

Additions and Renovations, Alfred E. Plant Elderly Housing
West Hartford Housing Authority
West Hartford, CT
R2D Project No. R209002

1. R2D Corp. is the Construction Manager (CM) on the Alfred E. Plant Elderly Housing project.
2. Notice is hereby given to all interested bidders that R2D is seeking to prequalify prospective bidders for the following Trade Packages:

Bid Package #01	NOT USED
Bid Package #02	Site Work (includes site demo & prep, site improvements, grading & drainage, site utilities paving, curbs & walks, landscaping)
Bid Package #03	Concrete
Bid Package #04	Masonry (including cast stone)
Bid Package #05	Structural Steel and Miscellaneous Metals
Bid Package #06	Carpentry & General Trades (selective demolition including rough & finish, building insulation, drywall, acrovyn system, ACT ceilings, furnish and install replacement windows, doors, hardware, window blinds and specialties, signage, residential appliances, entrance mat)
Bid Package #07A	Roofing & Sheet Metal
Bid Package #07B	EIFS
Bid Package #08A	Windows & Glazing
Bid Package #08B	Storefront & Glazing
Bid Package #08C	Automatic Doors
Bid Package #09A	Painting
Bid Package #09B	Flooring
Bid Package #10	Commercial Kitchen Equipment
Bid Package #11	NOT USED
Bid Package #12	NOT USED
Bid Package #13	Cogeneration System
Bid Package #14	Elevator
Bid Package #15A	Fire Sprinklers
Bid Package #15B	Plumbing
Bid Package #15C	HVAC
Bid Package #16	Electrical (for building and site)

3. Trade contractors interested in being pre-qualified to submit proposals for any of the packages identified above must indicate a willingness to sign R2D's form of Agreement **without exception**, provide a completed Previous Participation Certification (HUD Form 2530), and general information forms for consideration on or before the bid due date of (TBD), to R2D Corp. Attn: Susan J. Guerrero. Forms may be obtained by contacting Susan J. Guerrero at (860) 613-7313 or via e-mail at sguerrera@r2d.com.

The project consists of selective demolition and renovation of 95 existing housing units and construction of 31,000 +/- square foot addition for 42 new housing units. The existing building will remain occupied during the renovation phase along with overall site redevelopment. Construction features include selective demolition, site work, site utilities, paving, site improvements, landscaping, concrete, masonry, structural steel and miscellaneous metals, carpentry/general trades, roofing, doors and windows, painting, flooring, kitchen equipment, sprinklers, plumbing, HVAC and electrical.

4. All qualification statements submitted must meet and comply with the following minimum requirements:

- a. Offeror to have completed a minimum of (2) relevant similar projects equal to at least 75% of the budget value for the Trade Bid Package which Offeror wishes to pre-qualify.
 - b. Offeror must obtain Consent of Surety from a surety company on the Department of Treasury List of Approved Surety Companies and be able to provide a Ten Percent (10%) bid bond. Successful Proposers will be required to provide both a 100% payment and a 100% performance bond.
 - c. Offeror must be in good standing with the West Hartford Housing Authority, CHFA, and CT DAS.
 - d. Neither the Offeror nor any owner or principal of the Offeror (as listed on the HUD Form 2530) may have filed for bankruptcy during the last five years.
 - e. Neither the Offeror nor any owner or principal of the Offeror may have any pending or threatened litigation that may affect its ability to complete the project in a timely fashion.
 - f. Offeror must not be on the federal list of debarred Offerors.
 - g. Offeror must be current with payment of all state federal or local income taxes.
 - h. Offeror must have net liquid assets, as defined by the West Hartford Housing Authority, that meets the following requirements;
 - (1) Ten percent (10%) of the 1st \$100,000 of the proposal amount.
 - (2) Seven percent (7%) of each \$100,000 of the proposal amount thereafter.
 - (3) Offeror must comply with HUD Section-3 and Federal Executive Order 11246.
5. Interested bidders who fail to become prequalified to bid on the Project will not be permitted to bid on the Project and bids submitted by any entity that is not prequalified shall be returned unopened.
 6. R2D will notify interested bidders whether they are prequalified to bid on the Project. In the event an interested bidder is not prequalified to bid on the Project, the reason(s) for its disqualification will be briefly and succinctly stated. Disqualified bidders will have seven (7) days to respond in writing to the disqualification and to provide in reasonable detail the reasons it should have been prequalified to bid on the project. If successful in their response, the interested bidder will be allowed to bid on the Project.
 7. Prequalified bidders shall be deemed qualified to bid on the Project and the Project shall be awarded, if at all, to the lowest responsive bidder unless there are changes to the bidder's status that render the bidder unqualified under the Criteria established for prequalification. Each bidder shall have a continuing duty to notify R2D, in writing, in the event that any of its qualification information or representations changes prior to contract award and execution.
 8. Construction documents are anticipated for release on (Date TBD). Sealed proposals from pre-qualified prime trade contractors must be addressed to R2D Corporation., 29 Berlin Road, Cromwell, CT 06416 Attn: Susan J. Guerrero, **submitted in duplicate** per the prepared proposal form, and received by before 2:00PM on (TBD). Proposal envelopes must be clearly marked with trade category and proposal package number. Each contractor must mark on outside envelope the bid package they are submitting on.
 9. All proposals must be accompanied with a **Bid Bond** of Ten Percent (10%) of the bid total. In lieu of a Bid Bond, proposer may submit a notarized letter from his bank, stating the bank's willingness to provide an **Irrevocable Letter of Credit** in the amount of Twenty Five Percent (25%) of the initial subcontract award amount. The Owner and R2D Corporation require from subcontractor Payment and Performance Bonds from a surety company on the Department of Treasury List of Approved Surety Companies, in the amount of One Hundred Percent (100%) of the bid amount. **The cost of this bond is to be quoted as an ADD on the Bid form.** An **Irrevocable Letter of Credit** in the amount of Twenty Five Percent (25%) of the initial subcontract award amount may be submitted in lieu of bonding. **The cost of the irrevocable letter of credit is to be quoted as an ADD on the Bid form.**
 10. A pre-proposal meeting and job walk through will be held as follows: _____ (TBD) _____.
 11. Proposals are being solicited using the competitive proposal method in accordance with HUD Handbook No. 7460.8, Rev 2.
 12. R2D Corporation "Instructions to Proposers" must be followed in all respects: Exclusions to the specified scope will not be accepted. Incomplete proposal documents will be rejected.
 13. All pertinent regulations, ordinances and statutes of the Town of West Hartford and/or State of Connecticut will be enforced.
 14. R2D is committed to the utilization of M/WBE and Section 3 firms in the construction of this Project. M/WBE enterprises must include copies of their certification by the State of Connecticut. Section 3 firms must present evidence of their certification by WHHA.

15. This project will be performed in accordance with Workforce Initiatives, SBI/MBE and Section 3 requirements. Refer to Section 3 Plan requirements which describe how a potential contractor's good faith effort will be evaluated.
16. The plans and specifications can be purchased directly from the printer, Joseph Merritt & Company:

New Haven Office

60 Hamilton Street
New Haven, CT 06511
Tel (203) 562-9885
FAX (203) 865-1214.

Hartford Office

650 Franklin Avenue
Hartford, CT 06114
Tel (860) 296-2500
FAX (860) 296-0414