



Job Title
Pompano Circle Radon System Installation
Location
2168 Pompano Circle Dayton Ohio, 45404



If you would like to submit a bid, you must complete the GDPM Quote Form. It must be signed. If the proposal section does not have enough room for your proposal, please write 'see attached' and attach your quote.

If you are interested in working with GDPM, please contact housingdevelopment@dmha.org and request a vendor registration packet. Once submitted you will be notified of all contracting opportunities related to the areas you select when registering.

PROJECT NAME: Pompano Circle Radon Mitigation System Installation.
The units consist of single story, single family homes and duplexes at the following addresses:

| | |
|--------------------------|--------------------------------|
| 33 Floral Home Avenue | Single Family Home Basement |
| 2159 Pompano Circle | Single Family Home Basement |
| 2151-2153 Pompano Circle | Slab On Grade Duplex |
| 2143-2145 Pompano Circle | Slab On Grade Duplex |
| 2135-2137 Pompano Circle | Slab On Grade Duplex |
| 2129-2131 Pompano Circle | Slab On Grade Duplex |
| 2123-2125 Pompano Circle | Slab On Grade Duplex |
| 2119 Pompano Circle | Single Family Home Basement |
| 2111-2113 Pompano Circle | Slab On Grade Duplex |
| 2107 Pompano Circle | Single Family Home Basement |
| 2103-2105 Pompano Circle | Slab On Grade Duplex |
| 2100 Pompano Circle | Single Family Home Basement |
| 2104 Pompano Circle | Single Family Home Basement |
| 2108 Pompano Circle | Single Family Home Basement |
| 2128 Pompano Circle | Single Family Home Basement |
| 2136 Pompano Circle | Single Family Home Basement |
| 2142-2144 Pompano Circle | Slab On Grade Duplex |
| 2150-2152 Pompano Circle | Slab On Grade Duplex |
| 2158-2160 Pompano Circle | Single Family Home Basement |
| 2166-2168 Pompano Circle | Slab On Grade Duplex |
| 2115 Pompano Circle | Maintenance Shop Slab On Grade |

How to Quote: Please provide overall quote for labor/material and installation.

Email quotes to housingdevelopment@dmha.org

Questions and Site Visits Kevin Arnold at 937-910-7637

Quote Deadline: September 5, 2023 no later than 10:00: AM

DESCRIPTION OF PROPERTY

Pompano Circle Apartments, located in Dayton, Ohio consists of 31 apartment units in 21 buildings. There are (14) 2- bedroom duplex units, (8) 3-bedroom duplex units, (5) 3-bedroom units, (3) 4-bedroom units, and (1) 5-bedroom unit. All the units are “flats” or ranch-style units. The units are consistent in configuration and size. The buildings are constructed of wood frame, with brick veneer and an area of vinyl siding, wood siding, metal siding, or stucco. The building foundations are concrete basement with concrete floor. Some of the units have a concrete foundation with a concrete slab on grade. Roof construction is wood joists and trusses with an asphalt shingle roofing system. Parking is provided individual asphalt drives at each unit. All of the units are occupied.

| | |
|--------------------------|--------------------------------|
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| Unit Size | Unit Type | Number of units | Approx. Square Footage Obtained from As-built Drawings |
|-----------|-----------|-----------------|--|
| 2-Bedroom | Flat | 8 | 880 SF |
| 2-Bedroom | HC | 6 | 880 SF |
| 3-Bedroom | Flat | 13 | 1050 SF |
| 3-Bedroom | HC | 2 | 1250 SF |
| 4-Bedroom | Flat | 1 | 1250 SF |
| 4-Bedroom | HC | 1 | 1375 SF |
| Total | | 31 | |



PLANNING & DEVELOPMENT REQUEST FOR QUOTE

(THIS SECTION IS COMPLETED BY GDPM)

Job Name:

Contract #:

Scope:

Anticipated Project Term:

Anticipated Start Date

Prevailing Wage:

Contractor: Please indicate if any of the following contract award preference apply: (for more information on whether your company is eligible for any of the following preference categories, please go to <http://www.dmha.org/working-with-gdpm/doing-business-with-dmha/diversity.html>.)

Check at least one of the following (If checked, please attach documentation):

Section 3

MBE/WBE

Veteran

None Apply

Name of Business:

Street Address:

Street Address Line 2:

City:

State:

Zip Code:

Contact Number:

E-mail:

Contractor's Proposal & Price:

By signing below, Contractor acknowledges that if selected for the Contract Award, Contractor will perform all work necessary to complete the task as specified above at Contractor's quoted price within the time period provided. Further, Contractor has reviewed and accepts all GDPM Small Construction General Terms and Conditions and, unless otherwise specified in writing by GDPM, no other contract documents will be necessary. A copy of all GDPM Required Contract Documents is available at <http://www.dmha.org/RAD/contract-documents.html> or upon request by e-mailing at housingdevelopment@gdpm.org.

Contractor Signature of Acceptance

Date

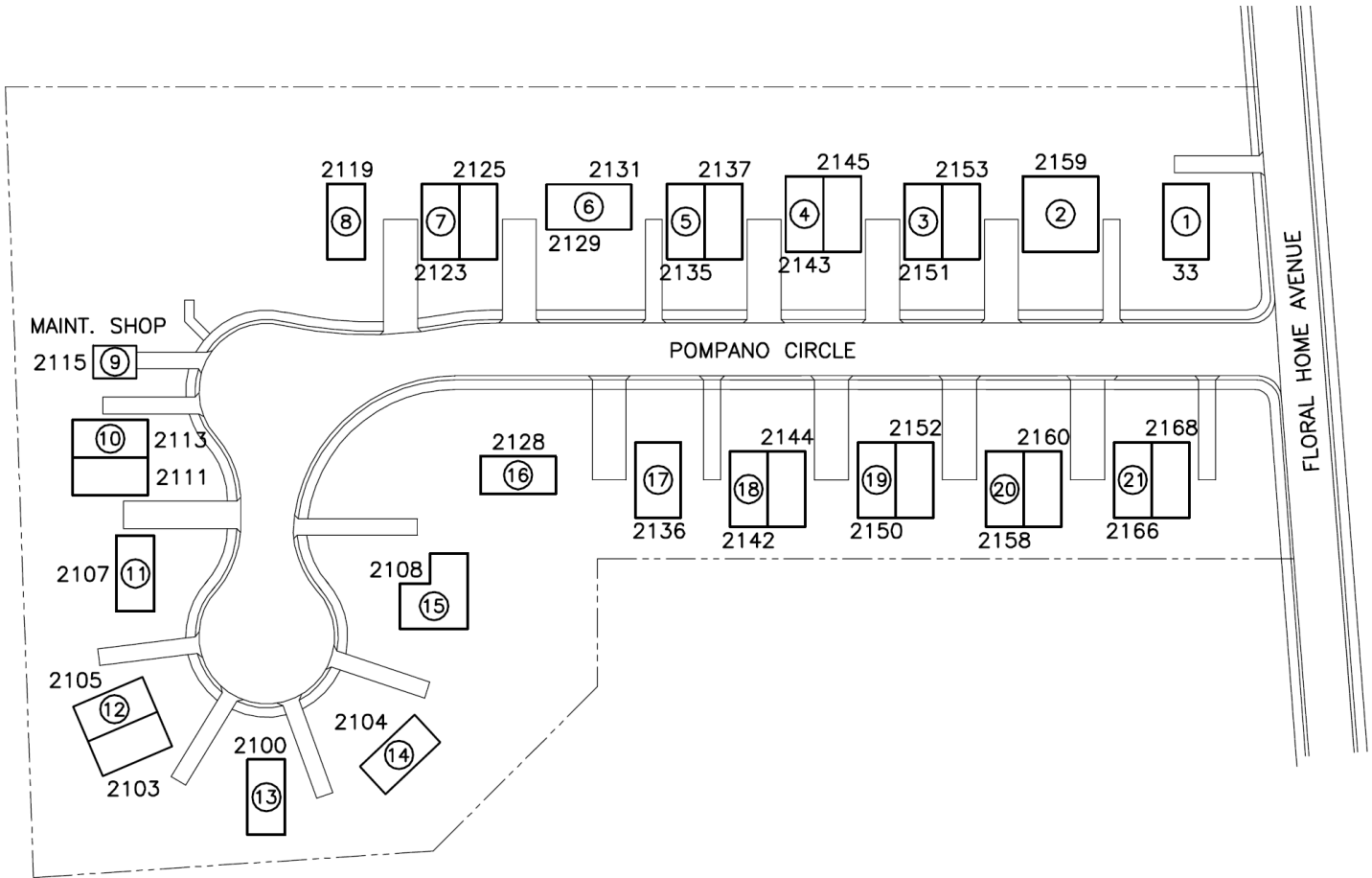
Acceptance of Proposal:

The above price, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

GDPM Signature of Acceptance

Date

Project Start Date



NOTE:
 21-BUILDINGS (INCLUDING 1-MAINT. BUILDING)
 31-UNITS (FAMILY) (INCLUDING 1-HANDICAP UNIT)

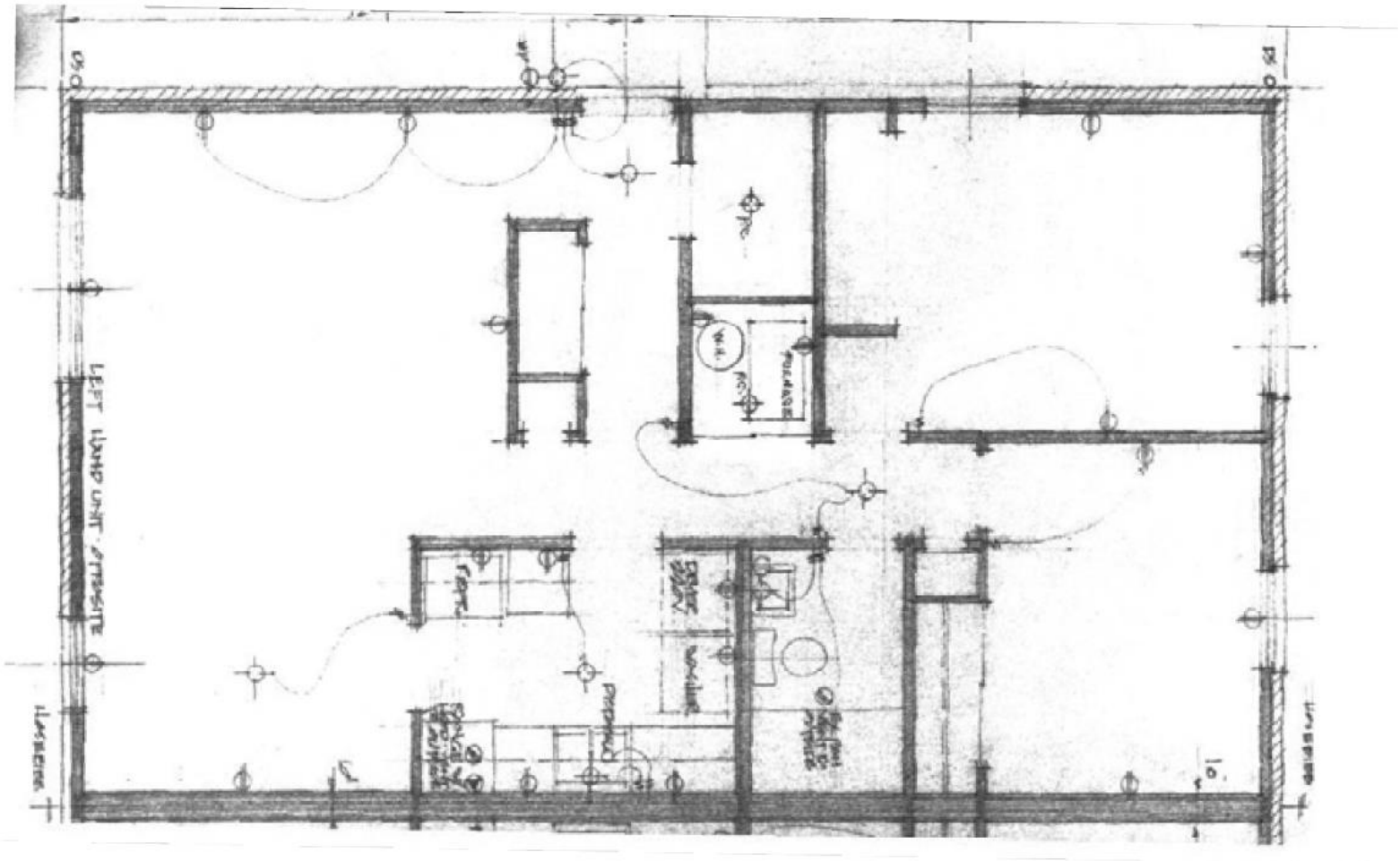
SITE PLAN 
 SCALE: 1" = 80'-0"

POMPANO CIRCLE

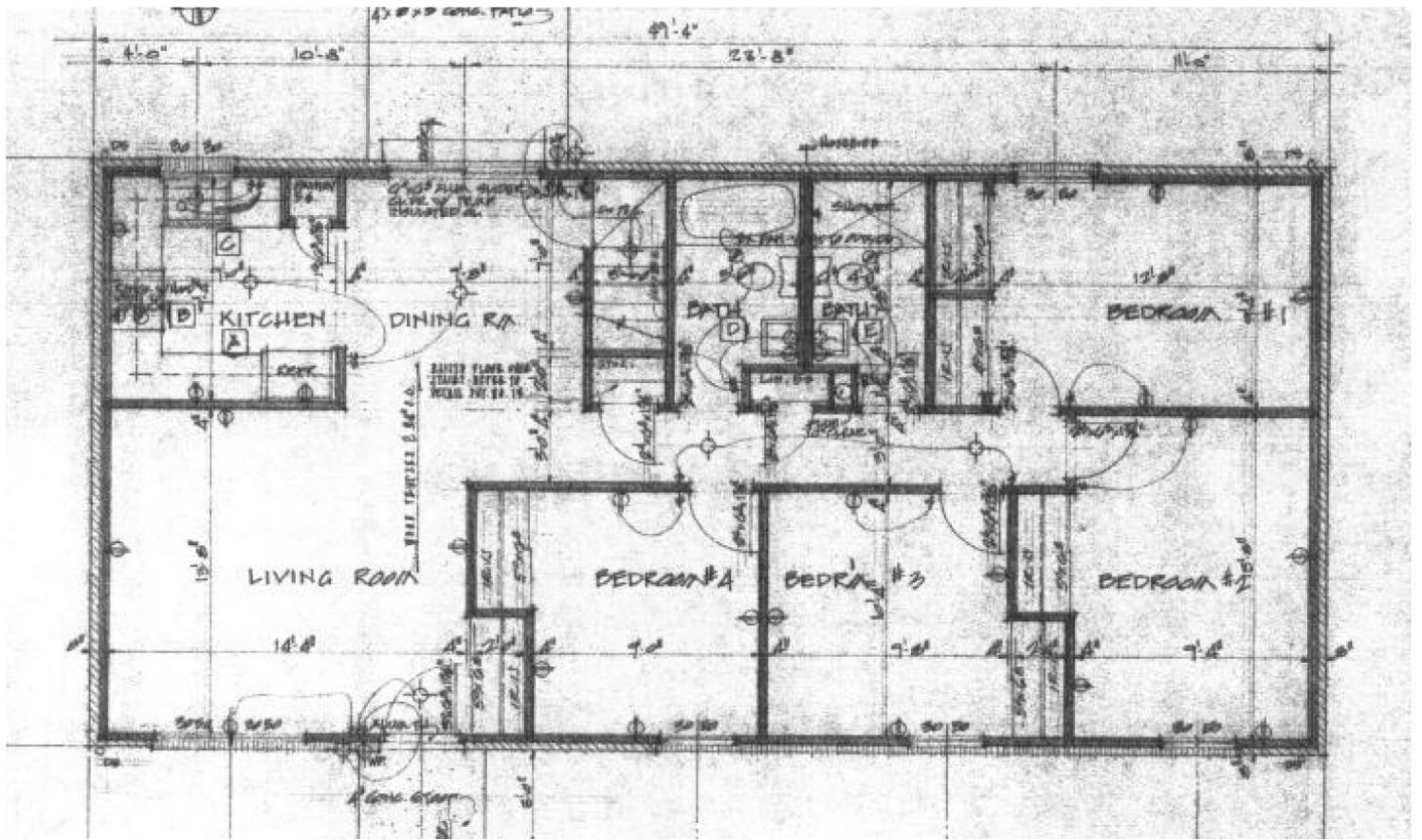
4.86 ACRES
 212,200 SQ. FT.

SUMMARY OF WORK

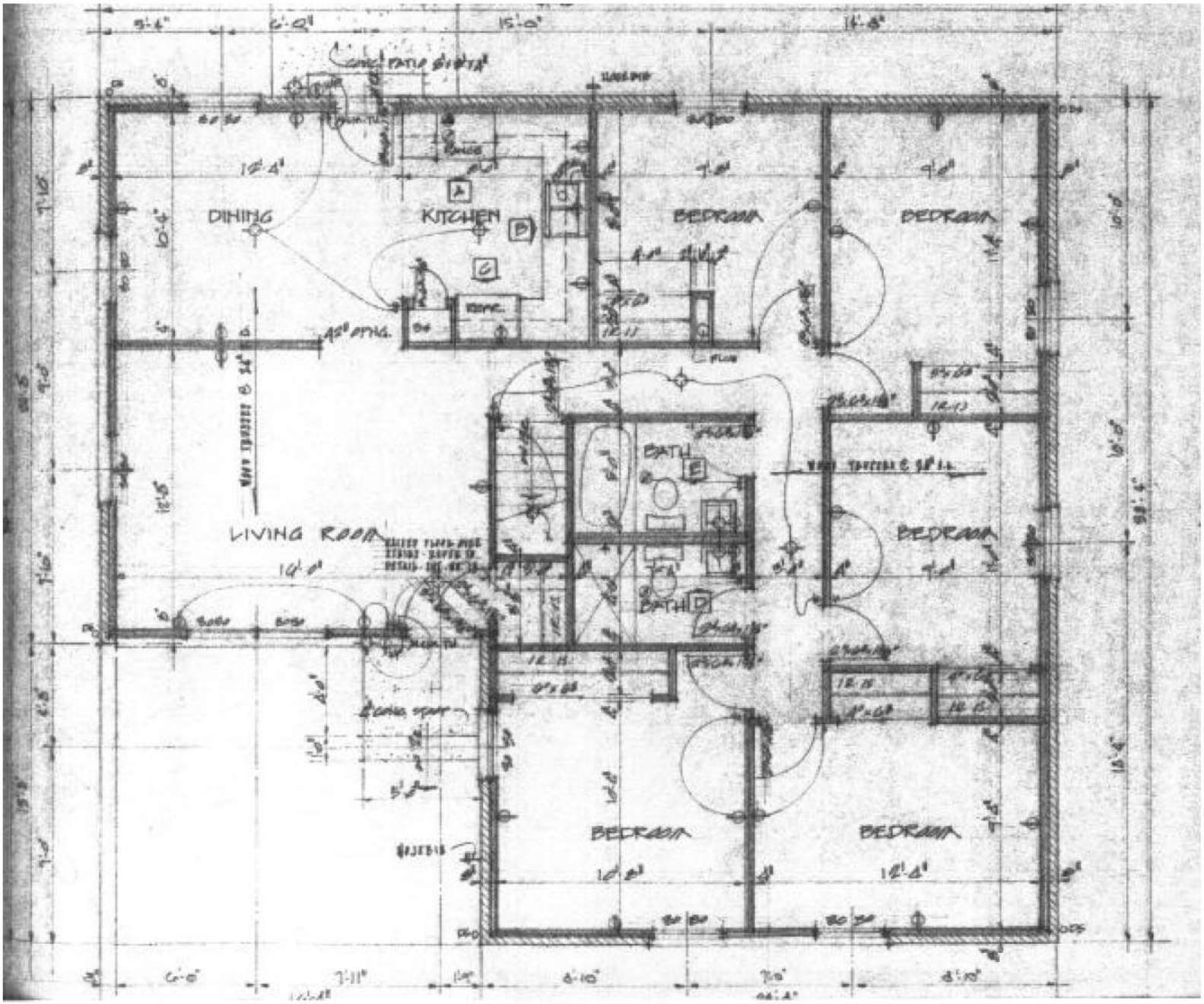
1. The scope of work entails installing an active radon mitigation system at the previously mentioned addresses.
2. The installation process involves installing sub-slab suction mitigation system by boring a hole in the slab and installing 3 inch schedule 40 PVC piping from under the slab into the attic space.
3. The contractor shall install wiring to support a high static pressure electric fan motor which shall vent through the roof on slab on grade units via a roof boot/flashing.
4. On basement units with side wall configuration piping, the installation process involves installing sub-slab suction piping by drilling a hole in the basement floor and installing 3 inch schedule 40 PVC piping from under the slab.
5. The contractor shall install weather tight wiring and the high static pressure electric fan motor. Vent pipes shall be secured to the structure of the building with hangers, strapping, or other supports that will permanently secure the vent piping.
6. The contractor shall install a manometer to monitor the pressure differential.
7. After system installation with the fan running for at least 24 hours, the contractor shall perform a monitor test to determine if the system is maintaining radon levels below 4.0 pCi/L.
8. All penetrations shall be sealed in accordance to industry standards and fire stopped in accordance with code.
9. The contractor shall be responsible for any damage caused to the building/property interior and exterior as a result of this work and shall be responsible for making all repairs the same day.
10. The contractor shall be responsible for removing and disposing of all debris. The contractor shall not use the owner's dumpster or trash containers to dispose of materials related to this project.
11. The contractor shall be responsible for all permit/inspection fees and comply with all local, state, and federal codes/ regulations.
12. All bidders must visit the site and field verify conditions. Contact Kevin Arnold at 937-910-7637 karnold@dmha.org to arrange for access to the site.



Two Bedroom Duplex Floor Plan



Four Bedroom Unit Floor Plan



Five Bedroom Unit Floor Plan



ENHANCING NEIGHBORHOODS
STRENGTHENING COMMUNITIES
CHANGING LIVES

PLANNING & DEVELOPMENT VENDOR REGISTRATION FORM

GENERAL INFORMATION

Vendor Name

Contact Name

Contact Person's Title

Street Address

Street Address Line 2

City

State

Zip Code

Phone Number

Other Phone

Fax Number

E-mail Address

DISCLAIMER

The completion and submission of the Vendor Registration Form does not guarantee any minimum or maximum amount of work for a Vendor. It simply means that a Vendor is registered to conduct business with GDPM as opportunities are made available. At that time, the Vendor may have the opportunity to submit a bid, quote or proposal. Likewise, the submission of a bid, quote or proposal does not guarantee any Vendor the right to an award as all procurement activity conducted by GDPM must be in full compliance with the following regulations:

- 2 CFR Part 200
- HUD Procurement Handbook 7460.8 REV 2
- GDPM's Procurement Policy and Procedures

For registrations you must submit a W-9 Form.

GDPM VENDOR REGISTRATION FORM

BUSINESS CLASSIFICATION

Taxpayer Identification Number or Social Security Number

(must select at least 1)

Individual /Sole Proprietorship

Joint Venture

Corporation

Resident Owned Business

Other

Partnership

Not-for-Profit

State of Incorporation

Number of Years Company has been in Business:

Number of Employees:

ECONOMIC INCLUSION

Certifying documentation or notarized declaration must be provided to GDPM to prove status:

(must select at least 1)

Not Applicable

Disabled Owned

Woman Owned (at least 51%)

Small Business

Veteran Owned

Minority Owned (at least 51%):

Section 3 Business Concern:

GDPM VENDOR REGISTRATION FORM

Would you like to receive e-mails on development opportunities that involve your services?

VENDORS SERVICES AND/OR PRODUCTS

Please specify the type of service(s) or product(s) that your business provides:

(must select at least 1)

Appraisal (Real Property)

Asphalt Repair

Architecture/Engineering

Cabinet Installation

Carpet Cleaning

Concrete Repair

**Construction: Exterior
Renovation**

**Construction: Interior
Renovation**

Construction: New

Construction: Repair

Construction Management

Demolition

Design Services

Electrical Supplies

Elevators

**Energy Services – Building
Facilities**

Environmental Services

Planning Design

Fire Suppression and Inspection

Flooring

Hazardous Materials Removal

HVAC

Janitorial Services

Land Acquisition

Land Surveying

Landscaping Services

Masonry

Mowing Services

Painting

Planning Design

Playgrounds

Plumbing

Real Estate Appraisals

Roofing

Siding & Installation

Waste Removal

Waster Repair Restoration

Other



SECTION 3 BUSINESS CONCERN APPLICATION

Are you a Section 3 business? Yes No

If you select 'No' to the above question you do not have to complete this form

Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that helps foster local economic development, neighborhood economic improvement, and individual self sufficiency. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low-or very-low income residents in connection with projects and activities in their neighborhoods.

Name of Business:

Contact Name:

Contact Person's Title:

Street Address:

Street Address Line 2:

City:

State:

Zip Code:

Phone Number:

Other Phone:

E-mail Address:

Type of Business:

(please attach supporting documentations)

**Services Your
Business Provides:**

GDPM SECTION 3 BUSINESS CONCERN

I certify that _____ (company's name) is applying to become a bona fide Section 3 business concern, and that it will meet the following definition of a Section 3 business concern:

Check at least one Category 1 Category 2 Category 3 Category 4
of the following:

Category 1

Business concerns that are 51 percent or more owned by residents of GDPM housing or developments for which the Section 3 covered assistance is expended, or whose full-time, permanent workforce includes 30 percent of GDPM Residents as employees.

Category 2

Business concerns that are 51 percent or more owned by residents of other housing developments or developments managed by the GDPM that is expending the Section 3 covered assistance, or whose full-time, permanent workforce includes 30 percent of these persons as employees.

Category 3

HUD YouthBuild programs being carried out in the metropolitan area (or non-metropolitan county) in which the Section 3 covered assistance is expended.

Category 4

Business concerns that are 51 percent or more owned by section 3 residents, or whose permanent, full-time workforce includes no less than 30 percent of employees who meet the low-income guidelines and live in the GDPM covered assistance area; or businesses that provide evidence of a commitment to subcontract in excess of 25 percent of the total dollar award of all subcontracts to be awarded to Section 3 business concerns.

Note: If you certify above that your business is a Section 3 Business, and you qualify for award of the contract based on the preference given to section 3 businesses and described in the solicitation, GDPM may request additional documentation and information as needed. If you have any questions about this form, please our Procurement Department at (937) 910-7500, or by send an e-mail to procurement@gdpm.org.

“I hereby certify the information provided by me to be true and correct, and understand any falsification of any of the information could subject me to punishment under the law.”

Signature of Chief Executive Officer

Date

"General Decision Number: OH20230018 08/04/2023

Superseded General Decision Number: OH20220018

State: Ohio

Construction Type: Residential

Counties: Greene, Miami, Montgomery and Preble Counties in Ohio.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658.

Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60).

| If the contract is entered | . Executive Order 14026 |
| into on or after January 30, | generally applies to the |
| 2022, or the contract is | contract. |
| renewed or extended (e.g., an | . The contractor must pay |

| option is exercised) on or | all covered workers at |
| after January 30, 2022: | least \$16.20 per hour (or |
| | the applicable wage rate |
| | listed on this wage |
| | determination, if it is |
| | higher) for all hours |
| | spent performing on the |
| | contract in 2023. |
| _____ | _____ |

| If the contract was awarded on |. Executive Order 13658 |
| or between January 1, 2015 and | generally applies to the |
| January 29, 2022, and the | contract. |
| contract is not renewed or |. The contractor must pay all |
| extended on or after January | covered workers at least |
| 30, 2022: | \$12.15 per hour (or the |
| | applicable wage rate listed |
| | on this wage determination, |
| | if it is higher) for all |
| | hours spent performing on |
| | that contract in 2023. |
| _____ | _____ |

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number Publication Date

0 01/06/2023

1 08/04/2023

ENGI0018-027 05/01/2019

Rates Fringes

POWER EQUIPMENT OPERATOR

(Bulldozer).....\$ 37.02 15.20

ENGI0066-026 06/01/2017

Rates Fringes

POWER EQUIPMENT OPERATOR

Crane.....\$ 22.08 19.66

LABO0265-004 06/01/2018

Rates Fringes

LABORER (Mason Tender-Brick).....\$ 20.25 16.20

PAIN0707-001 05/01/2019

Rates Fringes

PAINTER (Brush and Roller).....\$ 23.91 16.55

PLAS0109-006 05/01/2018

Rates Fringes

CEMENT MASON/CONCRETE FINISHER...\$ 28.86 17.11

* SHEE0033-016 06/01/2023

Rates Fringes

SHEET METAL WORKER (HVAC Duct
Installation Only).....\$ 21.62 10.72

SUOH2012-020 07/20/2012

Rates Fringes

BRICKLAYER.....\$ 28.40 11.78

CARPENTER.....\$ 20.19 6.51

ELECTRICIAN.....\$ 19.68 9.46

LABORER: Common or General.....\$ 21.50 5.23

OPERATOR: Backhoe/Excavator.....\$ 25.25 9.38

OPERATOR: Bobcat/Skid

Steer/Skid Loader.....\$ 29.49 11.16

PLUMBER.....\$ 20.00 5.52

ROOFER.....\$ 16.85 3.83

WELDERS - Receive rate prescribed for craft performing operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons

resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or

""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the ""SU"" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007

in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour National Office because National Office has responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request

review and reconsideration from the Wage and Hour Administrator
(See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

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END OF GENERAL DECISION"