1221 W. Washington

[1221 W Washington, Chicago, IL 60607]

PRE-BID QUALIFICATION OUTREACH 08.08.22





Subcontractor Pre-Bid Qualification

Project Information

Chicago's West Loop is soon to be the new home of a 19-story apartment building. Along Washington Street between Elizabeth and Racine, Focus and DAC Partners plan to erect a new tower.

The Pappageorge Haymes designed Apartment tower will total 287 units and over 300,000 GSF with a focus on walk ability and an unparalleled set of amenities. Included on the 18th and 19th floor amenity floors; a fitness facility, lounge, business area, game room, dog run, rooftop patio with grills and fire pits, pool, and spa. The building will also incorporate 3,103 SF of retail space at the foot of the building and 110 parking spaces.

Pre-Bid Documents

Document	Туре	Notes
Subcontractor Prequalification Form	Attachment	Complete and Submit by 9/2/22
Insurance Requirements	Attachment	
Areas of Participation	Included within	
Bidding Instructions	Included Within	

Submit completed documents to 1221washington@workwithfocus.com

Subcontractor Requirements

Focus is encouraging the participation of minority and women awned businesses by providing the opportunity to bid on the aforementioned project. We are looking for subcontractors that have union affiliations along with MBE and/or WBE certifications that have been filed with the state of Illinois or City of Chicago. All subcontractors are expected to have experience with scopes similar in size, the ability to perform within scheduled durations, comply with all safety standards and have positive standings with General Contractors whom they have completed projects with within the past 24 months.

Areas of Participation

This project will be a Union Project. Focus is looking for subcontractors specializing in the following scopes of work.

work.	
Division	Description
05 4000	Cold-Earmed Metal Eraming
05 7000	Decorative Metal
06 1000	Rough Carpentry
06 1006	Wood Grounds, Nailers, and Blocking
06 1643	Gypsum Sheathing
06 3013.10	Exterior Finish Carpentry-Landscape
06 4023	Interior Architectural Woodwork
06 4100	Architectural Casework
06 4200	Wood Paneling
07 4214	Metal Wall Panels
07 8413	Penetration Firestopping
07 9000	Joint Protection
08 1115	Hollow Metal Doors and Frames
08 3113	Access Doors and Frames
08 3515	Folding Sliding Framed Glass Wall System
08 4113	Aluminum-Framed Entrances and Storefronts
08 7100	Door Hardware
08 8300	Mirrored Glass Glazing
09 2116	Gypsum Board Shaft Wall Assemblies
09 2216	Non Structural Framing
09 2900	Gypsum Board
09 3000	Ceramic and Stone Tiling
09 5100	Acoustical Ceilings
09 6200	Wood Flooring
09 6466	Athletic Wood Flooring
09 6800	Carpeting
09 8316	Acoustic Ceiling Coating
09 9100	Painting
09 9913	Exterior Painting
09 9600	High Performance Coatings

10 1400	Interior and Exterior Signage		
10 2113	Metal Toilet Compartments		
10 4400	Fire Protection Specialties	\	
10 5113	Metal Lockers	\	
11 1200	Parking Control Equipment		
11 4000	Appliances		9
11 6600	Athletic Equipment		1
11 8123.13	Window Washing Safety Tieback		
12 3640	Countertops		
12 9300	Site Furnishings		
12 9213	Bicycle Storage System		
	28. 2		
Bid Instructions			

Focus will issue the bid documents to all pre-qualified subcontractors via Building Connected in September 2022. All bids will be due 2-3 weeks after bid package has been issued (date TBD).



Subcontractor Pre-Qualification Form

Please complete the following information and return this form and the supporting documents to the address at the bottom of this page

bottom of this page			
Company Name		Type of Work	
Primary Contact.		Phone Numbe	er
Business Address.		Fax Number:	
Web Site:		E-mail Addre	ess
Number of Full-Time Employees:		# of Years in I	Business (Company)
Rank the subcontract range in which you are most competitive and comfortablein performing, from 1=Best to 4=Least			C. \$1,000,000 to \$3,000,000
Brief Description of Work Performed:			
General Qualifications:	YES	NO	Insurance Qualifications:
Jnion Affiliation			Doyoupossess Y/N/Amt
Certified MBE or WBE (Circle all that apply)			Liability Insurance?
High-rise experience 7 Floors and up			Coverage Amount: \$2,000 00
Mid-rise experience 4-7 Floors			Workers Comp?
Low-rise experience 1-4 Floors			Coverage Amount: \$500,00
Multi-family housing experience			Automobile Insurance?
Number of full time field crews			Coverage Amount: \$1,000,00
One-year warranty		_	Umbrella Policy?
24-hour emergency contact			Coverage Amount: \$5,000,00
Fire stopping / Fire caulking experience			Attach Current Certificate of
OSHA safety officer			Insurance Coverage
Design/Build Capability			
# Of Multi-Family Projects in past 3 years			
Safety Experience Modifier			(Safety Modifier# REQUIRED)
Business Structure, years in Business			
Has the company ever received bankruptcy	y protection?		Explain
Has the company ever defaulted on a control	ract?		Explain
Age ourset Louisite 2	List and	d Explain	

Supporting Documents: (Attach Supporting Documents OR complete Page 2)

Include reference list of general contractors experienced in working with your firm.

Include recent project list, including project name, location, scope of work, & approximate contract value, date completed & contact person

Include any additional information you would like taken into consideration as we review your qualifications

Credit Information: (Attach Current Financial Statement OR complete Page 3)

Include recent project list, including project name, location, & approximate contract value, date completed include financial references & P&Pbond expenence

Bidder Pre-Qualification Form

Page 2

CompanyName:		TypeofWork						
PrimaryContact:		Phone Number		<u></u>				
Business Address:		Fax Number:						
		E-mail Address:						
Recent Project List (Largest projects	during the last 24 m	onths)						
Project	Contract \$	Location	<u>Date</u>	Work Scope	Contact Person			
	111							
				-	v ^a			
					4			
Reference (Company)	<u>Phone</u>	Fax		<u>E-mail</u>	Contact Persor			
	_							
	-				=1			
					<u> </u>			
Please sign in the space provided belo								
	ow to authorize us to	contact the referen	ces that yo	ou've listed.				
	ow to authorize us to	contact the reference	ces that yo	ou've listed.				
	ow to authorize us to	contact the reference						
Authorized Signature	ow to authorize us to	contact the reference		ou've listed.				
Authorized Signature Please return this form with the su				Date	5,			
				Date 'olie Miramontes	S.,			
Please return this form with the su		o Focus Construction	on, Attn: Y	Date 'olie Miramontes -0474	3 ₄			

Bidder Pre-Qualification Form

Page 3

CompanyName: TypeofWork					
PrimaryContact		Phone Number			
Business Address:	Fax Number:				
		E-mailAddress:			
Principals/Officers:					
Approximate Annual Sales Volume:			# of		
<u>Year</u>	<u>Total l</u>	Revenue	Projects	Avg. Project Size	
	12 (14)	<u>. </u>			
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	, ,				
Bank References:					
Reference (Financial Institution)	Phone	Fax	E-mai	Contact Person	
		<u>.</u>			
		<u> </u>			
			<u> </u>		
Bond Information:					
Reference (Bonding Company)	<u>Phone</u>	Bond Limits	E-mai	Contact Person	
	<u>.</u>		-		
Please sign in the space provided below to	authorize us to	contact the referen	ces that you've	listed.	
Authorized Signature			Date		
Please return this form with the support	ing documents to	Focus Construction		diramontes,	
Focus Construction, LLC.		Phone Number	847-441-047	74	
100 S Wacker Drive, Suite 2100		Fax Number:	847-441-047		

E-mail Address 1221washington@workwithfocus.com

Chicago, IL 60606



Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

	1 Name (as shown on your income	tax return). Name is required on this line; do not leave this line blank	2.5							
-çi	2 Business name/disregarded entity name, if different from above									
Print or type See Specific Instructions on page	3 Check appropriate box for federa Individual/sole proprietor or single-member LLC	al taxClassification; check only one of the following seven boxes. C Corporation S Corporation Partnership	Trust/es	itate	certair instruc	mptions entitie tions o pt paye	s not	Individ	uals; s	
Print or type: Instruction	Limited liability company. Enter	r the tax classification (C=C corporation, S=S corporation, P=partners	ship) >					TO 4		
Fig	Note: For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line about the tax classification of the single-member owner.					ption fro (if any)	m FA	ICA n	porting	
- offi	Other (see instructions) >					to accoun	ts menti	ened out	ude Me L	s)
e Spe	5 Address (number, street, and apt	. or suite no.)	Requester's	name s	nd add	ress (o	ptiona	1)		
- XX	6 City, state, and ZIP code		-							
	7 List account number(s) here (opti									
backuj resider entities TIN or Note.	your TtN in the appropriate box. o withholding. For individuals, the nt alien, sole proprietor, or disres, s, it is your employer identification page 3.	cation Number (TIN) The TIN provided must match the name given on line 1 to avis is generally your social security number (SSN). However, garded entity, see the Part I instructions on page 3. For other on number (EIN). If you do not have a number, see How to get the name, see the instructions for line 1 and the chart on page	for a r et a or	cial sec	-		-	ber	<u> </u>	
	penalties of perjury, I certify tha									
2. I ar Ser	n not subject to backup withhold	my correct taxpayer identification number (or I am waiting for ting because: (a) I am exempt from backup withholding, or (b backup withholding as a result of a failure to report all interest tding; and	o) I have not b	een n	otified	by the	Inten			
3. lar	n a U.S. citizen or other U.S. pe	rson (defined below); and								
4. The	FATCA code(s) entered on this	form (if any) indicating that I am exempt from FATCA report	ting is correct.							
interes genera instruc	se you have failed to report all ir st paid, acquisition or abandonm ally, payments other than interes ctions on page 3.	cross out item 2 above if you have been notified by the IRS interest and dividends on your tax return. For real estate transpent of secured property, cancellation of debt, contributions to stand dividends, you are not required to sign the certification	sactions, item o an individua	2 doe I retire	s not a ment a	apply. arrang	For m emen	ortga t (IRA	ge), and	_
Sign Here			Date >							

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted

Future developments, Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- . Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)

. Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- . Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you

- 1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- 2. Certify that you are not subject to backup withholding, or
- 3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- 4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See What is FATCA reporting? on page 2 for further information

Form W-9 (Rev 12-2014)

Cat. No 10231X

EXHIBIT B Insurance Requirements for Subcontractors

Subcontractors of FOCUS CONSTRUCTION, LLC shall maintain insurance with the minimum limits and coverage shown below or, if greater, the requirements set forth in the Contract Documents, from insurance companies acceptable to FOCUS CONSTRUCTION, LLC with an AM Best rating of no less than A-X

- (A) COMMERCIAL GENERAL LIABILITY (CGL) Subcontractor shall carry standard ISO CG00 01 12 07 or equivalent coverage. The CGL must be endorsed to name FOCUS CONSTRUCTION, LLC as "additional insured" (Form CG2010 07/04 and CG2037 07/04 or equivalent providing additional insured status for both Ongoing and Completed Operations. Such Additional Insured Endorsements may not include language limiting Additional Insured status to only those parties with direct contracting relations with Subcontractor. The endorsement shall be attached to your certificate for review and is subject to approval) and include the Owner, Architect and others as "additional insureds" as required in the Subcontract Documents. The "Additional Insured" form shall state that this insurance shall be PRIMARY and NON-CONTRIBUTORY from any other insurance available to the "additional insureds" and the amount of the company's liability under this policy shall not be reduced by the existence of such other insurance. The Subcontractors CGL shall also contain a waiver of any and all rights of subrogation in favor of FOCUS CONSTRUCTION, INC., the Owner, Architect and other "additional insureds" whether by endorsement using form CG 2404 10/93 or otherwise. The CGL shall not exclude or modify coverage provided under a standard ISO Commercial General Liability with respect to premises/operations, employees as insureds, explosion, collapse and underground (XCU), broad form contractual (including personal injury), products/completed operations, independent contractors, broad form property damage or personal injury. The CGL must be written with a \$2,000,000 per occurrence limit and per project aggregate of\$2,000,000.
- (B) COMPREHENSIVE AUTOMOBILE LIABILITY on occurrence basis covering all Owned, Non-Owned and Hired Vehicles for limits of liability equal to \$1,000,000 CSL.
- (C) WORKER'S COMPENSATION including Occupational Disease insurance meeting the statutory requirements of the State in which work is to be performed together with an Other States Endorsement and containing Employer's Liability insurance in an amount of at least \$500,000. If applicable, Voluntary Compensation, USL & H, and Jones Act coverage shall be provided. The Worker's Compensation Insurance Policy shall contain a waiver of any and all rights of subrogation in favor of FOCUS CONSTRUCTION, LLC., the Owner, Architect and other "additional insureds" whether by endorsement using form WC 00 03 13 (04/84) or otherwise. In no event shall any individual excluded from the Subcontractor's Worker's Compensation coverage be allowed on any Focus job site.
- (D) Subcontractor shall provide umbrella/excess with coverage at least as broad as the underlying policies. The per occurrence and aggregate limits shall be at least \$2,000,000.
- (E) A certificate of insurance on an approved form must be delivered to FOCUS CONSTRUCTION, LLC Please note that subcontractor is contractually obligated to notify Focus of any narrowing or cancellation of coverage that would impact the subcontractor's ability to provide the required coverage's. If any of the above coverage's are subject to or are in excess of any deductibles or selfretention, these amounts must be stated on the certificate, and said deductibles and self-retention will be the sole responsibility of Subcontractor.
- (F) It is understood and agreed that the insurance coverage and limits required above shall not limit the extent of Subcontractor's responsibilities and liabilities specified within Contract Documents or by law.

- (G) It is understood and agreed that authorization is hereby granted to refuse entry to job site and to withhold payments to Subcontractor until a properly executed Certificate of Insurance providing insurance as required herein is received by FOCUS CONSTRUCTION, LLC.
- (H) Subcontractor's Insurance Requirements set forth herein shall become and be part of any purchase order or contract issued by FOCUS CONSTRUCTION, LLC to Subcontractor as though fully set forth in said purchase order or contract.
- (1) Should Subcontractor fail or neglect to provide the required insurance, FOCUS CONSTRUCTION, LLC shall have the right, but not the duty, to provide such insurance and deduct from any money that may be due or become due to Subcontractor for any and all premium or costs FOCUS CONSTRUCTION, LLC. incurs.
- (J) Subcontractor is responsible for all their tools and materials in transit, in storage, or on the project site unless specifically insured by a builder's risk policy. Where the builder's risk does not apply, the Subcontractor shall insure these items to their full replacement value on an "all risk" basis, and a waiver of subrogation shall apply in favor of the all the additional insureds.
- (K) Equivalent insurance coverage must be obtained from each Sub-subcontractor and Supplier, if any, before permitting them on the site of the project. Otherwise, such insurance for Sub-subcontractors and Suppliers must be included within Subcontractor's insurance policies.
- (L) In regard to General Liability and Umbrella insurance, each shall include severability of interest clause and cross liability.
- (M) All insurance required shall be kept continually in-force without lapse from commencement of Subcontractor's work for a period not less than the applicable statue of repose for the jurisdiction for the Work is located.
- (N) All insurance must be continually afforded by insurance companies rated "A- VII" or higher by A.M. Best Companies.
- (O) Prohibited Policy Exclusions by Trade, see below:
 All Trades:

	Exclusion Prohibited	Policy Form	Trades
1	Purported exclusion of coverage for	CG 22 94	All
	damage to work performed by	CG22 95	
[Contractor's subcontractos of any tier		
2	Contractual Liability Exclusion		All
3	Residential Construction Exclusion		All
4	Silica or Silica-Related Dust	CG 21 96	All
5	Contractors Limitation Exclusion		All
	(Umbrella)		
6	Construction Management Errors and	CG22 34	All
	Omissions		

Demolition / Foundation / Abatement / Drywall / Paint (see specifics in comments)

	Exclusion Prohibited	Policy Form	Trades
1	Subsidence or Earth Movement	•	Demolition / Foundation
	Exclusion		
2	Lead		Demolition / Drywall and painting trades
3	Asbestos		Demolition / Abatement

Masonry/Stucco

L		Exclusion Prohibited	Policy Form	Trade
	1	Exterior Insulation and Finish Systems	sulation and Finish Systems CG 21 86 Coverage may be afford	
L				pollution policy

		Exclusion Prohibited	Policy Form	Trade
				Coverage may be afforded under a
1	_1	Exterior Insulation and Finish Systems	CG 21 86	pollution policy



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/06/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:
Your Agent Name Address City, State Zip	PHONE (A/C, No, Ext); E-MAIL ADDRESS: PRODUCER CUSTOMER ID #:
	INSURER(S) AFFORDING COVERAGE NAIC #
INSURED	INSURER A: Insurance Company A-VII or greater NAIC #
Your Company Name	INSURER B :
Address	INSURER C:
City, State Zip Phone & Fax	INSURER D:
Filone & Fax	INSURER E :
	INSURER F:
AAVED LOED	

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS. EXCLUSIONS AND CONDITIONS OF SUICH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUICED BY PAID CLAIMS.

SR TR			SUBR	POLICY NUMBER	POLICY EFF	IMM/DD/YYYY	LIMIT	5
	GENERAL LIABILITY		e de la constantina della cons	ABC	mm/dd/yy	100	EACH OCCURRENCE DAMAGE TO RENTED	s2,000,000
Α	X COMMERCIAL GENERAL LIABILITY	Y	Y	A	Assi		PREMISES (Ea occurrence)	S
	CLAIMS-MADE X OCCUR				A 107		MED EXP (Any one person)	\$
					TO 450		PERSONAL & ADV INJURY	\$
					A SECTION		GENERAL AGGREGATE	s 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER				CAN A		PRODUCTS - COMP/OP AGG	s 2,000,000
	POLICY X PROLLOC			EN EN	ASS.			S
Α	AUTOMOBILE LIABILITY			ABC	mm/dd/yy	mm/dd/yy	COMBINED SINGLE LIMIT (Ea accident)	5 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	S
	X ALL OWNED AUTOS				1		BODILY INJURY (Per accident)	s
	X HIRED AUTOS						PROPERTY DAMAGE (Per accident)	s
	X NON-OWNED AUTOS							S
	6.43							s
Α	X UMBRELLA LIAB X OCCUR	76	100	ABC	mm/dd/yy	mm/dd/yy	EACH OCCURRENCE	s 2,000,000
	EXCESS LIAB CLAIMS-MADE	Y	Y				AGGREGATE	s 2,000,000
	DEDUCTIBLE	à.						S
	RETENTION \$]			s
Α	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A		ABC	mm/dd/yy	mm/dd/yy	X WC STATU OTH	
	AND DOODDIESON PARTNERS THE TIME		y		Tilliadayy		E L. EACH ACCIDENT	s 500,000
	(Mandatory in NH)	NIA	ALEX.				E L. DISEASE - EA EMPLOYE	5 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below		150				EL DISEASE - POLICY LIMIT	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

(See Attached Descriptions)

CERTIFICATE HOLDER	CANCELLATION
Focus Construction, LLC 100 S Wacker Drive Suite 2100 Chicago, IL 60606	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

*****SAMPLE CERTIFICATE****	_
RE: It is agreed that the following are added as Additional Insured on the General Liability policy with respects to operations performed by the Named Insured in connection with this project: 1.) Focus Development, Inc 2.) Focus Construction, Inc 3.) Focus Holdings, LLC 4.) Focus Construction, LLC 5.) 6.) 7.) 8.)	
10.) 11.) 12.) 13.)	
15.) and each of its members, managers, and members' managers, if any, affiliates, divisions, subsidiary companies, successors and assigns, representatives, agents, directors, officers, employees, and servants Coverage afforded to the Additional Insureds is on a Primary and Non-Contributory basis. A Waiver of Subrogation applies in favor of the above listed additional insureds on the General Liability and Workers Compensation for this specific project. Additional Insured endorsement form(s) CG 20 10 07 04 and CG 20 37 07 04 or equivalent should be attached. *Policy number must be indicated on endorsement forms. *Please email certificate and all applicable forms to Yolandam@workwithfocus.com.	1