

[www.inghamlandbank.org](http://www.inghamlandbank.org)

**Ingham County Land Bank Fast Track Authority**

3024 Turner Street **•** Lansing, Michigan 48906 **•** phone (517) 267-5221

**Request for Proposal for Two Condominium buildings:**

**Hickory Pointe, 400 block of S Pennsylvania Ave, Lansing 48912**

Parcel # 33-01-01-15-376-022

**AND**

**Pointe East, 500 block of S Pennsylvania Ave, Lansing 48912**

Parcel # 33-01-01-15-378-045

**Introduction:**

The Ingham County Land Bank Fast Track Authority (ICLB) is requesting proposals for General Contractors for two (2) 4-unit residential condominium new construction project. This project was established to create affordable housing.

Vendor selection will be based upon proposal submitted to the Ingham County Land Bank by ICLB staff, and it is the intent of ICLB to award to the lowest, most qualified, and responsible bidder(s).

Release Date: March 26, 2025

Bid Due by: May 1, 2025, 10am

Bid Opening: May 1, 2025, 10am

At: Ingham County Land Bank Office, 3024 Turner St, Lansing, MI 48906

If you have any questions about this Request for Proposal, please feel free to contact:

* David M Burns, Real Estate Specialist, [dburns2@ingham.org](mailto:dburns2@ingham.org)
* Roxanne L Case, Executive Director, [rcase@ingham.org](mailto:rcase@ingham.org)

**Instructions to Bidders**

**1. BID PROPOSAL CONTENT**

Bid proposal documents should include, but not limited to, the following:

* Bid Specifications / Proposal
* Construction Bid Detail/Timeline
* Contractor and Subcontractor Summary
* Bonding Capability (Proof G.C. is bondable for Bid Amount)
* Certifications and Authorized Signatures form
* Local Vendor Certification, if applicable
* Certificate of Compliance with Public Act 517 of 2012
* Section 3 Plan
* Contractor Application, found on ICLB website [www.inghamlandbank.org](http://www.inghamlandbank.org) (unless already on file with ICLB Office)
* Evidence of required insurance
* Copies of current and applicable (state and local) licenses, certifications, trainings completed, etc.
* Minority Business Enterprise (MBE), Women-Owned Business (WOB) certificates, if applicable.

**2. BASIS OF PROPOSAL**

Proposals are solicited for the completion of all work as described in the specifications and/or shown on the plans. The basis on which proposals will be received will be:

A. Base Proposal Sum, to include all work called for as part of the Technical Specifications with the exception of alternates.

B. Individual prices for stated alternates. Alternates called for as part of the technical specifications shall be selected from the Contractor’s proposal by the Ingham County Land Bank.

Proposals may be withdrawn by bidders prior to, but no later than, the time fixed for the opening of bids. **Submit separate sealed bids**, labeled as “Pointe East Condominiums and Hickory Pointe Condominiums 4-30-25", prior to the opening time, when bids will be opened and read aloud at the Ingham County Land Bank Office. If the Ingham County Land Bank does not accept the proposal within 45 days, after the opening date, Contractor may withdraw his/her proposal.

**3. EXAMINATION OF PREMISES**

The Contractor shall familiarize himself/herself with local conditions affecting the job. He/she shall take his/her own measurements and be responsible for the correctness of same. Any variance of Contract documents from legal requirements and/or field conditions shall be promptly reported to the Ingham County Land Bank. Contractor shall be responsible for any examination and no allowances will be made in his/her behalf by reason of error and omission. If any part of the Contractor's work depends for proper results upon existing work or the work of another, Contractor shall notify the Ingham County Land Bank before commencing work of any defects that will affect the results. Failure to so notify will constitute his/her acceptance of the conditions.

The site plan provided for **Hickory Pointe Condominiums has not been approved**. The plans include all requested changes requested by the City of Lansing Public Services Dept. It is unlikely the site plan will change, but if it does change prior to the Land Bank selecting a G.C. for the Hickory Pointe, all respondents will be given a set amount of time to update their costs on Hickory Pointe. The Architectural drawings are identical for each site and should not change.

**4. CONTRACT**

Please review the draft Contract included with this Request for Proposal (RFP). By submitting a bid, Respondents indicate agreement with its contents. It will be signed in accordance with all documentation required with this RFP.

**5. SIGNATURES**

All bidders shall place on file with the Ingham County Land Bank, a notarized statement indicating those individuals authorized to sign proposals on behalf of the Corporation, Partnership and/or Individual. (See attached form.) Said Notarized statement may be placed on file prior to the submission of any Proposals and updated as the status of the authorized individuals change, or may be submitted with each proposal.

**6. CERTIFICATE OF INSURANCE**

All bidders shall have on file with the Ingham County Land Bank certificates of all such insurance required under "General Instructions, INSURANCE" within seven (7) calendar days after receipt of the notice of award (see Section 4 above), unless said certificates are already on file. Further insurance and certificates must include an endorsement providing for ten (10) days prior written notice to the Ingham County Land Bank of termination, expiration, or material change of terms.

**7. Local Vendor Preference**

Preference will be given to a vendor who operates a business within the legally defined boundaries of Ingham County. To be considered a local vendor, the Respondent must complete the “Local Vendor Certification Form” included in this bid packet.

**8. PROOF OF BONDING CAPABILITIES**

A letter of bond pre-approval must be submitted with your bid. Proof the general contractor can obtain a bond in the amount of the bid price is required to be considered for this job. Provide a letter from the general contractor’s bonding company stating that the company is approved for a performance bond for 100% of the bid amount.

**9. PERFORMANCE BOND for bids over $50,000.00**

For contract amounts above $50,000.00 per act 213 of 1963, a performance bond in the amount of 100% of the contract price must be procured by the contractor and presented to the Ingham County Land Bank within two weeks of bid qualification. This bond must be submitted to the Land Bank prior to issuing a Proceed to Work Order.

**10. CERTIFICATE OF COMPLIANCE WITH PUBLIC ACT 517 OF 2012**

All bidders must complete the attached Certificate of Compliance with Public Act 517 of 2012, by which the bidder certifies that neither it nor any of its successors, parent companies, subsidiaries, or companies under common control, is an “Iran Linked Business” engaged in investment activities of $20,000,000.00 or more with the energy sector of Iran, within the meaning of Michigan Public Act 517 of 2012. In the event it is awarded a Contract as a result of this solicitation, the bidder will not become an “Iran linked business” during the course of performing the work under the Contract.

**11. ACCEPTANCE AND REJECTION**

A Contract shall be formed between the parties hereto by the Ingham County Land Bank’s acceptance of the Contractor's proposal, and it will be effective on the date stated on the Bid Specification/Proposal form. Upon acceptance by the Ingham County Land Bank, a copy of the Contract (see draft attached) will be returned to the Contractor as his/her official notification of award. The Contract, however, shall not be in force until the Contractor has complied with all the requirements of bonding, insurance, and received the Proceed to Work Notice from the Ingham County Land Bank set forth herein. By the execution of the Contract, the Contractor and the Ingham County Land Bank hereby covenant in respect to any part of this Proposal and Contract. The Ingham County Land Bank reserves the right to waive irregularities and to reject bids.

**Bid Specifications / Proposal**

Property Address: 400 Block Pennsylvania Ave, Lansing, MI 48912 Parcel #: 33-01-01-15-376-022

Name of Contractor:

*I/We propose to furnish all supervision, labor, materials, tools, equipment, and services required to complete the work in accordance with the specifications and conditions contained herein, including attachments thereto, in consideration of the “Contract Amount” which shall consist of the “Base Proposal Sum” stated below plus any alternate(s) accepted by the Ingham County Land Bank Fast Track Authority under his/her/their acceptance below and agree that this document and all attachments will constitute a contract upon acceptance by the Ingham County Land Bank Fast Track Authority.*

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ New Construction 4-Unit Residential Condominium

Furnish and provide all permits, materials, and labor for the construction of a new 4-unit building at the above referenced location using architectural, engineering, selection sheets, drawings, specifications, and other bid package materials.

**Itemized Bid Estimation:**

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Site Work/Utilities/Permits

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Building Construction/Overhead/Profit

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Plumbing

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Electrical

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Mechanical

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Performance Bond

For contract amounts above $50,000.00 per act 213 of 1963, a performance bond in the amount of 100% of the contract price must be procured by the contractor and presented to the Ingham County Land Bank within two weeks of bid qualification.

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Total Amount of Bid**

Authorized Signature of Contractor:

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Bid Specifications / Proposal**

Property Address: 500 Block Pennsylvania Ave, Lansing, MI 48912 Parcel #: 33-01-01-15-378-045

Name of Contractor:

*I/We propose to furnish all supervision, labor, materials, tools, equipment, and services required to complete the work in accordance with the specifications and conditions contained herein, including attachments thereto, in consideration of the “Contract Amount” which shall consist of the “Base Proposal Sum” stated below plus any alternate(s) accepted by the Ingham County Land Bank Fast Track Authority under his/her/their acceptance below and agree that this document and all attachments will constitute a contract upon acceptance by the Ingham County Land Bank Fast Track Authority.*

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ New Construction 4-Unit Residential Condominium

Furnish and provide all permits, materials, and labor for the construction of a new 4-unit building at the above referenced location using architectural, engineering, selection sheets, drawings, specifications, and other bid package materials.

**Itemized Bid Estimation:**

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Site Work/Utilities/Permits

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Building Construction/Overhead/Profit

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Plumbing

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Electrical

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Mechanical

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Performance Bond

For contract amounts above $50,000.00 per act 213 of 1963, a performance bond in the amount of 100% of the contract price must be procured by the contractor and presented to the Ingham County Land Bank within two weeks of bid qualification.

$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Total Amount of Bid**

Authorized Signature of Contractor:

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Contractor and Subcontractor Summary Property Address: 400 & 500 block S Pennsylvania Ave, Lansing, MI 48912**

Instructions: Complete this page and list prices on all line items in the Technical Specifications. Submit this cover sheet, all pages of the Technical Specifications and any Addendums attached to the Ingham County Land Bank by the stated Due Date to be considered. Failure to complete all items may result in disqualification. All questions should be directed to the contact person listed on your Invitation to Bid.

Name of Contractor Submitting Bid: ***Total Amount of Bid:***

Contact Person: Phone #: E-mail:

Address: Are you a Local Vendor? ❒ Yes ❒ No

(street) (city) (zip code) (Main operations are in Ingham County)

**Subcontractors (if any):** List your subcontractors, including their business address, and an approximate dollar value of each contract. If your subcontractors qualify as a Women-Owned Business (WOB), a Minority Owned Business (MOB), or Section 3 Business, please check the correct box.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Business Name** | **Owner’s Name** | **Street Address** | **City** | **Zip Code** | **Dollar Value** | **Type of Contractor** | **Check Any That Apply** |
|  |  |  |  |  |  |  | ❒ MOB  ❒ WOB  ❒ Section 3 |
|  |  |  |  |  |  |  | ❒ MOB  ❒ WOB  ❒ Section 3 |
|  |  |  |  |  |  |  | ❒ MOB  ❒ WOB  ❒ Section 3 |
|  |  |  |  |  |  |  | ❒ MOB  ❒ WOB  ❒ Section 3 |
|  |  |  |  |  |  |  | ❒ MOB  ❒ WOB  ❒ Section 3 |
|  |  |  |  |  |  |  | ❒ MOB  ❒ WOB  ❒ Section 3 |

*(use additional sheets if you need more space)*

Date Submitted: Signed:

*Attach details of your Bid to this sheet as provided.*

**Certifications and Authorized Signatures**

*Return with your Proposal package*

Upon notice of acceptance of this packet, Respondent will execute a Contract Agreement and deliver properly executed insurance certificates to the Ingham County Land Bank within seven (7) days.

**ADDRESS, LEGAL STATUS, AND SIGNATURE OF RESPONDENT**

The undersigned does hereby designate the address, given below, as the legal address to which all notices, directions, or other communications may be served or mailed.

P.O. Box (if applicable):

Street:

City: State ZIP

Phone: Fax:

Email:

The undersigned does hereby declare that it has legal status checked below:

❒ Individual ❒ Limited Liability Corporation (LLC)

❒ Partnership ❒ Corporation, State of Incorporation:

The names and address of all persons indicated in this Bid Proposal are as follows:

NAME ADDRESS

This Proposal Packet is submitted in the name of

(Vendor)

Respondent hereby certifies that the information provided in their submittal to ICLB is accurate and complete, and they are duly authorized to sign. Respondent hereby certifies that they have reviewed the RFP in its entirety and accepts its terms and conditions.

Signed: Date

Print name:

Title:

**Local Vendor Certification**

*If applicable, return with your Proposal package.*

To be considered for preference as operating a business within the legally defined boundaries of Ingham County, the vendor must register as a “registered local vendor”(RLV) by providing the Land Bank with a verifiable physical business address (not a P.O. Box) within Ingham County at which the business is conducted. This must be the site at which business operation take place. ICLB staff reserves the right to make a site visit to verify location and business activities.

Any person, firm, corporation or entity intentionally submitting false information to the Land Bank in an attempt to qualify for the local purchasing preference shall be barred from bidding on Land Bank contracts or a period of not less than three years.

If you believe you qualify as a local vendor, please provide the following information for verification. Please note that there are some exceptions to the local vendor rule. More information can be found at [www.inghamlandbank.org](http://www.inghamlandbank.org).

Complete Legal Firm Name:

Company Physical Address:

Company Phone:

Company Website:

Name and Title of Person authorized to sign on behalf of your company:

Email:

Signature:

Date:

**Certificate of Compliance with Public Act 517 of 2012**

I certify that neither \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Company), nor any of its successors, parent companies, subsidiaries, or companies under common control, are an “Iran Linked Business” engaged in investment activities of $20,000,000.00 or more with the energy sector of Iran, within the meaning of Michigan Public Act 517 of 2012. In the event it is awarded a Contract as a result of this Request for Proposals, Company will not become an “Iran Linked Business” during the course of performing the work under the Contract.

NOTE: IF A PERSON OR ENTITY FALSELY CERTIFIES THAT IT IS NOT AN IRAN LINKED BUSINESS AS DEFINED BY PUBLIC ACT 517 OF 2012, IT WILL BE RESPONSIBLE FOR CIVIL PENALTIES OF NOT MORE THAN $250,000.00 OR TWO TIMES THE AMOUNT OF THE CONTRACT FOR WHICH THE FALSE CERTIFICATION WAS MADE, WHICHEVER IS GREATER, PLUS COSTS AND REASONABLE ATTORNEY FEES INCURRED, AS MORE FULLY SET FORTH IN SECTION 5 OF ACT NO. 517, PUBLIC ACTS OF 2012.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Name of Company)

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Subscribed to and sworn before me,

a Notary Public, on this \_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2025.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Notary Public

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ County, State of Michigan

Acting in \_\_\_\_\_\_\_\_\_\_\_ County, Michigan

My Commission Expires: \_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Prevailing Wage Rates**

"General Decision Number: MI20250014 01/03/2025

Superseded General Decision Number: MI20240014

State: Michigan

Construction Type: Residential

County: Ingham County in Michigan.

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)(1).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

|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 $17.75 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 2025. |

|\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_|\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_|

|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: | $13.30 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 2025. |

|\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_|\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_|

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 01/03/2025

CARP1004-012 06/01/2023

Rates Fringes

CARPENTER (Form Work Only).......$ 31.38 20.91

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ELEC0252-006 06/01/2024

Townships of Bunker Hill, Leslie, Onondaga and Stockbridge

Rates Fringes

ELECTRICIAN......................$ 36.65 20%+13.05

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ELEC0665-010 05/31/2022

Townships of Alaiedon, Aurelius, Delhi, Ingham, Lansing, Leroy,

Locke, Meridian, Vevay, Wheatfield, White Oak and Williamson

Rates Fringes

ELECTRICIAN......................$ 31.20 9.25+5.5%

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ENGI0325-029 06/01/2024

Rates Fringes

OPERATOR: Power Equipment

GROUP 1.....................$ 47.28 25.25

GROUP 2.....................$ 43.93 25.25

GROUP 3.....................$ 41.28 25.25

FOOTNOTES:

Crane operator with main boom and jib 300' or longer: $1.50

per hour above the group 1 rate.

Crane operator with main boom and jib 400' or longer: $3.00

per hour above the group 1 rate.

PAID HOLIDAYS: New Year's Day, Memorial Day, Fourth of July,

Labor Day, Thanksgiving Day and Christmas Day.

POWER EQUIPMENT OPERATORS CLASSIFICATIONS

GROUP 1: Crane operator with main boom and jib 400', 300', or

220' or longer.

GROUP 2: Crane operator with main boom and jib 140' or

longer, tower crane, gantry crane, whirley derrick

GROUP 3: Bulldozer; Crane; Grader/Blade; Loader; Scraper

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IRON0025-004 06/01/2024

Rates Fringes

IRONWORKER, STRUCTURAL...........$ 35.55 35.83

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LABO0499-008 10/01/2024

Rates Fringes

LABORER: Mason Tender -

Cement/Concrete..................$ 30.33 13.45

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PAIN0845-002 05/21/2022

Rates Fringes

PAINTER: Brush and Roller.......$ 18.99 15.64

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PLUM0333-003 06/18/2024

Rates Fringes

PIPEFITTER (Including HVAC

Pipe Installation)...............$ 31.35 22.90

PLUMBER (Excluding HVAC Pipe

Installation)....................$ 31.35 22.90

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ROOF0070-012 06/01/2023

Rates Fringes

ROOFER...........................$ 31.18 17.22

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SHEE0007-023 05/01/2018

Rates Fringes

SHEET METAL WORKER, Includes

HVAC Duct and Unit

Installation.....................$ 24.93 9.65

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SUMI2010-012 09/16/2010

Rates Fringes

CARPENTER, Excludes Form Work....$ 17.64 \*\* 6.70

CEMENT MASON/CONCRETE FINISHER...$ 19.27 5.85

LABORER: Common or General......$ 17.21 \*\* 5.46

LABORER: Landscape..............$ 9.64 \*\* 2.81

LABORER: Pipelayer..............$ 17.95 5.46

OPERATOR: Backhoe/Excavator.....$ 19.94 5.46

OPERATOR: Bobcat/Skid

Steer/Skid Loader................$ 17.66 \*\* 7.65

TRUCK DRIVER: Dump Truck........$ 17.00 \*\* 5.71

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

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\*\* Workers in this classification may be entitled to a higher

minimum wage under Executive Order 14026 ($17.75) or 13658

($13.30). Please see the Note at the top of the wage

determination for more information. Please also note that the

minimum wage requirements of Executive Order 14026 are not

currently being enforced as to any contract or subcontract to

which the states of Texas, Louisiana, or Mississippi, including

their agencies, are a party.

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) (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

""SU"", ""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 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 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"



