



CITY OF BATTLE CREEK
NOTICE OF REQUEST FOR PROPOSALS

RFP#: 2019-014R

**TITLE: Heritage Tower Redevelopment Construction Loan
Monitoring Services**

ISSUE DATE: October 31, 2018

PROPOSAL DUE DATE: November 14, 2018, at 4:00 PM Local Time (office hours 8-12 and 1-5)

LOCATION: Purchasing Department
10 N. Division Street, Suite 214
Battle Creek, MI 49014

NOTE! City Hall has Security on the 1st floor. Please allow extra time to get through Security when dropping off your bid.

Purchasing Contact: Chris Huff
Phone: (269) 966-1646
E-mail: clhuff@battlecreekmi.gov

DESCRIPTION: The City is soliciting proposals for the purpose of contracting for a firm to provide construction loan monitoring for the Heritage Tower project.

Please read and carefully follow submittal instructions in Section 4.0.

Download this solicitation from our website at: www.battlecreekmi.gov Copies of the complete Request for Proposals documents may also be obtained from the Purchasing Department, Room 214, 10 N. Division Street, Battle Creek, Michigan 49014, (269) 966-3390.

Proposals must be in the actual possession of the Purchasing Department at the location indicated, on or prior to the exact time and date indicated above. Proposals received by the correct time and date shall be publicly acknowledged. Late proposals shall not be considered.

PROPOSERS ARE STRONGLY ENCOURAGED TO CAREFULLY READ THE ENTIRE REQUEST FOR PROPOSALS.

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1.0 - GENERAL INFORMATION FOR THE RESPONDING FIRM

- 1.1 **ISSUING OFFICE:** This RFP is issued for the City of Battle Creek, Michigan (hereinafter referred to as the "City") through the Purchasing Office, which shall be referred to as the "Issuing Office."
- 1.2 **PROPOSALS:** All proposals received by the City in response to this RFP will be retained.
- A. Proposals must be signed by an individual authorized to bind the contractor to its provisions.
 - B. Proposals must arrive in the Office of the Purchasing Agent on or before the date and time indicated, Battle Creek time to be considered timely. Contractors mailing proposals should allow normal mail delivery time to ensure timely receipt of the proposal. Late proposals will not be accepted and will be returned to the proposer. The prevailing clock shall be www.time.gov.
 - C. All proposals submitted in response to this invitation shall become the property of the City. Proposals shall be a matter of public record available for review. However, proposals shall not be considered fully received for the purpose of Freedom of Information Act requests until the City has determined that no additional clarifications or revisions of offers shall be accepted.
 - D. Proposals are an irrevocable offer and may not be withdrawn within 90 days after the deadline for submission. Submission of clarifications and revised offers automatically establish a new 90-day period.
 - E. The City of Battle Creek is not liable for any costs incurred by contractors prior to issuance of a contract.
 - F. Before submitting a proposal, firms shall carefully examine the scope of work and shall fully inform themselves as to all existing conditions and limitations and shall indicate in the proposal all items requested.
- 1.3 **TENTATIVE SCHEDULE:** The City may deviate from this schedule. The City will not discuss the status of any proposal or the selection process. All proposers will be notified in writing of the City's decision. Please do not contact City staff for status updates. Interviews will be scheduled at mutually agreed upon times.

Proposal Reviews: weeks of November 19 and 26, 2018
Final Decision: week of December 3, 2018

- 1.4 **AWARD OF CONTRACT:** This project will be awarded to a single contractor who submits the proposal deemed to be in the best interest of the City, unless otherwise noted in this document. Notwithstanding any other provision of the Request for Proposal, the City reserves the right to: (1) waive any immaterial defect or informality; or (2) reject any or all proposals, or portions thereof; or (3) reissue the Request for Proposal.

A response to any Request for Proposal is an offer to contract with the City based upon the terms, conditions, and specifications contained in the City's Request for Proposal. Proposals do not become contracts unless and until the City executes them. A contract has its inception in the award, eliminating a formal signing of a separate contract. For that reason, all of the terms and conditions of the contract are contained in the Request for Proposal, unless any of the terms and conditions are modified by a Request for Proposal amendment, a contract amendment, a Best and Final Offer, or by mutually agreed terms and conditions.

1.5 **SPECIAL INFORMATION**

- A. Addenda to the RFP: In the event it becomes necessary to revise any part of the RFP, addenda will be provided to all contractors who are recorded as having received the RFP. It shall be the bidder's responsibility to make inquiry as to changes or addenda issued. All such changes or addenda shall become part of the contract and all bidders shall be bound by such addenda.
- B. News Releases: News releases pertaining to this RFP or the services, study or project to which it relates will not be made without prior approval, and then only in coordination with the Issuing Office.

1.6 **INDEPENDENT PRICE DETERMINATION**

By submission of a proposal, the offeror certifies that in connection with this proposal:

- A. The fees in the proposal have been arrived at independently, without consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such fees with any other offeror or with any competitor; and,
- B. Unless otherwise required by law, the fees that have been quoted in the proposal have not been knowingly disclosed by the offeror directly or indirectly to any other offeror or to any competitor; and,
- C. No attempt has been made or will be made by the offeror to induce any other person or firm to submit or not to submit a proposal for the purpose of restricting competition.

- 1.7 **CURRENCY:** Prices calculated by the bidder shall be stated in U.S. dollars.
- 1.8 **DEFINITIONS:**
- A. The "City" – The City of Battle Creek
 - B. "Contractor," "Vendor," "Firm," or "Proposer" - The firm submitting a proposal, ultimately responsible for any contract that results from this RFP.
 - C. "RFP" – This Request for Proposals.
- 1.9 **INTERVIEWS:** The City anticipates shortlisting the proposers based upon responses to the submittal requirements. If necessary, the City shall conduct interviews/demonstrations. However, the City may determine that shortlisting and/or interviews/demonstrations are not necessary.
- 1.10 **FIRM QUALIFICATIONS:** Experiences with the City and entities that evaluation committee members represent shall be taken into consideration when evaluating qualifications and experience. The City reserves the right to make any such additional investigations as it deems necessary to establish the competency and financial stability of any firm submitting a proposal.
- 1.11 **DELIVERY:** Where applicable, proposals shall include all charges for delivery, packing, crating, containers, etc. Prices bid will be considered as being based on F.O.B. Delivered, freight included.
- 1.12 **MICHIGAN CONSTITUTIONAL REQUIREMENT:** Notwithstanding any provision in this Contract to the contrary, and in accordance with Article I, Section 26 of the Michigan Constitution as adopted by the electorate November 7, 2006, The City or its general contractors shall not discriminate against, or grant preferential treatment to, any individual or group on the basis of race, sex, color, ethnicity, or national origin in the operation of this Contract. This section shall not prohibit any action that must be taken to establish or maintain eligibility for any federal program if ineligibility would result in a loss of federal funds in connection with this Contract, nor shall this section be interpreted as prohibiting bona fide qualifications based on sex that are reasonable necessary to the execution of this Contract. In the event of conflict between any term of this Contract and this section, the language of this section shall control.
- 1.13 **VENUE:** Any party bringing a legal action or proceeding against any other party arising out of or relating to this Agreement or the transactions it contemplates shall bring the legal action or proceeding:
- (i) in the United States District Court for the Western District of Michigan; or
 - (ii) in any court of the State of Michigan sitting in Calhoun County, if there is no federal subject matter jurisdiction.
- 1.14 **GOVERNING LAW:** This agreement shall be enforced under the laws of the State of Michigan. Contractor must comply with all applicable federal, state, county, and City laws, ordinances, and regulations. Contractor shall ensure payment of all taxes, licenses, permits, and other expenses of any nature associated with the provision of services herein. Contractor shall maintain in current status all Federal, State and Local licenses and permits required for the operation of the business conducted by the Contractor.

2.0 - GENERAL TERMS AND CONDITIONS

- 2.1 MATERIALS AND WORKMANSHIP:** Unless otherwise specified, all materials and workmanship shall be new and of the best grade of their respective kinds for the purpose.
- 2.2 NON-DISCRIMINATION CLAUSE:** The bidder agrees not to discriminate against any employee or applicant for employment, to be employed in the performance of such contract, with respect to hire, tenure, terms, conditions or privileges, of employment, or any matter directly or indirectly related to employment, because of his or her actual or perceived race, color, religion, national origin, age, sex, height, weight, physical or mental disability, family status, sexual orientation, gender identity or marital status. Breach of this covenant may be regarded as material breach of the contract as provided for in Act 220 and Act 453 of the Public Acts of 1976, as amended, entitled "Michigan Handicapper's Civil Rights Act" and the Michigan Elliott Larson Civil Rights Act." The bidder further agrees to require similar provisions from any subcontractors, or suppliers. The bidder agrees to comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, as supplemented in Department of Labor regulations (41 CFR, Chapter 60).
- 2.3 ASSIGNMENT OF CONTRACT:** The contractor shall assign no right or interest in this contract in whole or in part and no delegation of any duty of Contractor shall be made without prior written permission of the City.
- 2.4 INDEMNIFICATION:** The contractor shall protect, defend, and save the City, its officials, employees, departments and agents harmless from and against any claims, demands, suits, actions, or proceedings of any kind or nature, in any way resulting from negligent acts or omissions of the contractor or any of its agents, employees, boards, commissions, divisions, departments, or authorities in performing obligations under this agreement. Each party to this agreement agrees that any bond or insurance protection required by this agreement shall limit the terms of this indemnification provision. In case of any action brought against the City by reason of any such claim, suit, action or demand, upon prompt notice from the City, contractor covenants to defend such action or proceeding by counsel that is reasonably satisfactory to the City.
- 2.5 CONTRACT:** The contract shall contain the entire agreement between the City and the Contractor relating to this requirement and shall prevail over any previous contracts, proposals, negotiations, or master agreements in any form. By signing the Offer to Contract, it is agreed that the RFP in its entirety and all enclosed forms are fully incorporated herein as a material part of the contract. In case of conflicts, the most recent document will prevail.
- 2.6 PROVISIONS REQUIRED BY LAW:** Each provision required by law to be in the contract shall be enforced as though it were included herein, and if any such provision is not inserted, the contract shall be amended to make such insertion or correction.
- 2.7 RELATIONSHIP OF PARTIES:** It is clearly understood that each party shall act in its individual capacity and not as an agent, employee, partner, joint venture, or associate of the other. An employee or agent of one party shall not be deemed or construed to be the employee or agent of the other party for any purpose. Taxes or social security payments shall not be withheld from a City payment issued hereunder; Contractor should make arrangements to directly pay such expenses, if any.
- 2.8 RIGHTS AND REMEDIES:** No provision in this contract shall be construed as a waiver by either party of any existing or future right or remedy available by law in the event of any claim, default, or breach of contract. The failure of either party to insist upon the strict performance of any term or condition of the contract or to exercise or delay the exercise of any right or remedy provided in the contract, or by law, or the acceptance of materials or services, obligations imposed by this contract or by law, shall not be deemed a waiver of any right of either party to insist upon the strict performance of the contract.
- 2.9 ADVERTISING:** Contractor shall not advertise, issue a press release or otherwise publish information concerning this RFP or contract without prior written consent of the City. The City shall not unreasonably withhold permission.
- 2.10 APPLICABLE REGULATIONS/POLICIES:** The Revised Code of the State of Michigan, the Charter of the City of Battle Creek, all City Ordinances, Rules and Regulations and Policies shall apply. It shall be the responsibility of the Proposer to be familiar and comply with said regulations/policies.
- 2.11 ROYALTIES, PATENTS, COPYRIGHTS, NOTICES AND FEES:** Contractor shall give all notices and pay all royalties and fees. Contractor shall defend all suits or claims for infringement of any patent rights and shall save the City harmless from loss on account thereof. Contractor shall comply with all laws, ordinances and codes applicable to any portion of the work. All services, information, computer program elements, reports, and other deliverables that are created under this Agreement shall be the property of the City. The Contractor shall place no restrictions on the City with regard to the distribution of any of these materials; the City shall have full, unrestricted rights to make and distribute unlimited copies of any services, information, computer programs/elements, reports, or any other deliverable. Patents for any item created under this contract shall be assigned to the City.
- 2.12 SUBCONTRACTORS:** No subcontract shall be made by the contractor with any other party for furnishing any of the services herein contracted for without the advance written approval of the City. All subcontractors shall comply with Federal and State laws and regulations that are applicable to the services covered by the subcontractor and shall include all the terms and conditions set forth herein, which shall apply with equal force to the subcontract, as if the subcontractor were the Contractor referred to herein. Contractor is responsible for contract performance whether or not subcontractors are used.
- 2.13 OTHER FEDERAL COMPLIANCE:** Where applicable (such as, but not limited to, Construction Managers) contractor shall comply with: Copeland Anti-kickback Act (18 U.S.C. 874); Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327A 330); Section 306 of the Clean Air Act (42 U.S.C. 1857 (h)); Section 508 of the Clean Water Act (33 U.S.C. 1368); Executive Order 11738, and EPA regulations (40 CFR, Part 15); and the Energy Policy and Conservation Act (Pub. L. 94A 163, 89 Stat. 871).

3.0 - SPECIAL TERMS AND CONDITIONS

3.1 KEY PERSONNEL: It is essential that the contractor provide adequate experienced personnel, capable of and devoted to the successful accomplishment of work to be performed under this contract. The Contractor must agree to assign specific individuals to the key positions.

- A. The Contractor agrees that, once assigned to work under this contract, key personnel shall not be removed or replaced without written notice to the City.
- B. If key personnel are not available for work under this contract for a continuous period exceeding thirty calendar days, or are expected to devote substantially less effort to the work than initially anticipated, the Contractor shall immediately notify the City, and shall, subject to the concurrence of the City, replace such personnel with personnel of substantially equal ability and qualifications.

3.2 CANCELLATION FOR CAUSE: The City reserves the right to cancel the whole or any part of this contract due to failure by the contractor to carry out any obligation under this contract. The City shall issue written notice to the contractor for any of the following circumstances:

- A. The contractor fails to adequately perform the services set forth in the specifications of the contract:
- B. The contractor fails to make progress in the performance of the contract or gives the City reason to believe that the contractor will not or cannot perform to the requirements of the contract.

Upon receipt of the written notice of concern, the contractor shall have ten (10) calendar days to provide a satisfactory response to the City. Failure on the part of the contractor to adequately address all issues of concern may result in the City resorting to any single or combination of the following remedies.

- A. Cancel any contract
- B. Reserve all rights or claims to damage for breach of any covenant of the Contract:
- C. In case of default, the City reserves the right to complete the required work. The City may recover reasonable excess cost from the contractor by any remedies as provided by law.

3.3 CANCELLATION FOR CONVENIENCE: The City may terminate this contract at any time for any reason by giving at least 30 days' notice in writing to Contractor. If the contract is canceled by the City as provided herein, the Contractor will be paid a fair payment as negotiated with the City for the work completed as of the date of termination.

3.4 PAYMENT: Payment shall be made monthly, or at the end of each project, within 30 days following the submittal of a correct invoice for goods received or work performed. Where applicable, expenses shall be billed at cost without markup, and must be supported by actual receipts. Mileage and per diem rates, if applicable, shall not exceed the federal rates.

4.0 - SUBMITTAL INFORMATION

4.1 SUBMITTAL TERMS AND CONDITIONS

- A. **Basic Submittal Instructions:** Each proposal received by the City in response to this RFP becomes the property of the City and:
1. Shall be signed by an individual authorized to bind the contractor to its provisions.
 2. Shall be submitted in a tightly sealed opaque envelope/box by the due date/time listed on the front page of this RFP. Box shall be clearly identified with the RFP number and title. Contractors should allow normal mail delivery time to ensure timely receipt of the proposal. Late proposals will not be accepted and will be returned to the proposer. The prevailing clock shall be www.time.gov.
- B. **Proposal Costs:** The City is not liable for any costs incurred related to preparation of submittal proposals or travel costs related to interviews, or any other costs incurred prior to contract award and outside of the scope of this contract.
- C. **Exceptions To Contract Terms And Specifications:** Offeror shall clearly identify and reference by paragraphs any proposed deviations from the RFP. The exception shall include, at a minimum, the Offeror's proposed substitute language and opinion as to why the suggested substitution will provide equivalent or better service and performance. If no exceptions are noted in the Offeror's proposal, the City will assume complete conformance with this specification and the successful Offeror will be required to perform accordingly. Alternate written proposals submitted may be considered; however, the City will make final determination as to suitability and compliance with the scope of service. Proposals submitted not meeting all requirements may be rejected. Oral proposals will not be considered.

4.2 SUBMITTAL REQUIREMENTS (provide the following documents in a SEALED envelope/box):

- A. **One (1) original, unbound, reproducible and single-sided** (i.e., ready to insert into a copier with no clips, staples, bindings, cardstock, dividers, brochures, business cards, etc.)

copy of the following, in this order:

1. **Your proposal, organized as requested in section 4.3, next page**
2. **SIGNED and completed offer section on the Offer and Acceptance Form**
3. **Completed DBE forms contained in Attachment A, if applicable**
4. **Any alternates you are proposing, clearly identified**

Do not separate, divide, mark, staple, clip, or bind, any of the above documents. If these instructions are unclear, please contact the person listed in section 1.4 (page 3), Pre-Proposal Assistance.

- B. **Four (4) complete and bound copies of A, above.** These copies will be distributed to the selection committee, and should appear professional and organized. These copies should have a table of contents, page numbers, dividers, and clearly marked sections. Committee members usually have many proposals to evaluate; if information is difficult to find, it could be overlooked or could affect overall perception of your firm. Organize your proposal as per section 4.3 below.

4.3 EVALUATION CRITERIA and SUBMITTAL INFORMATION:

All proposals received will be evaluated by the City of Battle Creek for selection purposes. The following main categories, listed in relative order of importance, will be considered in selection. The response to this RFP shall focus on these criteria, and shall be submitted in the same order as requested and must contain, at a minimum, all of the items listed below:

A. FIRM and PERSONNEL QUALIFICATIONS

1. Company overview including history and ownership
2. Give at least three examples of similar experience. Provide the company names, as well as contact names and phone numbers for each project. These will be used as references.
3. Provide resumes and describe relevant experience of each person who will be assigned to this project

B. WORK PLAN

1. Provide a detailed plan of services to be provided

C. PRICE

1. Submit your pricing structure

D. SIGNED and completed offer section on the Offer and Acceptance Form

E. Completed DBE forms contained in Attachment A, if applicable

F. Any alternates you are proposing, clearly identified

5.0 - SCOPE OF WORK

5.1 BACKGROUND and SCOPE OF WORK

The project is the historic redevelopment of a 125,166 square foot building commonly known as Heritage Tower located at 25 W. Michigan Ave, Battle Creek, MI. The property will be redeveloped into a mixed-use building featuring approximately 85 units of market-rate apartments and approximately 35,000 square feet of retail and office and parking, with an expected construction commencement of fall 2018 and a final placed in service date in early 2020.

The current project budget is anticipated to be approximately \$32 million and will be financed with a combination of equity, historic tax credits, market rate third-party mortgage debt and other low interest mezzanine type financing sources.

As some of the funding is intended to be provided by local public sector and quasi-public sector sources, we are seeking a firm to provide construction load draw monitoring on behalf of those entities. The anticipated construction schedule is attached.

6.0 - OFFER AND ACCEPTANCE FORM

TO THE CITY OF BATTLE CREEK: We propose to furnish all services, labor, materials, equipment, tools, or transportation required to complete the work in accordance with the specifications and conditions contained herein in consideration of the sum or sums stated below and agree that this document will constitute the contract if accepted by the City.

We hereby offer and agree to furnish the material or service in compliance with all terms, conditions, specifications, and amendments in the Invitation for Bid and any written exceptions in the offer. We understand that the items in this Invitation to Bid, including, but not limited to, all required certificates are fully incorporated herein as a material and necessary part of the contract. Warranty: Contractor shall remove and replace at no additional cost to the City any defects in workmanship or materials that may be apparent or may develop within a period of one (1) year from the date of final acceptance.

We agree to complete the contract within the times specified in this Invitation for Bid.

We acknowledge receipt of the following addendum(s): _____, _____, _____, _____.

I certify, under penalty of perjury, that I have the legal authorization to bind the firm hereunder, and that our firm is not debarred from doing business under the Federal Excluded Parties List System (epls.gov).

I, the Contractor or Contractor's legally authorized signer, further certify compliance with the City of Battle Creek Ordinance Chapter 214, Discrimination Prohibited. I further acknowledge and agree that the Contractor's violation of Chapter 214 shall be a material breach of this contract. In addition, Contractor acknowledges and agrees that it shall be liable for any costs or expenses incurred by the City in obtaining from other sources, the work and services to be rendered or performed or the goods or properties to be furnished or delivered to the City under the contract as a result of a material breach in the Contract for violations of Chapter 214.

Company Name

Address

City State Zip

Signature of Person Authorized to Sign

Printed Name

Title

For clarification of this offer, contact:

Name: _____

Phone: _____

Fax: _____

Email: _____

ACCEPTANCE OF OFFER:

The Offer is hereby accepted.

The Contractor is now bound to sell the materials or services listed by the attached contract and based upon the Request for Proposal, including all terms, conditions, specification, amendments, etc. and the Contractor's Offer as accepted by the City.

This contract shall henceforth be referred to as Contract No. 2019-014R. The Contractor has been cautioned not to commence any billable work or to provide any material or service under this contract until Contractor receives purchase order and/or a notice to proceed from the City of Battle Creek Purchasing Agent.

COUNTERSIGNED:

APPROVED AS TO FORM BY:

City Manager Date

City Attorney

Witness Signature

Date

ATTACHMENT A - DISADVANTAGED BUSINESS (DBE) FORM

I. YOUR FIRM'S BACKGROUND:

Is your firm an MBE (at least 51% minority ownership)? YES NO

Is your firm a WBE (at least 51% woman ownership)? YES NO

Are you subcontracting any part of this project? YES NO

II. SUBCONTRACTING INFORMATION: If subcontracting any part of the project, the bidder/contractor expressly agrees that:

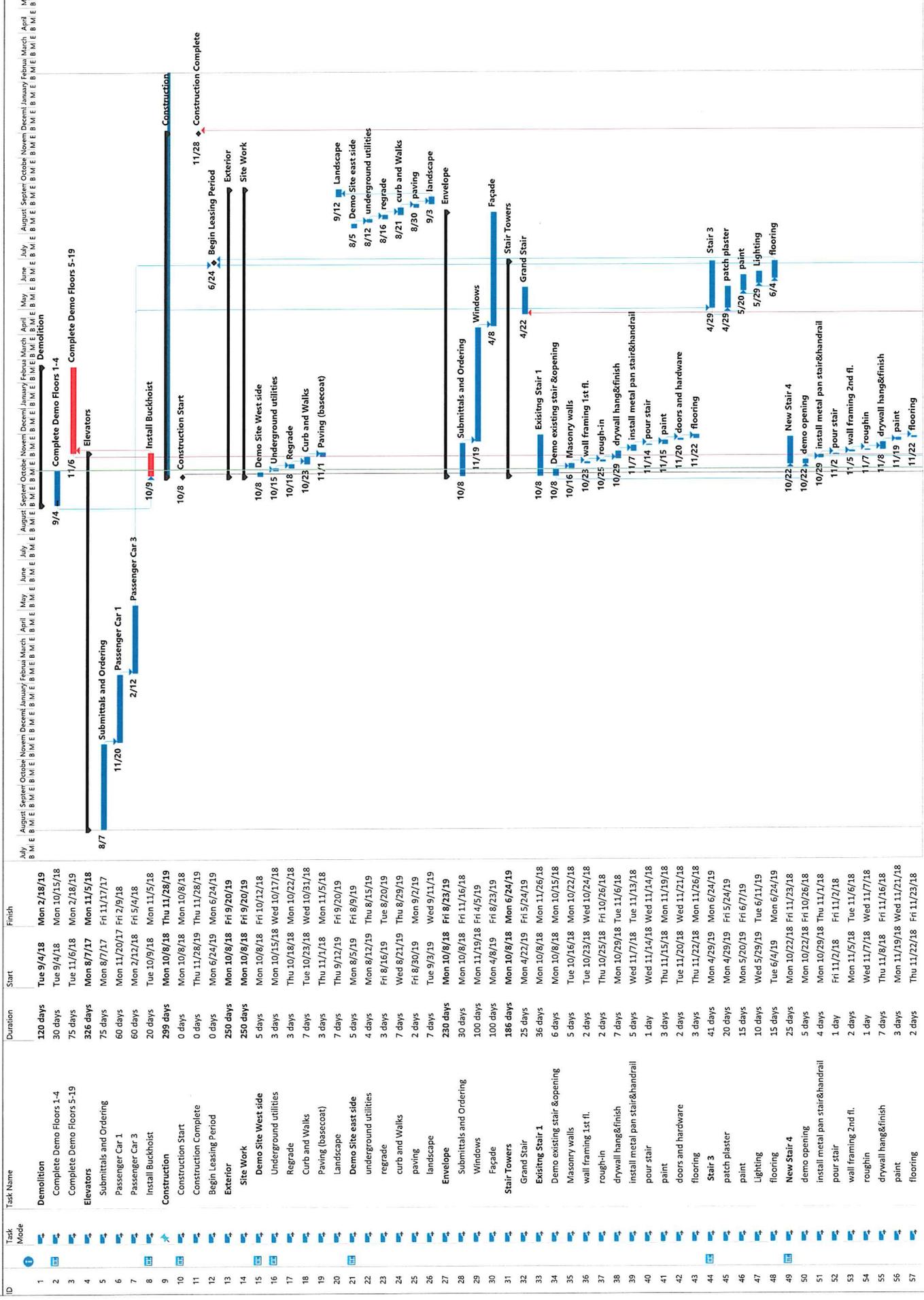
- (1) If awarded a contract as a result of this bid, the major subcontractors used in the prosecution of the work will be those listed below, and
- (2) The following list includes all subcontractors who will perform work representing approximately five percent (5%) or more of the Total Base Bid.
- (3) The Bidder represents that the subcontractors listed below are financially responsible and are qualified to do the work required.

SUBCONTRACTOR NAME	City/State	Trade or Commodity	MBE	WBE	Approximate dollar value
_____	_____	_____	Y / N	Y / N	\$ _____
_____	_____	_____	Y / N	Y / N	\$ _____
_____	_____	_____	Y / N	Y / N	\$ _____
_____	_____	_____	Y / N	Y / N	\$ _____
_____	_____	_____	Y / N	Y / N	\$ _____
_____	_____	_____	Y / N	Y / N	\$ _____
_____	_____	_____	Y / N	Y / N	\$ _____
_____	_____	_____	Y / N	Y / N	\$ _____

III. DBE RECRUITMENT ACTIVITY LOG: List the MBE's and WBE's that were approached about being a subcontractor for this job, but who are NOT listed above as a subcontractor.

NAME OF FIRM APPROACHED, BUT NOT USED ON THIS PROJECT	City/State	Trade or Commodity	MBE	WBE	Reason not used on this project
_____	_____	_____	Y / N	Y / N	_____
_____	_____	_____	Y / N	Y / N	_____
_____	_____	_____	Y / N	Y / N	_____

Heritage Tower



Heritage Tower

ID	Task Mode	Task Name	Duration	Start	Finish
58	1	New Stair 5	60 days	Mon 10/29/18	Fri 1/18/19
59	2	demo openings	10 days	Mon 10/29/18	Fri 11/9/18
60	2	footings & foundation	3 days	Mon 11/12/18	Wed 11/14/18
61	2	masonry walls	13 days	Thu 11/15/18	Mon 12/3/18
62	2	pour basement floor	1 day	Tue 12/4/18	Tue 12/4/18
63	2	install metal pan stair&handrail	15 days	Wed 12/5/18	Tue 12/25/18
64	2	pour stair	2 days	Wed 12/26/18	Thu 12/27/18
65	2	paint	7 days	Fri 12/28/18	Mon 1/7/19
66	2	doors and hardware	3 days	Tue 1/8/19	Thu 1/10/19
67	2	flooring	6 days	Fri 1/11/19	Fri 1/18/19
68	2	Basement Floor	109 days	Tue 11/20/18	Fri 4/19/19
69	2	masonry walls	20 days	Tue 12/4/18	Mon 12/31/18
70	2	MEP rough-in	20 days	Tue 11/27/18	Mon 12/24/18
71	2	repair overhead concrete	10 days	Tue 11/20/18	Mon 12/3/18
72	2	concrete infill	5 days	Tue 12/4/18	Mon 12/10/18
73	2	paint	7 days	Tue 1/1/19	Wed 1/9/19
74	2	doors & hardware	4 days	Mon 1/7/19	Thu 1/10/19
75	2	overhead door	2 days	Thu 1/10/19	Fri 1/11/19
76	2	Mechanical Room	70 days	Mon 1/14/19	Fri 4/19/19
77	2	Clean	10 days	Mon 1/24/19	Fri 1/25/19
78	2	Install Equipment	60 days	Mon 1/28/19	Fri 4/19/19
79	2	Electrical Room	70 days	Mon 1/14/19	Fri 4/19/19
80	2	Clean	10 days	Mon 1/14/19	Fri 1/25/19
81	2	Install Equipment	60 days	Mon 1/28/19	Fri 4/19/19
82	2	Ground Floor	120 days	Mon 12/31/18	Fri 6/14/19
83	2	East Shell	21 days	Mon 12/31/18	Mon 1/28/19
84	2	Framing	15 days	Mon 12/31/18	Fri 1/18/19
85	2	rough-in	4 days	Tue 1/15/19	Fri 1/18/19
86	2	Spray insulation	2 days	Mon 1/21/19	Tue 1/22/19
87	2	Drywall	15 days	Wed 1/23/19	Tue 2/12/19
88	2	Storefront	5 days	Fri 1/18/19	Thu 1/24/19
89	2	Lights and devices	5 days	Wed 2/13/19	Tue 2/19/19
90	2	Recondition Storefront	8 days	Wed 2/13/19	Fri 2/22/19
91	2	Doors and Hardware	4 days	Wed 2/13/19	Mon 2/18/19
92	2	West Shell	23 days	Mon 1/7/19	Wed 2/16/19
93	2	Framing	15 days	Mon 1/21/19	Fri 2/8/19
94	2	Rough-in	4 days	Mon 2/11/19	Thu 2/14/19
95	2	Spray insulation	2 days	Fri 2/15/19	Mon 2/18/19
96	2	Drywall	15 days	Tue 2/19/19	Mon 3/11/19
97	2	Storefront	5 days	Thu 3/7/19	Wed 3/13/19
98	2	Lights and devices	5 days	Thu 3/14/19	Wed 3/20/19
99	2	Recondition Storefront	7 days	Tue 3/12/19	Wed 3/20/19
100	2	Doors and hardware	3 days	Tue 3/12/19	Thu 3/14/19
101	2	South Shell	30 days	Thu 2/7/19	Wed 3/20/19
102	2	Lobby/Grand Stair	120 days	Mon 11/15/18	Fri 4/19/19
103	2	Support/Service	45 days	Mon 1/7/19	Fri 3/8/19
104	2	Form & Pour ramp	4 days	Tue 2/5/19	Fri 2/8/19
105	2	Framing	10 days	Mon 2/11/19	Fri 2/22/19
106	2	rough-in	7 days	Mon 2/11/19	Tue 2/19/19
107	2	Spray insulation	3 days	Wed 2/20/19	Fri 2/22/19
108	2	Drywall	10 days	Mon 2/25/19	Fri 3/8/19
109	2	Paint	6 days	Mon 3/11/19	Mon 3/18/19
110	2	Flooring	8 days	Tue 3/19/19	Thu 3/28/19
111	2	Punchlist	6 days	Fri 3/29/19	Fri 4/5/19
112	2	Restore Vault	60 days	Fri 12/7/18	Thu 2/28/19
113	2	2nd Floor	113 days	Mon 10/8/18	Wed 3/13/19
114	2	Scaffold lobby	20 days	Mon 10/8/18	Fri 11/2/18

Heritage Tower

ID	Task Mode	Task Name	Duration	Start	Finish
115	🔧	Lobby	120 days	Mon 11/5/18	Fri 4/19/19
116	🔧	Elevator Lobby	30 days	Mon 4/22/19	Fri 5/31/19
117	🔧	Shell North	22 days	Fri 1/25/19	Mon 2/25/19
118	🔧	Framing	5 days	Mon 2/25/19	Fri 3/1/19
119	🔧	Rough-in	5 days	Wed 2/27/19	Tue 3/5/19
120	🔧	Spray insulation	2 days	Wed 3/6/19	Thu 3/7/19
121	🔧	Drywall	8 days	Fri 3/8/19	Tue 3/19/19
122	🔧	Paint	5 days	Wed 3/20/19	Tue 3/26/19
123	🔧	Lights and devices	1 day	Wed 3/27/19	Wed 3/27/19
124	🔧	Shell South	30 days	Mon 3/4/19	Fri 4/12/19
125	🔧	Framing	5 days	Mon 3/4/19	Fri 3/8/19
126	🔧	rough-in	5 days	Tue 3/5/19	Mon 3/11/19
127	🔧	spray insulation	3 days	Tue 3/12/19	Thu 3/14/19
128	🔧	drywall	10 days	Fri 3/15/19	Thu 3/28/19
129	🔧	paint	4 days	Fri 3/29/19	Wed 4/3/19
130	🔧	lights and devices	6 days	Thu 4/4/19	Thu 4/11/19
131	🔧	3rd Floor	93 days	Mon 3/11/19	Wed 7/17/19
132	🔧	Elevator Lobby	30 days	Thu 6/6/19	Wed 7/17/19
133	🔧	Apartments North	63 days	Mon 3/11/19	Wed 6/5/19
134	🔧	Framing	15 days	Mon 3/11/19	Fri 3/29/19
135	🔧	Rough-in	7 days	Mon 4/1/19	Tue 4/9/19
136	🔧	Drywall	8 days	Wed 4/10/19	Fri 4/19/19
137	🔧	Drywall finish	6 days	Wed 4/17/19	Wed 4/24/19
138	🔧	Paint	5 days	Thu 4/25/19	Wed 5/1/19
139	🔧	Cabinets & Trim	10 days	Thu 5/2/19	Wed 5/15/19
140	🔧	doors and hardware	3 days	Thu 5/9/19	Mon 5/13/19
141	🔧	MEP trimout	7 days	Tue 5/7/19	Wed 5/15/19
142	🔧	Flooring	7 days	Thu 5/16/19	Fri 5/24/19
143	🔧	Appliances	1 day	Mon 5/27/19	Mon 5/27/19
144	🔧	Punchlist	7 days	Tue 5/28/19	Wed 6/5/19
145	🔧	Offices South	14 days	Mon 4/1/19	Thu 4/18/19
146	🔧	Framing	5 days	Mon 4/1/19	Fri 4/5/19
147	🔧	Masonry infill	5 days	Mon 4/1/19	Fri 4/5/19
148	🔧	Rough-in	3 days	Wed 4/3/19	Fri 4/5/19
149	🔧	Drywall	6 days	Mon 4/8/19	Mon 4/15/19
150	🔧	lighting	3 days	Tue 4/16/19	Thu 4/18/19
151	🔧	17th Floor	67 days	Thu 1/24/19	Fri 4/26/19
160	🔧	Framing	14 days	Thu 1/24/19	Tue 2/12/19
161	🔧	Rough-in	10 days	Thu 1/31/19	Wed 2/13/19
162	🔧	Drywall	14 days	Thu 2/14/19	Tue 3/5/19
163	🔧	Drywall finish	14 days	Mon 2/25/19	Thu 3/14/19
164	🔧	Paint	7 days	Fri 3/15/19	Mon 3/25/19
165	🔧	Cabinets & Trim	10 days	Tue 3/26/19	Mon 4/8/19
166	🔧	Doors and Hardware	7 days	Fri 3/29/19	Mon 4/8/19
167	🔧	MEP trimout	10 days	Tue 4/9/19	Mon 4/22/19
168	🔧	Flooring	10 days	Tue 4/2/19	Mon 4/15/19
169	🔧	Appliances	2 days	Tue 4/16/19	Wed 4/17/19
170	🔧	Punchlist	7 days	Thu 4/18/19	Fri 4/26/19
171	🔧	16th Floor	67 days	Wed 2/13/19	Thu 5/16/19
180	🔧	Framing	14 days	Wed 2/13/19	Mon 3/4/19
181	🔧	Rough-in	10 days	Wed 2/20/19	Tue 3/5/19
182	🔧	Drywall	14 days	Wed 3/6/19	Mon 3/25/19
183	🔧	Drywall Finish	14 days	Fri 3/15/19	Wed 4/3/19
184	🔧	Paint	7 days	Thu 4/4/19	Fri 4/12/19
185	🔧	Cabinets & Trim	10 days	Mon 4/15/19	Fri 4/26/19
186	🔧	Doors and Hardware	7 days	Thu 4/18/19	Fri 4/26/19
187	🔧	MEP Trimout	10 days	Mon 4/29/19	Fri 5/10/19

Heritage Tower

ID	Task Mode	Task Name	Duration	Start	Finish
188	1	Flooring	10 days	Mon 5/6/19	Fri 5/3/19
189	2	Appliances	2 days	Mon 5/6/19	Tue 5/7/19
190	2	Punchlist	7 days	Wed 5/8/19	Thu 5/16/19
191	3	15th Floor	67 days	Tue 3/5/19	Wed 6/5/19
200	2	Framing	14 days	Tue 3/5/19	Fri 3/22/19
201	2	Rough-in	10 days	Tue 3/12/19	Mon 3/25/19
202	2	Drywall	10 days	Tue 3/26/19	Fri 4/12/19
203	2	Drywall Finish	14 days	Thu 4/4/19	Tue 4/23/19
204	2	Paint	7 days	Wed 4/24/19	Thu 5/2/19
205	2	Cabinets & Trim	10 days	Fri 5/3/19	Thu 5/16/19
206	2	Doors & Hardware	7 days	Wed 5/8/19	Thu 5/16/19
207	2	MEP Trimout	10 days	Fri 5/17/19	Thu 5/30/19
208	2	Flooring	10 days	Fri 5/10/19	Thu 5/23/19
209	2	Appliances	2 days	Fri 5/24/19	Mon 5/27/19
210	2	Punchlist	7 days	Tue 5/28/19	Wed 6/5/19
211	3	14th Floor	67 days	Mon 3/25/19	Tue 6/25/19
220	2	Framing	14 days	Mon 3/25/19	Thu 4/11/19
221	2	Rough-in	10 days	Mon 4/1/19	Fri 4/12/19
222	2	Drywall	14 days	Mon 4/15/19	Thu 5/2/19
223	2	Drywall finish	14 days	Wed 4/24/19	Mon 5/13/19
224	2	Paint	7 days	Tue 5/14/19	Wed 5/22/19
225	2	Cabinets & Trim	10 days	Thu 5/23/19	Wed 6/5/19
226	2	Doors & Hardware	7 days	Tue 5/28/19	Wed 6/5/19
227	2	MEP trimout	10 days	Thu 6/6/19	Wed 6/19/19
228	2	Flooring	10 days	Thu 5/30/19	Wed 6/12/19
229	2	Appliances	2 days	Thu 6/13/19	Fri 6/14/19
230	2	Punchlist	7 days	Mon 6/17/19	Tue 6/25/19
231	3	12th Floor	67 days	Fri 4/12/19	Mon 7/15/19
240	2	Framing	14 days	Fri 4/12/19	Wed 5/1/19
241	2	Rough-in	10 days	Fri 4/19/19	Thu 5/2/19
242	2	Drywall	14 days	Fri 5/9/19	Wed 5/22/19
243	2	Drywall finish	14 days	Tue 5/14/19	Fri 5/31/19
244	2	Paint	7 days	Mon 6/3/19	Tue 6/11/19
245	2	Cabinets & Trim	10 days	Wed 6/12/19	Tue 6/25/19
246	2	Doors & Hardware	7 days	Mon 6/17/19	Tue 6/25/19
247	2	MEP trimout	10 days	Wed 6/26/19	Tue 7/9/19
248	2	Flooring	10 days	Wed 6/19/19	Tue 7/2/19
249	2	Appliances	2 days	Wed 7/3/19	Thu 7/4/19
250	2	Punchlist	7 days	Fri 7/5/19	Mon 7/15/19
251	3	11th Floor	67 days	Thu 5/2/19	Fri 8/2/19
260	2	Framing	14 days	Thu 5/2/19	Tue 5/21/19
261	2	Rough-in	10 days	Thu 5/9/19	Wed 5/22/19
262	2	Drywall	14 days	Thu 5/23/19	Tue 6/11/19
263	2	Drywall finish	14 days	Mon 6/3/19	Thu 6/20/19
264	2	Paint	7 days	Fri 6/21/19	Mon 7/1/19
265	2	Cabinets & Trim	10 days	Tue 7/2/19	Mon 7/15/19
266	2	Doors & Hardware	7 days	Fri 7/5/19	Mon 7/15/19
267	2	MEP trimout	10 days	Tue 7/16/19	Mon 7/22/19
268	2	Flooring	10 days	Tue 7/9/19	Mon 7/22/19
269	2	Appliances	2 days	Tue 7/23/19	Wed 7/24/19
270	2	Punchlist	7 days	Thu 7/25/19	Fri 8/2/19
271	3	10th Floor	67 days	Wed 5/22/19	Thu 8/22/19
280	2	Framing	14 days	Wed 5/22/19	Mon 6/10/19
281	2	Rough-in	10 days	Wed 5/29/19	Tue 6/11/19
282	2	Drywall	14 days	Wed 6/12/19	Mon 7/1/19
283	2	Drywall finish	14 days	Fri 6/21/19	Wed 7/10/19
284	2	Paint	7 days	Thu 7/11/19	Fri 7/19/19

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ID	Task Mode	Task Name	Duration	Start	Finish
285	🔧	Cabinets & Trim	10 days	Mon 7/22/19	Fri 8/2/19
286	🔧	Doors & Hardware	7 days	Tue 7/16/19	Wed 7/24/19
287	🔧	MEP trimout	10 days	Mon 8/5/19	Fri 8/16/19
288	🔧	Flooring	10 days	Mon 7/29/19	Fri 8/9/19
289	🔧	Appliances	2 days	Mon 8/12/19	Tue 8/13/19
290	🔧	Punchlist	7 days	Wed 8/14/19	Thu 8/22/19
291	🔧	9th Floor	67 days	Tue 6/11/19	Wed 9/11/19
300	🔧	Framing	14 days	Tue 6/11/19	Fri 6/28/19
301	🔧	Rough-in	10 days	Tue 6/18/19	Mon 7/1/19
302	🔧	Drywall	14 days	Tue 7/2/19	Fri 7/19/19
303	🔧	Drywall finish	14 days	Thu 7/11/19	Tue 7/30/19
304	🔧	Paint	7 days	Wed 7/31/19	Thu 8/8/19
305	🔧	Cabinets & Trim	10 days	Fri 8/9/19	Thu 8/22/19
306	🔧	Doors & Hardware	7 days	Wed 8/14/19	Thu 8/22/19
307	🔧	MEP trimout	10 days	Fri 8/23/19	Thu 9/5/19
308	🔧	Flooring	10 days	Fri 8/16/19	Thu 8/29/19
309	🔧	Appliances	2 days	Fri 8/30/19	Mon 9/2/19
310	🔧	Punchlist	7 days	Tue 9/3/19	Wed 9/11/19
311	🔧	8th Floor	67 days	Mon 7/1/19	Tue 10/1/19
320	🔧	Framing	14 days	Mon 7/1/19	Thu 7/18/19
321	🔧	Rough-in	10 days	Mon 7/8/19	Fri 7/19/19
322	🔧	Drywall	14 days	Mon 7/22/19	Thu 8/8/19
323	🔧	Drywall finish	14 days	Wed 7/31/19	Mon 8/19/19
324	🔧	Paint	7 days	Tue 8/20/19	Wed 8/28/19
325	🔧	Cabinets & Trim	10 days	Thu 8/29/19	Wed 9/11/19
326	🔧	Doors & Hardware	7 days	Tue 9/3/19	Wed 9/11/19
327	🔧	MEP trimout	10 days	Thu 9/12/19	Wed 9/25/19
328	🔧	Flooring	10 days	Thu 9/5/19	Wed 9/18/19
329	🔧	Appliances	2 days	Thu 9/19/19	Fri 9/20/19
330	🔧	Punchlist	7 days	Mon 9/23/19	Tue 10/1/19
331	🔧	7th Floor	67 days	Fri 7/19/19	Mon 10/21/19
340	🔧	Framing	14 days	Fri 7/19/19	Wed 8/7/19
341	🔧	Rough-in	10 days	Fri 7/26/19	Thu 8/8/19
342	🔧	Drywall	14 days	Fri 8/9/19	Wed 8/28/19
343	🔧	Drywall finish	14 days	Tue 8/20/19	Fri 9/6/19
344	🔧	Paint	7 days	Mon 9/9/19	Tue 9/17/19
345	🔧	Cabinets & Trim	10 days	Wed 9/18/19	Tue 10/1/19
346	🔧	Doors & Hardware	7 days	Mon 9/23/19	Tue 10/1/19
347	🔧	MEP trimout	10 days	Wed 10/2/19	Tue 10/15/19
348	🔧	Flooring	10 days	Wed 9/25/19	Tue 10/8/19
349	🔧	Appliances	2 days	Wed 10/9/19	Thu 10/10/19
350	🔧	Punchlist	7 days	Fri 10/11/19	Mon 10/21/19
351	🔧	6th Floor	67 days	Thu 8/8/19	Fri 11/9/19
360	🔧	Framing	14 days	Thu 8/8/19	Tue 8/27/19
361	🔧	Rough-in	10 days	Thu 8/15/19	Wed 8/28/19
362	🔧	Drywall	14 days	Thu 8/29/19	Tue 9/17/19
363	🔧	Drywall finish	14 days	Mon 9/9/19	Thu 9/26/19
364	🔧	Paint	7 days	Fri 9/27/19	Mon 10/7/19
365	🔧	Cabinets & Trim	10 days	Tue 10/8/19	Mon 10/21/19
366	🔧	Doors & Hardware	7 days	Fri 10/11/19	Mon 10/21/19
367	🔧	MEP trimout	10 days	Tue 10/22/19	Mon 11/4/19
368	🔧	Flooring	10 days	Tue 10/15/19	Mon 10/28/19
369	🔧	Appliances	2 days	Tue 10/29/19	Wed 10/30/19
370	🔧	Punchlist	7 days	Thu 10/31/19	Fri 11/8/19
371	🔧	5th Floor	67 days	Wed 8/28/19	Thu 11/28/19
380	🔧	Framing	14 days	Wed 8/28/19	Mon 9/16/19
381	🔧	Rough-in	10 days	Wed 9/4/19	Tue 9/17/19

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ID	Task Mode	Task Name	Duration	Start	Finish
382	🔧	Drywall	14 days	Wed 9/18/19	Mon 10/7/19
383	🔧	Drywall finish	14 days	Fri 9/27/19	Wed 10/16/19
384	🔧	Paint	7 days	Thu 10/17/19	Fri 10/25/19
385	🔧	Cabinets & Trim	10 days	Mon 10/28/19	Fri 11/8/19
386	🔧	Doors & Hardware	7 days	Thu 10/31/19	Fri 11/8/19
387	🔧	MEP trimout	10 days	Mon 11/11/19	Fri 11/22/19
388	🔧	Flooring	10 days	Mon 11/4/19	Fri 11/15/19
389	🔧	Appliances	2 days	Mon 11/18/19	Tue 11/19/19
390	🔧	Punchlist	7 days	Wed 11/20/19	Thu 11/28/19
391	🔧	4th Floor	67 days	Fri 3/8/19	Mon 6/10/19
400	🔧	Framing	14 days	Mon 4/8/19	Thu 4/25/19
401	🔧	Rough-in	10 days	Mon 4/15/19	Fri 4/26/19
402	🔧	Drywall	14 days	Mon 4/29/19	Thu 5/16/19
403	🔧	Drywall finish	14 days	Wed 5/8/19	Mon 5/27/19
404	🔧	Paint	7 days	Tue 5/28/19	Wed 6/5/19
405	🔧	Cabinets & Trim	10 days	Thu 6/6/19	Wed 6/19/19
406	🔧	Doors & Hardware	7 days	Tue 6/11/19	Wed 6/19/19
407	🔧	MEP trimout	10 days	Thu 6/20/19	Wed 7/3/19
408	🔧	Flooring	10 days	Thu 6/13/19	Wed 6/26/19
409	🔧	Appliances	2 days	Thu 6/27/19	Fri 6/28/19
410	🔧	Punchlist	7 days	Mon 7/1/19	Tue 7/9/19
411	🔧	19th Floor	67 days	Tue 11/6/18	Wed 2/6/19
420	🔧	Framing	14 days	Tue 11/27/18	Fri 12/14/18
421	🔧	Rough-in	10 days	Tue 12/4/18	Mon 12/17/18
422	🔧	Drywall	14 days	Tue 12/18/18	Fri 1/4/19
423	🔧	Drywall finish	14 days	Thu 12/27/18	Tue 1/15/19
424	🔧	Paint	7 days	Wed 1/16/19	Thu 1/24/19
425	🔧	Cabinets & Trim	10 days	Fri 1/25/19	Thu 2/7/19
426	🔧	Doors & Hardware	7 days	Wed 1/30/19	Thu 2/7/19
427	🔧	MEP trimout	10 days	Fri 2/8/19	Thu 2/21/19
428	🔧	Flooring	10 days	Fri 2/1/19	Thu 2/14/19
429	🔧	Appliances	2 days	Fri 2/15/19	Mon 2/18/19
430	🔧	Punchlist	7 days	Tue 2/19/19	Wed 2/27/19
431	🔧	18th Loft	67 days	Fri 11/2/18	Mon 2/4/19
440	🔧	Framing	14 days	Mon 12/17/18	Thu 1/3/19
441	🔧	Rough-in	10 days	Mon 12/24/18	Fri 1/4/19
442	🔧	Drywall	14 days	Mon 1/7/19	Thu 1/24/19
443	🔧	Drywall finish	14 days	Wed 1/16/19	Mon 2/4/19
444	🔧	Paint	7 days	Tue 2/5/19	Wed 2/13/19
445	🔧	Cabinets & Trim	10 days	Thu 2/14/19	Wed 2/27/19
446	🔧	Doors & Hardware	7 days	Thu 2/21/19	Fri 3/1/19
447	🔧	MEP trimout	10 days	Thu 2/28/19	Wed 3/13/19
448	🔧	Flooring	10 days	Thu 2/21/19	Wed 3/6/19
449	🔧	Appliances	2 days	Thu 3/7/19	Fri 3/8/19
450	🔧	Punchlist	7 days	Mon 3/11/19	Tue 3/19/19
451	🔧	18th Floor	67 days	Thu 11/22/18	Fri 2/2/19
460	🔧	Framing	14 days	Fri 1/4/19	Wed 1/23/19
461	🔧	Rough-in	10 days	Fri 1/11/19	Thu 1/24/19
462	🔧	Drywall	14 days	Fri 1/25/19	Wed 2/13/19
463	🔧	Drywall finish	14 days	Tue 2/5/19	Fri 2/22/19
464	🔧	Paint	7 days	Mon 2/25/19	Tue 3/5/19
465	🔧	Cabinets & Trim	10 days	Wed 3/6/19	Tue 3/19/19
466	🔧	Doors & Hardware	7 days	Mon 3/11/19	Tue 3/19/19
467	🔧	MEP trimout	10 days	Wed 3/20/19	Tue 4/2/19
468	🔧	Flooring	10 days	Wed 3/13/19	Tue 3/26/19
469	🔧	Appliances	2 days	Wed 3/27/19	Thu 3/28/19
470	🔧	Punchlist	7 days	Fri 3/29/19	Mon 4/8/19