process for asking and answering questions regarding this RFP. Proposers may not contact PIE-IL employees directly to ask questions.
17. PIE-IL representatives reserve the right to inspect a Proposer's operations prior to any award of a contract.
18. The Proposer will submit a Sample Contract Between Owner and Contractor as Attachment G. PIE-IL reserves the right to negotiate the final terms and conditions of the contract, which may differ from those contained in the proposal or in Attachment H, provided PIE-IL considers such negotiation to be in its best interest. PIE-IL may award the full contract to any one Proposer, or may choose to split up the contract between multiple Proposers if in PIE-IL's best interest.
19. At PIE-IL's election, PIE-IL may require performance and payment bonds in connection with the contract. Proposers are required to include with their bid the cost to provide performance and payment bonds each in the amount of 100% of the Proposer's total bid price.
20. Interested Proposers are invited to inspect the Property prior to submitting a proposal in order to determine all requirements associated with the proposed contract. The Optional Open House/Walkthrough of the Property will occur on July 18, 2024, by appointment only. (See Attachment H)

Proposal Requirements

To be eligible for evaluation, a proposal must adhere strictly to the format set forth below; failure to do so may result in disqualification. Proposers must complete, label, and separate each section, and number all pages. The content and sequence of the proposal will be as follows:

Section	Title
1.	Cover Letter
2.	Table of Contents
3.	Attachments Checklist
4.	Minimum Qualifications
5.	Proposal Questionnaire
6.	Proposer References
7.	Authorization Agreement.
8.	Fee Proposal
9.	Sample Contract

1. Cover Letter

Only the individual(s) authorized to bind the Proposer contractually may sign the cover letter, which shall be a part of the proposal package. PIE-IL may reject the proposal if the Proposer fails to include the following required information:

- Name and address of responding company
- Organizational structure of the responding company (e.g., corporation, partnership, etc.)
- Proposer's Federal Employee Identification Number and Corporate Identification Number, if applicable
- Name, title phone number, fax number, and email address of the representative who will be designated as the primary liaison to PIE-IL
- Name, signature, title, phone number, and email address of the representative(s) authorized to bind the Proposer in a contract if different from the primary liaison
- A statement expressing the Proposer's willingness to perform the services described in this RFP
- A statement expressing the Proposer's ability to perform the services required in the Scope of Work, including availability of staff and other required resources to meet all deliverables as described in this RFP
- A statement regarding the Proposer's proprietary information; if applicable, the Proposer must clearly mark in the upper right-hand corner those pages to be considered proprietary (**Note:** The Proposer cannot consider the entire proposal to be proprietary; marking the proposal as proprietary does not mean that PIE-IL can keep it confidential, as PIE-IL may be required to disclose the contents of proposals to its authorizing agency or other requesting parties under state or Federal law.

- The following certification: By signing this cover letter, I (we) certify that the information contained in this proposal is accurate and that all attachments required to be submitted as part of the proposal are certified to be true and binding upon our company.

2. **Table of Contents**

Immediately following the cover letter, include a comprehensive Table of Contents that lists all submitted proposal sections, subsections, attachments, and materials.

3. **Attachments Checklist**

The Proposer shall include all documents identified in the Attachments Checklist (Attachment A). PIE-IL may reject proposals that do not include the proper required attachments.

4. **Minimum Qualifications**

PIE-IL will only consider Proposers that **meet all minimum qualifications** (as listed on Attachment B).

5. **Proposal Questionnaire**

The Proposal Questionnaire (Attachment C) is intended to provide PIE-IL with specific information concerning the Proposer's capability to provide services as described in this RFP. Proposers should limit their responses to the number of pages noted in the questionnaire and answer each question in the same order.

6. **Proposer References**

Proposers must provide two references on the Proposer References form (Attachment D). PIE-IL reserves the right to contact any of the references listed, and retains the right to conduct reference checks with individuals and entities beyond those listed.

7. **Authorization Agreement**

The Proposer or their authorized representative must sign the Authorization Agreement (Attachment E) and return it with the proposal package.

8. **Fee Proposal**

The Proposer must complete the Fee Proposal (Attachment F) and return it with the proposal package.

9. **Sample Contract**

The Proposer will provide a sample contract between the Proposer and PIE-IL (Attachment G).

Evaluation of Proposals

Proposals will be opened on or after the date specified in the Schedule of Events. During the evaluation process, PIE-IL may ask Proposers to clarify information in the proposals, but Proposers may not change their proposals.

An error in the proposal may cause PIE-IL to reject that proposal; however, PIE-IL may, at its sole discretion, retain the proposal and make certain corrections. When determining if a correction will be made, PIE-IL will consider the conformance of the proposal to the format and content required by the RFP and that the Proposer's intent is clearly established based on review of the whole proposal.

PIE-IL will open proposals to determine if they contain all the required information in accordance with this RFP. PIE-IL will evaluate qualifying proposals using the following criteria:

CRITERIA
Compliance with administrative requirements of the RFP: Did the Proposer adhere to the RFP instructions and include all required information in accordance with the General Instructions and Proposal Requirements?
Demonstrated company experience: Did the Proposer demonstrate experience with, and an understanding of, the general contractor/construction services requested? This includes measurement of performance record, years in the industry, relevant experience, client retention and satisfaction, and possession of City of Chicago general contractor license.
Skill and experience of key personnel. Do the Proposer's key personnel possess knowledge, experience, and skills relevant to the general contractor/construction services requested, and to what extent?
Project/Service Understanding. Based on the Proposal Questionnaire responses and the Cover Letter, did the Proposer demonstrate a complete understanding of PIE-IL's service requirements, as described in the RFP and the Scope of Work?
Detailed Description of Services. Does the Proposal include a detailed description of and a completion timeline for the services to be provided in accordance with the Scope of Work? Does the Proposal include a detailed description of how the services will be provided including but not limited to any proposed use of subcontractors?
Terms and Conditions. Are the terms of the Proposer's sample/standard contract reasonable and fair?
Ability/commitment to meeting project timelines. Did the Proposer demonstrate the capability to perform the construction services required in the Scope of Work, including availability of staff and other required resources to meet all deliverables as described in the RFP? Did the Proposer commit to meeting the proposed project timelines? Is the Proposer properly licensed to provide the construction services required in the Scope of Work?
Cost/Fee Summary. Are all costs clearly identified? Was a breakdown of all costs included in any fixed prices, including personnel costs?
Vendor's financial stability. Did the Proposer include the cost to provide performance and payment bonds each in the amount of 100% of the Proposer's total bid price in the Proposal?

References. Did the Proposer provide at least two (2) professional references that demonstrate and evidence the ability to perform the required construction services?

Vendor's demonstrated commitment to the nonprofit sector. Does the Proposer have relevant experience providing general contractor/construction services to nonprofit organizations including but not limited to schools?

Minority- or women-owned business status. Is the Proposer a minority- or women-owned business? Does the Proposer tend to subcontract with minority-owned firms and women's business enterprises?

Eco-Friendly, Sustainable and Energy Efficient Materials. To the extent practicable and economically feasible, does the Proposal include a description of any services, products or materials that will be utilized in connection with the requested services that conserve natural resources, protect the environment and are energy efficient?

PIE-IL will score and rank selected proposals by assigning a score between zero and the maximum score to each proposal criterion. PIE-IL will recommend awarding the contract to the Proposer with the highest total proposal score.

Attachment A

Attachments Checklist

Proposer Company Name

Please complete this checklist to confirm that the items listed below have been included in your proposal. Place a checkmark or "x" next to each item submitted to PIE-IL. For your proposal to be considered, all required attachments must be returned, including this checklist. Submit one copy of your proposal in a sealed package.

Section	Title
____1	Cover Letter
____2	Table of Contents
____3	Attachments Checklist
____4	Minimum Qualifications
____5	Proposal Questionnaire
____6	Proposer References
____7	Authorization Agreement
____8	Fee Proposal
____9	Sample Contract

Attachment B

Minimum Qualifications

A Proposer must meet all of the following minimum qualifications to PIE-IL's satisfaction to be given further consideration. Failure to satisfy any of the minimum qualifications may result in the immediate rejection of the proposal.

Both the Proposer's company and its key personnel currently meet all of the following minimum qualifications:

1. The Proposer has at least three years of experience with providing General Contracting Services.

Yes _____

No _____

2. The Proposer has knowledge and experience building out commercial retail spaces.

Yes _____

No _____

3. The Proposer has professional references that demonstrate and evidence the ability to perform the required services.

Yes _____

No _____

4. The Proposer is licensed as a general contractor by the City of Chicago.

Yes _____

No _____

Attachment C

Proposal Questionnaire

This proposal questionnaire is intended to provide PIE-IL with specific information concerning the Proposer's capability to provide services as described in the RFP. Please be as concise as possible and limit your responses **to no more than two pages per question, unless instructed otherwise. Type each question in the same order as listed in the questionnaire.**

1. Provide a general description of your company's qualifications and experience relevant to the minimum qualifications in Attachment B, along with any necessary substantiating information. Limit your responses to information about your company's capabilities.
2. Provide a statement indicating the year your company was founded; what the primary business(es) of the company is(are); the length of time the company has been providing general contractor/construction services as described in this RFP. In addition, provide the duration and extent of experience the company has with providing any similar services.
3. Provide a general description of your company's experience with providing general contractor/construction services to nonprofit organizations including, but not limited to schools.
4. Provide a general description of how your company will be able to provide the experience and ability necessary to meet the requirements set forth in this RFP, including a commitment to meeting the proposed project timelines.
5. Provide a complete list of organizations that have discontinued or terminated your company's services in the last five years and the reason(s) why.
6. Provide an organization chart for your company, a description of the lines of communication, and the responsibilities at each corporate level.
7. Please indicate if your company is a small-, minority- or women-owned business and/or whether your company tends to subcontract with small businesses, minority-owned firms and/or women's business enterprises. PIE-IL is committed to fair and ethical business practices that promote open and fair competition in the best interest of PIE-IL, its partners and the surrounding community. PIE-IL makes positive efforts to utilize small businesses, minority-owned firms, and women-owned business enterprises, whenever possible to procure goods and services.
8. To the extent practicable and economically feasible, please describe whether your company proposes to utilize any services, products or materials in connection with the requested services that conserve natural resources, protect the environment and are energy efficient.

Attachment D

Proposer References

List at least two references to which the Proposer has provided general contractor/construction services within the past five years. Failure to complete and return this Attachment will cause your proposal to be rejected.

Reference 1		
Name of Reference		
Street Address		
City	State	Zip Code
Contact Person	Contact Title	Contact Phone Number
Brief Description of Services Provided		
Dates of Service		
Reference 2		
Name of Reference		
Street Address		
City	State	Zip Code
Contact Person	Contact Title	Contact Phone Number
Brief Description of Services Provided		
Dates of Service		
Reference 3 (optional)		
Name of Reference		
Street Address		
City	State	Zip Code
Contact Person	Contact Title	Contact Phone Number
Brief Description of Services Provided		
Dates of Service		

Attachment E

Authorization Agreement

Request for Proposal for General Contractor
Services

RFP No.1126

We, [*Enter Company Name*], by our signature on this document certify the following:

1. That we will operate in accordance with all applicable city, state and federal laws, regulations, and statutes.
2. That the terms, conditions, warranties, and representations made within this RFP and our proposal shall be binding upon us and shall be considered a part of the contract as if incorporated therein.
3. That the proposal submitted is a firm and irrevocable offer good for six months.
4. That we have made examinations and verifications, and are fully conversant with all conditions under which services are to be performed for PIE-IL.
5. That negligence in the preparation or presentation of, errors in, or omissions from proposals shall not relieve us from fulfillment of any and all obligations and requirements in the resulting contract.

Company Name: _____

Address: _____

City: _____ State: _____ Zip: _____

E-mail Address: _____

Web Site Address: _____

Name of Authorized Representative: _____

Title of Authorized Representative: _____

Signature of Authorized Representative

Date Signed: _____

Attachment F

Fee Proposal

COST BREAKDOWN

Proposer Instructions

- Provide a breakdown of all costs included in the fixed price, including personnel costs.
- Clearly identify all costs
- Proposer may provide information in preferred formatting as long as all information below is included.

Item #	Description of Services	Total Cost
1.		\$
2.		\$
3.		\$
4.		\$
5.		\$
6.		\$
7.		\$
8.		\$
GRAND TOTAL		

Attachment G

Sample Contract

The Proposer will provide a sample contract for general contracting/construction services for PIE-IL's review.

Attachment H

Optional Open House/Walkthrough

The Optional Open House/Walkthrough will occur by appointment only on Thursday, July 18, 2024, at 2936-44 W. Belmont Avenue, Chicago, IL 60618.

The Optional Open House/Walkthrough must be scheduled in advance with Wendy Gillespie via email at *wendygillespie@pathwaysedu.org*.

Prospective Proposers may not contact any PIE-IL school sites or employees outside of the scheduled visit. PIE-IL thanks all Proposers for abiding by our request to keep the disruption caused by the visit to a minimum.

Attachment I

Scope of Work

TO BE ADDED BEFORE RELEASE