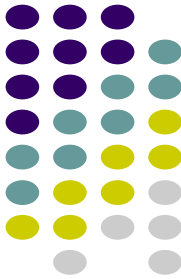


Madison Area Community Land Trust

305 S. Paterson St.
Madison, WI 53703

Phone: 608-280-0131
Fax: 608-442-5928
E-mail: maclt@chorus.net
Website: www.affordablehome.org



Request for Proposals **For Construction of Troy Gardens Condominiums** **(11/23/2005)**

The Madison Area Community Land Trust (MACLT) is seeking proposals from general contractors for the construction of thirty (30) townhouse-style condominium units to be built at Troy Gardens, on the 600 block of Troy Drive, Madison, WI. Construction is scheduled to begin on March 13, 2006. The project is scheduled to be fully completed by October 31, 2006.

The MACLT will work directly with the general contractor – it is therefore not anticipated that end-buyers will work directly with the general contractor. It will be the responsibility of the general contractor to select and supervise subcontractors for the project.

The MACLT is utilizing a “competitive negotiated bid” process for the selection of a general contractor. This process consists of several components:

- Publishing a request for proposals (RFP);
- Receiving and screening proposals from interested parties;
- Selection of not more than 3 candidates to interview;
- Interviews;
- Final selection and negotiation of building contract.

Plans/Specifications: The documents provided as part of this RFP include:

- Architectural: draft elevations, floor plans and outline specifications;
- Site Improvements: final draft plans and specifications.

The architectural plans and specifications are in a preliminary draft form because we are looking for the selected General Contractor to collaborate with our project architect (Glueck Architects) in developing final construction drawings.

Pricing: Because we are not providing final plans and specifications as part of this RFP, we understand that it is not possible to provide precise pricing for this project. However, based on your experience with similar housing projects, we are asking you to provide, to a reasonable degree of accuracy, an estimate of construction costs for this project.

Alternates: The architect's outline specifications call for pricing three different alternates. They are:

- Exterior Siding: vinyl versus fiber-cement;
- Windows: vinyl versus wood clad;
- Water Heaters: conventional versus tankless.

Energy Star/Green Build Home: All construction at Troy Gardens must meet Energy Star and Green Built Home certification standards.

City/Federal Requirements: This project is governed by federal and local laws that are a condition of the funding that we have received to build Troy Gardens. In particular, a goal for the use of minority and women owned businesses (M/WBEs) has been set for this project by the City of Madison Affirmative Action Department. The goal for utilization of M/WBEs on this project is **20%** of the total bids. M/WBEs may participate as subcontractors, vendors and/or suppliers, which provide a commercially useful function.

Prevailing Wage: This project is not subject to the prevailing wage requirements of the Davis-Bacon Act.

Interested bidders must submit six (6) copies of the proposal (including completed and signed M/WBE and EEOC certification statements) on or before December 14, 2005, and deliver to: Madison Area Community Land Trust, 305 S Paterson Street, Madison, WI 53703, attn. Greg Rosenberg, Executive Director.

Most importantly -- please do not hesitate to call me at 280-0131 (ext 20) if you have any questions about this package.

A handwritten signature in black ink, appearing to read "Greg Rosenberg". The signature is written in a cursive, flowing style.

Greg Rosenberg,
Executive Director