



# 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](mailto: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



**Job Title:**  
**Park Manor Entry Doors**  
**Replace**



**Location(s):**  
**220 Park Manor Dr. Dayton, OH**  
**45410**

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](mailto: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.

Please Note - the Request for Quote Form on page 1 must be signed and submitted with your bid or the bid will not be accepted.

**PROJECT NAME:** *Park Manor Entry Door Replacement*

**LOCATION(s):** 220 Park Manor Dr. Dayton, OH 45410

**PROJECT NO.:** *OH0572*

GDPM is seeking quotes for repairs at the above mentioned property. The work is referenced below and on the attached specifications.

**How to Quote:** Please provide overall quote for labor/materials.

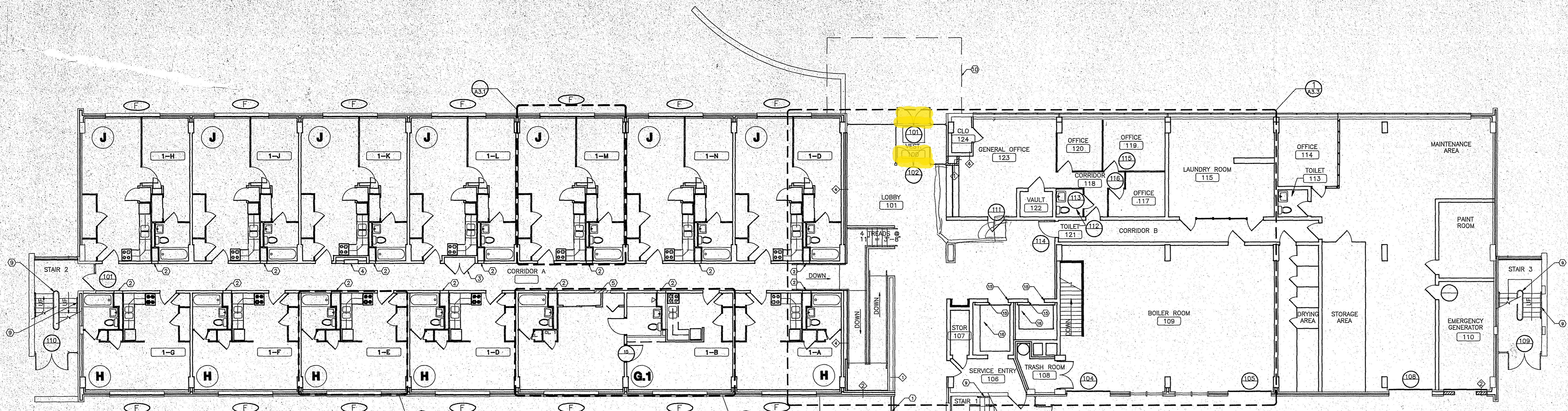
**Email Bids to:** [housingdevelopment@dmha.org](mailto:housingdevelopment@dmha.org)

**Questions:** Kurt Beck (937)875-1701

**Bid Deadline:** June 18, 2026, by 10:00AM

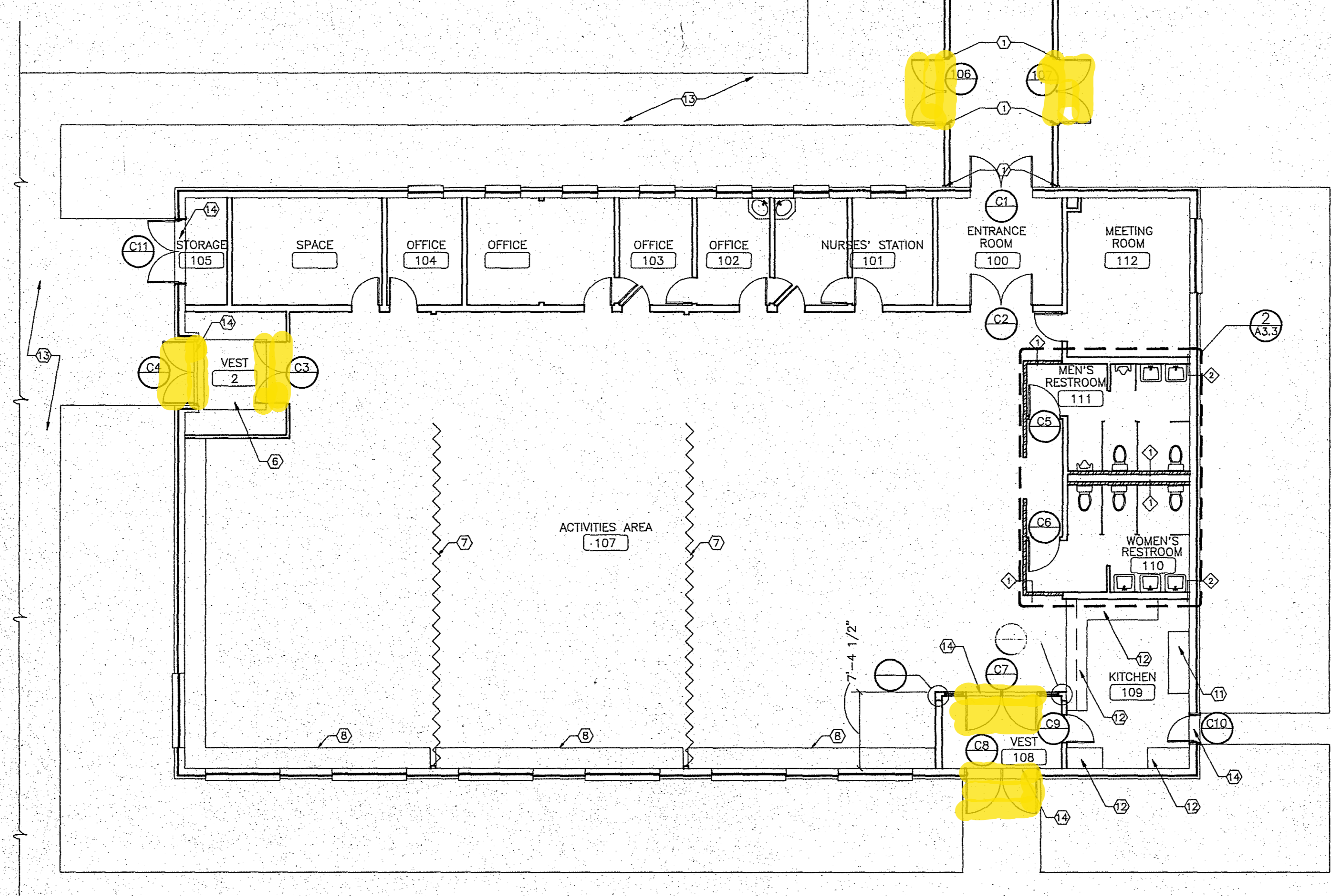
**DESCRIPTION / SUMMARY OF WORK:** The scope of work includes but is not limited to the following.

1. Remove existing doors at both entrances to the community Room, both of the doors on each side of the breezeway, and the front entrances to the building for a total of 8 sets of doors. (See Print)
2. Install same style doors, with panic bars, pull handles, mag locks, and Falcon locks.
3. Reconnect the doors to the card reader system.
4. Install new door closers
5. The contractor shall be responsible for any damage caused to the building/property as a result of this work and shall be responsible for the making of any and all repairs the same day.
6. The contractor shall be responsible for the 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.
7. The contractor shall be responsible of all permit/inspection fees and comply with all local, state, and federal codes/ regulations
8. All work shall be performed in a professional manner, per acceptable industry standards and practices, the contractor shall contain dust and debris. The contractor shall perform a final cleaning after all work is completed.
9. The contractor shall keep the work areas clean at all times.
10. All bidders must visit the site and field verify conditions. Contact Kurt Beck at (937)875-1701 to arrange for access to the site.



**FIRST FLOOR PLAN(PROPOSED)**

SCALE: 1/8"=1'-0"



**COMMUNITY BUILDING (PROPOSED)**

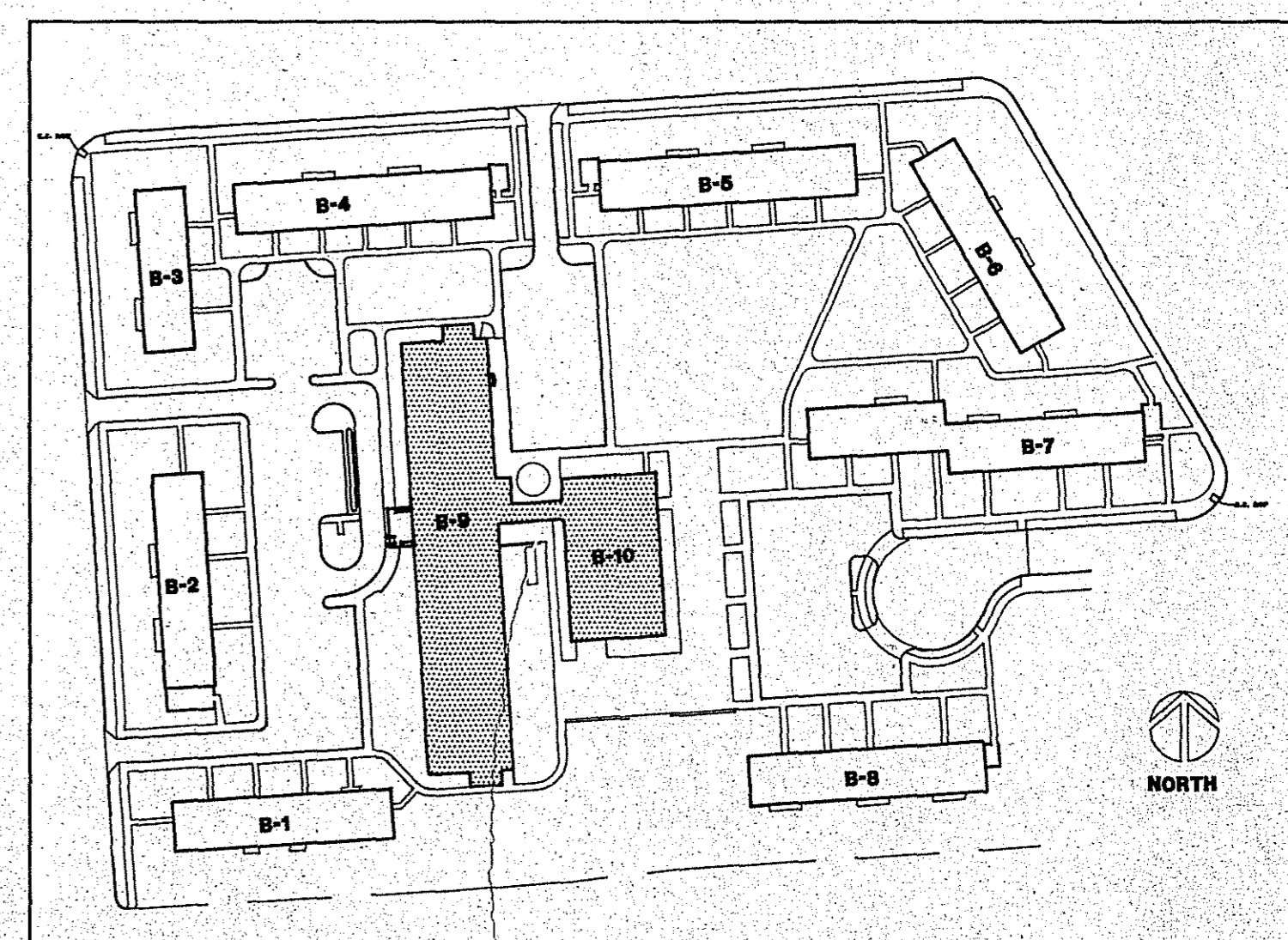
SCALE: 1/8"=1'-0"

**GENERAL NOTES**

1. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED AT THE SITE BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL DIMENSIONS ARE FROM CENTER LINE OF COLUMN TO FACE OF CONCRETE, AND MASONRY AS THE CASE MAY BE.
3. UNLESS OTHERWISE NOTED, DISSIMILAR FLOOR MATERIALS SHALL MEET UNDER DOORS.
4. REFER TO SPECIFICATIONS FOR DESCRIPTION OF DOOR HARDWARE.
5. TOP OF BRACKET FOR ALL WALL MOUNTED FIRE EXTINGUISHERS (F.E.) SHALL BE 5'-0" ABOVE FINISH FLOOR.
6. ◊ INDICATES WALL PARTITION TYPES. REFER TO PARTITION SCHEDULE SHEET T-1.
7. PAINT ALL EXPOSED SURFACES (NEW & EXISTING) INCLUDING BUT LIMITED TO: CONCRETE BLOCK, METAL PANELS, STRUCTURAL STEEL, DUCTWORK, SPRINKLER PIPES, DOORS AND FRAMES (INTERIOR & EXTERIOR). DO NOT PAINT EXISTING TABLES.
8. CONCRETE BLOCK SHALL EXTEND FROM FINISH FLOOR TO UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE.
9. DO NOT SCALE DRAWINGS.
10. FINISH FLOOR ELEVATION= 100'-0". (100'-0" = 93.78')
11. PAINT ALL EXISTING DOOR FRAMES TO REMAIN.

**CONSTRUCTION CODED NOTES:**

1. EXISTING STEEL COLUMN TO BE PAINTED.
2. EXISTING PIPE ACCESS DOOR & FRAME TO BE PAINTED.
3. EXISTING DOOR & FRAME TO BE PAINTED.
4. EXISTING FIRE HOSE DOOR. PAINT DOOR & FRAME.
5. FURNISH AND INSTALL NEW CONCRETE BLOCK IN EXISTING 3'-0x7'-0" OPENING. NEW BLOCK TO MATCH EXISTING IN THICKNESS. TOOTH NEW BLOCK INTO EXISTING ADJOINING SURFACES.
6. FURNISH AND INSTALL NEW 6'-0" x 6'-9" FLOOR MAT.
7. CAREFULLY REINSTALL EXISTING FOLDING PARTITIONS AFTER COMPLETION OF PAINTING & FLOOR REPLACEMENT.
8. EXISTING FIBER TUBE UNIT ENCLOSURE TO REMAIN PROTECT DURING CONSTRUCTION OPERATION.
9. PAINT EXISTING STAIR HANDRAIL, STRINGERS AND BALLASTERS.
10. DASHED LINES INDICATES CANOPY ABOVE.
11. EXISTING THREE (3) COMPARTMENT SINK TO REMAIN REMOVE AND REINSTALL AS REQUIRED TO INSTALL NEW FLOORING.
12. EXISTING KITCHEN CABINETS & COUNTER REMOVE AND REINSTALL.
13. EXISTING CONCRETE WALK.
14. THRESHOLD.
15. PAINT EXISTING ELEVATOR FRAMES & DOOR.
16. INSTALL NEW ELEVATOR CAB IN ACCORDANCE TO SPECIFICATIONS.



No.	Date	Description	By

**LJB**  
LIBRARY  
AND REELS  
INC.

**PARK MANOR  
D.M.H.A. COMMUNITY SITE OH5-7B  
DAYTON, OHIO**

**Spencer & Spencer, Inc.**  
architects • engineers • planners  
33 North High Street  
Columbus, Ohio 43215

**MCC ENGINEERING**  
Consulting Engineers  
mechanical  
electrical  
site design  
energy analysis

STATE OF OHIO  
REGISTERED ARCHITECTS  
J. SPENCER 4611  
O. SPENCER 6342

DRAWING TITLE:  
**FIRST FLOOR PLAN**

DATE: FEBRUARY 2, 1994  
DRAWN: C.E.B.  
CHECKED:  
JOB NO:  
SCALE: 1/8" = 1'-0"

SHEET  
**A-1.1**

## What Projects or Contracts Does Section 3 Apply to?

### Housing and Community Development Financial Assistance

Section 3 applies to housing construction, housing rehab and public infrastructure projects that receive more than \$200,000 in HUD assistance. Section 3 also applies to projects that include Lead Hazard Control and Healthy Homes assistance that exceeds \$100,000.

### Public Housing Financial Assistance

Section 3 applies to any amount of assistance for development, operations and management, mixed-finance development projects, and in some cases, Rental Assistance Demonstration (RAD) and Choice Neighborhoods projects.

## What Are the Goals of Section 3?

Section 3 has goals that recipients, subrecipients, contractors and subcontractors must meet. The goals are as follows:

### Housing and Community Development Financial Assistance

- 25% or more of the total number of labor hours worked by all workers on a Section 3 project are Section 3 workers and 5% or more of the total number of labor hours worked by all workers on a Section 3 project are Targeted Section 3 workers.

### Public Housing Financial Assistance

- 25% or more of the total number of labor hours worked by all workers in a PHA's fiscal year are Section 3 workers and 5% or more of the total number of labor hours worked by all workers in a PHA's fiscal year are Targeted Section 3 workers.

## What Happens if the Section 3 Goals Are Not Met?

Recipients must report qualitative nature of Section 3 compliance efforts and the efforts of its contractors and subcontractors.

## How Can I Find Section 3 Opportunities in My Area?

Contact your local and state government and public housing authority to learn more about employment, training and contracting opportunities that may be available to you in your community.

## How Can I Learn More About Section 3?

Visit the following websites:

- <http://www.hud.gov/section3>
- <http://www.hudexchange.info/programs/section-3/>

Want to learn more about YouthBuild?

- <http://www.dol.gov/agencies/eta/youth/youthbuild>



# SECTION 3

*for Workers and Businesses*

Learn about employment, training and contracting opportunities that can be available to you under Section 3.

## What Is Section 3 and Why Does It Matter?

- Every year the Department of Housing and Urban Development (HUD) invests billions of federal dollars into distressed communities across the country for projects that provide **access to safe and affordable housing and improve public infrastructure**.
- These funds are passed down to public housing agencies, local and state governments or other recipients through grants or financial assistance.
- The financial assistance can be used to **maintain and build affordable housing and improve public infrastructure** in your community.
- **Employment, training and contracting** opportunities that result from the covered projects or contracts must be directed to persons who are low-income (**Section 3 workers**) and businesses that are owned by or employ persons who are low-income (**Section 3 businesses**) to help build economic wealth.
- Best efforts should be made to direct economic opportunities to persons and businesses in the **order of priority** outlined in the final rule requirements.

## Who Is Responsible for Providing Access to Economic Opportunities?

- Recipients and subrecipients of HUD assistance
- Contractors and subcontractors working on certain HUD-assisted projects or contracts

## How Can Contractors Help PHAs and Grantees Meet the Section 3 Goals?

Contractors can help PHAs and grantees meet the Section 3 goals by being a Section 3 business or employing Section 3 workers. Some grantees or PHAs may offer incentives to businesses that can demonstrate how they will meet the Section 3 goals.

## What Is a Section 3 Worker?

A **Section 3 Worker** is any worker who currently fits, or when hired within the past five years fit, at least one of the following categories as documented:

- Person who is low-income
- Employed by a Section 3 business concern
- YouthBuild participant

## What Is a Targeted Section 3 Worker?

A **Targeted Section 3 Worker** is a Section 3 worker who is **employed by a Section 3 business concern** or is a worker that currently fits or when hired fit at least **one** of the following categories as documented within the past five years:

### Housing and Community Development Financial Assistance

- Lives within the neighborhood of the project
- YouthBuild participant

### Public Housing Financial Assistance

- Resident of public housing or Section 8-assisted housing
- Resident of other public housing projects or Section 8-assisted housing managed by the PHA that is providing the assistance
- YouthBuild participant



## What Is a Section 3 Business Concern?

A business that meets at least **one** of the following categories, within the last six-month period:

- At least 51% owned and controlled by persons who are low-income
- At least 51% owned and controlled by current public housing residents or residents who currently live in Section 8 assisted housing
- Over 75% of the labor hours performed for the business over the prior three-month period were performed by Section 3 workers



# Section 3 Job Aid

## for Contractors & Subcontractors

### 1 Understand How Section 3 Applies to Your Project or Contract

Section 3 applies to any amount of public housing financial assistance for development, operations and management, and mixed-finance development projects. In some cases, Section 3 may apply to Rental Assistance Demonstration (RAD) and Choice Neighborhoods projects. Material supply contracts are excluded.

### 2 Understand How to Meet the Section 3 Goals


#### Meet the Quantitative Goals

**25%** or more of all labor hours in a PHA's fiscal year must be worked by Section 3 workers, and **5%** or more of all labor hours in a PHA's fiscal year must be worked by Targeted Section 3 workers

*Professional service labor hours are excluded from the goals, but may be included by choice.*

#### Make Qualitative Efforts

Provide evidence that you made qualitative efforts to assist persons and businesses that provide opportunities to persons listed in the following order of priority: 1) Residents of public housing projects where assistance is expended, 2) Residents of other public housing projects managed by the PHA providing the assistance, 3) YouthBuild participants, 4) Persons who are low-income residing in the metro area (or non-metro county) where assistance is expended.

 **Helpful Tool:** The Section 3 Guidebook provides a list of qualitative efforts that contractors and subcontractors may undertake to document that they made qualitative efforts to assist persons who are low-income with employment and training opportunities.

### 3 Understand What a Section 3 Worker Is

**What is a Section 3 Worker?** A worker who **currently fits**, or **when hired** within the past five years fit, at least **one** of the following categories as documented:

- Worker who is low-income
- Employed by a Section 3 business concern
- YouthBuild participant

\*The five-year lookback period cannot date back further than 2020.

# 4

## Understand What a Targeted Section 3 Worker Is

**What is a Targeted Section 3 Worker?** A worker who is:

- Employed by a Section 3 business concern

Or a worker that **currently fits** or **when hired** within the past five years fit, at least **one** of the following categories as documented:

- Resident of public housing or Section 8 assisted housing
- Resident of other public housing projects or Section 8 assisted housing that is managed by the PHA that is providing the assistance.
- YouthBuild participant



### Helpful Tip:

- All Targeted Section 3 Workers are Section 3 Workers. However, not all Section 3 Workers meet the definition of a Targeted Section 3 Worker.

# 5

## Certify Your Section 3 and Targeted Section 3 Workers

### Select the Option(s) You Will Use to Certify Worker Eligibility

1. **Worker Self-Certification** - this option allows a worker to verify their own eligibility. A worker may use a self-certification form to certify that:

- Their income is at or below the low-income limit, or
- They are a YouthBuild participant, or
- They are a public housing resident or a resident of Section 8 assisted housing

2. **Employer Certification** - this option allows employers to certify that the:

- Worker's paid wage rate by the employer (if annualized on a full-time basis) is at or below the low-income limit, or
- Worker is employed by a Section 3 Business concern.

3. **PHA/Owner Certification** - this option allows a PHA or an owner or property manager of project based Section 8-assisted housing or administrator of tenant-based Section-8 assisted housing to certify that:

- The worker is a participant in one of their programs.



### Helpful Tip:

- If a person does not currently meet any of the categories above, the person or employer can look back five years (if hired within the last five years by the same employer) to verify the worker's status.

# 6

## Determine if Your Business Qualifies as a Section 3 Business

There are two different ways to qualify as a Section 3 business concern. Your business must meet one of the criteria below to be eligible.

**1. At least 51% of your business owned and controlled by a person(s) who are low-income OR by a public housing resident or resident living in Section 8 assisted housing.**

a. If your business meets the criteria, then you will need to self-certify ownership and income-levels of the qualifying owner(s).

**2. In the past 3 months, more than 75% of the labor hours worked for your business must be performed by Section 3 workers?**

a. How do I figure this out?

- **Divide** the *total number of labor hours* worked by **Section 3 Workers** over the last three-month period by the *total number of labor hours worked* by **all employees** over the last three-month period. **Multiply** the number by 100 to get the percentage. If the percentage is 75% or greater, your business qualifies. You may self-certify your eligibility.
- **Example:** Over the prior three month period, Contractor ABC had six employees on payroll. Two out of the six employees qualified as Section 3 Workers. The total number of hours that the six employees worked in the prior three month period was a total of 800 hours. The total number of hours that were worked by the Section 3 Workers were 500 hours. To determine eligibility, Contractor ABC divided 500 hours by 800 hours. Based upon the equation, 62.5% of the business' labor hours performed over the prior three month period were performed by Section 3 Workers. The contractor does not qualify as a Section 3 business.

## Helpful Resources

<https://www.hudexchange.info/programs/section-3/resources-and-tools/#section-3-tools>

## **Greater Dayton Premier Management**

### **HUD Section 3 Utilization Tool**

### **Public Housing Financial Assistance**

Public reporting for this collection of information is estimated to average 1.50 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information.

Section 3 of the Housing and Urban Development Act of 1968, as amended by the Housing and Community Development Act of 1992 (Section 3), and 12 U.S.C. § 1701u ensure that employment and other economic opportunities generated by Federal financial assistance for housing and community development programs are, to the greatest extent feasible, directed toward low- and very low-income persons, particularly those who receive government assistance for housing. The regulations are found at 24 CFR Part 75. This collection of information is required to ensure that Section 3 workers and Section 3 Business concerns participating in Housing and Community Development Projects and Public Housing Assistance Projects with HUD funding are documenting Section 3 labor hours to meet the requirements of Section 3 found in 24 CFR part 75. The information will be used by the Department to monitor program recipient's compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as a self-monitoring tool.

Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to Anna P. Guido, Reports Management Officer, QDAM, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2501-0040. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number. No assurances of confidentiality are provided for this information collection.

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This Utilization Tool is a tool for the Dayton Metropolitan Housing Authority d/b/a Greater Dayton Premier Management (“**GDPM**”) and its contractors/subcontractors to document Section 3 labor hours for Section 3 workers and Section 3 business concerns. This document and accompanying Form 4737 and Form 4737A should be completed by businesses completing activities that utilize Public Housing funds. Please note that the procurement process and the Section 3 Worker or Section 3 business concern self-certification and verification process is completed outside of this plan.

#### **Applicable Law**

Section 3 rules apply on projects and expenses with the following public housing assistance, including:

- Development assistance pursuant to Section 5 of the Housing Act of 1937 (1937 Act),
- Operating funds pursuant to Section 9(e) of the 1937 Act,
- Capital funds for development, modernization, and management assistance pursuant to Section 9(d) of the 1937 Act,
- The entirety of a mixed-finance development project as defined in 24 CFR § 905.604, and/or
- Any public housing funding identified through a Notice of Funding Availability (NOFA) as outlined in 24 CFR 75.7.
  - Example: Choice Neighborhood implementation or planning grants or Jobs Plus/Family Self-sufficiency/Resident Opportunities and Self-Sufficiency Grants.
- Rental Assistance Demonstration (RAD) Projects

## SECTION I FUNDING INFORMATION

**HUD-funded entity:** Dayton Metropolitan Housing Authority d/b/a Greater Dayton Premier Management

**Name of HUD Funding Source:** Capital Fund Program

## SECTION II PRIORITIZATION REQUIREMENTS

### **Employment and Training**

GDPM and their contractors or subcontractors will provide their best efforts to give any employment and training opportunities in connection with Section 3 and should give priority to Section 3 workers in the following order of priority:

1. Residents of the public housing project(s) for which the public housing financial assistance is expended;
2. Residents of the public housing project(s) managed by the PHA that is providing the assistance or for residents of Section 8-assisted housing managed by the PHA;
3. Participants in YouthBuild program(s); and
4. Persons of low- and very-low income residing within the metropolitan area (or nonmetropolitan county) in which the assistance is expended.

*NOTE: No statement in this document is intended to require the contracting or employment of a Section 3 worker. Section 3 workers are not exempt from meeting the qualifications of an available employment or training opportunity.*

### **Contracting**

GDPM and their contractors or subcontractors will provide their best efforts to award contracts and subcontracts to business concerns that provide economic opportunities to Section 3 workers in connection with public housing financial assistance.

Contracted businesses should make best efforts to give priority in the following order listed:

1. Section 3 business concerns that provide economic opportunities for residents of the public housing project(s) for which the public housing financial assistance is expended;
2. Section 3 business concerns that provide economic opportunities for residents of the public housing project(s) or Section-8 assisted housing managed by the PHA that is providing the assistance;
3. Participants in YouthBuild program(s); and
4. Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the metropolitan area (or nonmetropolitan county) in which the assistance is expended.

*NOTE: No statement in this document is intended to require the contracting or procurement of a Section 3 business concern. Section 3 business concerns are not exempt from meeting the specifications of the bid or contract.*

### **SECTION III**

#### **IDENTIFICATION AND RECORDKEEPING FOR SECTION 3 BUSINESSES**

For each Section 3 Business that is completing construction or rehabilitation activities for the project identified in Section I, complete PHA Form 4737 for *each* contractor as instructed on the form. Certification will be documented prior to the execution of a contract. Certification documentation must be maintained by the recipient, subrecipient, contractor, or subcontractor for the appropriate record retention period found in 2 CFR Part 200.

*NOTE: Professional service providers and recipient or subrecipient information may be entered on the form.*

Form 4737 is intended to provide a template for PHAs, non-Section 3 businesses and Section 3 business concerns to record all labor hours to document compliance with Section 3 on the HUD-funded project. Each contractor must document the total number of labor hours and enter the specific amount of Section 3 business labor hours worked on the project.

*NOTE: A business can also use a separate form or internal system that includes the same information on PHA Form 4737.*

### **SECTION IV**

#### **CERTIFICATION OF SECTION 3 WORKER AND TARGETED SECTION 3 WORKER (PHA FORM B)**

PHA Form 4737A is intended to provide a template for PHAs, non-Section 3 Businesses, and Section 3 Businesses to record individual labor hours to document compliance with Section 3 on the HUD-funded project, should they choose to use this. The form tracks the total number of labor hours for each construction business and professional business that is contracted to complete work on the project.

*NOTE: A business can also use a separate form or internal system that includes the same information on Form 4737A.*

For each Section 3 Worker or Targeted Section 3 Worker that is contributing labor hours to complete construction or rehabilitation activities for the project identified in Section I, complete PHA Form 4737A for each worker with name and appropriate information. Individuals (Section 3 workers and Targeted Section 3 workers) only need to be verified once. Documentation and verification must be maintained by recipient or its designee(s) for the appropriate record retention period found in 2 CFR Part 200. (See PHA Form 4737A attached)

**SECTION V**  
**CERTIFICATION**

By signing this Section 3 Utilization Tool, [contractor/subcontractor] certifies that it meets the requirements of 24 CFR § 75.9 through § 75.17. [Contractor/subcontractor] agrees to make best efforts to ensure that employment, training, and contracting opportunities arising in connection with Section 3 are provided to Section 3 workers, Targeted Section 3 workers, YouthBuild participants, and Section 3 Business concerns that provide economic opportunities to Section 3 workers.

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Printed Name of Signer

Date

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Signature

*Note: This form must be signed by a representative, officer, or agent of the entity or business signing and certifying this information.*



# Greater Dayton Premier Management

Enhancing Neighborhoods • Strengthening Communities • Changing Lives

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## **Bidding Instructions**

Complete and sign GDPM's Request for Quote (RFQ) form. If needed, the vendor may write "See attached proposal" in the Proposal Box and attach a copy of the Vendor's form of proposal.

If the bid is more than \$100,000, it must be accompanied by a Bid Guarantee and Payment/Performance Bond.

The RFQ form may be electronically signed and shall be submitted electronically to [housingdevelopment@gdpm.org](mailto:housingdevelopment@gdpm.org)

Bids submitted after the deadline will not be accepted.

## **Evaluating Bids:**

When evaluating bids, GDPM considers price, past performance, MBE/WBE/Section 3 status, equity among vendors and capacity.

Once GDPM selects a vendor, it will post a bid tabulation to the [Planning & Development Construction Opportunities webpage](#) and GDPM will formally notify the awarded vendor directly.

## **Section 3**

HUD's Section 3 requirements apply to this project. Please carefully read and complete the Section 3 packet included within the bid packet. If awarded, GDPM will send you HUD Excel based forms to assist with tracking hours.

## **Prevailing Wage Requirements**

If this project is covered by prevailing wage requirements, it will be identified on the RFQ Form and a copy of the applicable Wage Determination will be attached. Upon award, GDPM's Procurement Department will reach out to the vendor and explain all requirements.

## **Invoicing:**

To avoid any delay in processing, please submit copies of all invoices to [housingdevelopment@gdpm.org](mailto:housingdevelopment@gdpm.org). Please submit applicable Section 3 forms with all invoices.

## **Contract Documents:**

By submitting a signed RFQ form, the vendor agrees to GDPM's General Terms and Conditions. Copies of GDPM's General Terms and Conditions and other contracting documents are located here: <https://www.gdpm.org/development-construction/documents/>

State: Ohio

Construction Types: Residential

Counties: Ohio Counties of  
Greene, Miami, Montgomery and Preble

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

Modification Number	Publication Date
0	01/02/2026
1	05/18/2026

ENGI0018-027 05/01/2019		
	Rates	Fringes
POWER EQUIPMENT OPERATOR: BULLDOZER.....	\$ 37.02	15.20
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ENGI0066-026 06/01/2023		
	Rates	Fringes
POWER EQUIPMENT OPERATOR: CRANE.....	\$ 36.92	24.01
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LAB00265-004 06/01/2024		
	Rates	Fringes
LABORER: MASON TENDER-BRICK.....	\$ 25.90	18.40
-----		

PAIN0707-001 05/01/2025		
	Rates	Fringes
PAINTER: BRUSH AND ROLLER.....	\$ 33.95	20.20
-----		

PLAS0109-006 06/01/2025		
	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER.....	\$ 33.48	24.81
-----		

SHEE0033-016 06/01/2025		
	Rates	Fringes
SHEET METAL WORKER (HVAC DUCT INSTALLATION ONLY)....	\$ 20.40	16.50
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SUOH2012-020 07/20/2012		
	Rates	Fringes
ROOFER.....	\$ 16.85	3.83
PLUMBER.....	\$ 20.00	5.52
OPERATOR: BOBCAT/SKID STEER/SKID LOADER.....	\$ 29.49	11.16
OPERATOR: BACKHOE/EXCAVATOR.....	\$ 25.25	9.38
LABORER: COMMON OR GENERAL.....	\$ 21.50	5.23
ELECTRICIAN.....	\$ 19.68	9.46
CARPENTER.....	\$ 20.19	6.51
BRICKLAYER.....	\$ 28.40	11.78

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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>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.65 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract from May 11, 2026, through December 31, 2026. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at [www.dol.gov/whd/govcontracts](http://www.dol.gov/whd/govcontracts).

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) (iii)).

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

#### Union Rate Identifiers

A four-letter identifier beginning with characters other than **U**, **UAVG**, **SA**, or **SC** denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate 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. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

#### Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

#### Survey Rate Identifiers

The **◆SU◆** identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the 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. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

**◆SU◆** wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

#### State Adopted Rate Identifiers

The **◆SA◆** identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the **◆SA◆** identifier took effect under state law in the state from which the rates were adopted.

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#### WAGE DETERMINATION APPEALS PROCESS

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

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to [davisbaconinfo@dol.gov](mailto:davisbaconinfo@dol.gov) or by mail to:

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

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to [BCWD-Office@dol.gov](mailto:BCWD-Office@dol.gov) or by mail 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 an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to [dba.reconsideration@dol.gov](mailto:dba.reconsideration@dol.gov) or by mail 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 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.

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END OF GENERAL DECISION

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