

INVITATION TO BID

Project: Gracious Manor
Project Address: 1038 Salem Avenue, Dayton, OH 45406
General Contractor: Model Construction LLC
Architect of Record: pH7 ARCHITECTS, Inc.
Prevailing Wages: Yes - Residential Davis Bacon Prevailing Wage Rates
Sales Tax: Project is Taxable
Bid Date: Thursday, September 24, 2026, at 5:00 pm

Project Summary:

Model Construction is soliciting bids for the new Salem Avenue Senior Community project. The project consists of a new 3-story, 62,681 SF wood framed building with 75 apartment units.

Bid Documents:

Bid documents can be obtained via Building Connected. Please contact Brian Bailey at 513.401.4663 / bbailey@modelgroup.net for access to Building Connected.

Pre-Bid Meeting/Site Visit:

There will be no pre-bid meeting. Bidders are welcome to visit the site at their convenience.

Questions:

All questions regarding the project and bid documents must be received by **Thursday, September 17th by 5:00 pm**. Questions shall be submitted to Model Group via Building Connected or emailed to Brian Bailey, bbailey@modelgroup.net.

Bid Submission:

Bid submission is required by **Thursday, September 24th by 5:00PM**. Bids shall be submitted to Model Group via emailed to Brian Bailey, bbailey@modelgroup.net. Subcontractors shall complete the provided Bid Form and also submit their standard proposal form with a written scope.

Inclusion:

Section 3 Reporting is required.

City of Dayton PEP Program: Goals of 15% MBE and 5% WBE

BABA (Build America, Buy America):

Project is subject to Build America, Buy America (BABA) compliance. All materials must be BABA compliant except for the following trades: Door Hardware, Elevator, Sprinkler Components, Plumbing Fixtures, VTAC's, Light Fixtures and Fire Alarm.

Subcontractors shall submit the manufacture's BABA compliant letters with their bid. If a material is not BABA compliant, subs shall provide a non-compliant letter from the manufacture stating it's impossible for them to meet the BABA requirements.