

# Turner

December 06, 2012

## INVITATION TO BID

**DUE DATE:** Thursday January 3, 2013  
**TIME:** 12:00 p.m.  
**PROJECT:** University of Connecticut Health Center  
Main Building Renovations  
(Project #901134)  
**LOCATION:** Sealed Bid Proposals - in Duplicate - will be received:  
Turner Construction Company  
440 Wheelers Farms Road, Suite 301  
Milford, CT 06461  
Attn: Dave Christoforo



**Location of Bid Opening** – Bids shall be received as noted above. Following closure of the bid receipt period, Bids shall be opened and read aloud at a location to be issued via bid notification.

This invitation is being transmitted and extended **ONLY** to Prequalified Bidders who responded and satisfied the requirements per Turner Construction Company's 10/05/2012 Request for Prequalification Application. Bids received from other than Prequalified bidders shall be returned unopened.

### ATTENTION ESTIMATING DEPARTMENT:

You are invited to submit your lump sum proposal for your work and materials in accordance with the plans and specifications for the work of your bid package (s) on the following project:

**University of Connecticut Health Center**  
**Main Building Renovations**  
***Farmington, CT***

A list of trade packages for the project is as follows:

| <i>BP#</i> | <i>Bid Package Name</i>                         | <i>DAS Req**</i> | <i>Estimated Range (\$)</i> | <i>Set-Aside Requirements</i> |
|------------|---|------------------|-----------------------------|-------------------------------|
| 2          | Demolition / Abatement (Phases 1A – PH; 1B; 2A) | **               | \$2M-\$2.5M                 | 30/10 Goal                    |
| 3          | Cast-in-Place Concrete                          |                  | \$300k-\$500k               | 100% Set-Aside                |
| 4A         | Structural Steel                                |                  | \$350k-\$450k               | 100% Set-Aside                |
| 4B         | Miscellaneous Metals                            | **               | 650k-800k                   | 30/10 Goal                    |
| 6          | Architectural Woodwork                          | **               | \$750k-\$1M                 | 30/10 Goal                    |
| 7          | Roofing   | **               | \$500k-\$750k               | 30/10 Goal                    |
| 8          | Glass and Glazing                               | **               | \$2.1M-\$2.6M               | 30/10 Goal                    |
| 9A         | Drywall   | **               | \$2.2M-\$2.8M               | 30/10 Goal                    |
| 9C         | BP#9C General Trades                            |                  | 150k-200k                   | 100% Set-Aside                |
| 10         | BP#10 Acoustical Ceilings                       | **               | \$500-\$600k                | 30/10 Goal                    |
| 11         | Doors Frames & Hardware (Furnish Only)          |                  | \$250k-\$300k               | N/A                           |
| 12<br>A    | Resilient Flooring                              | **               | \$500k-\$600k               | 30/10 Goal                    |
| 12B        | Carpet  |                  | \$150k-\$200k               | 100% Set-Aside                |
| 13         | Ceramic Tile                                    |                  | \$400k-\$500k               | 100% Set-Aside                |

|         |                        |    |                 |                |
|---------|------------------------|----|-----------------|----------------|
| 16      | Painting               |    | \$300k-\$400k   | 100% Set-Aside |
| 17      | Toilet Partitions      |    | \$35k-\$55k     | 100% Set-Aside |
| 18      | Window Treatment       |    | \$75k-\$100k    | 100% Set-Aside |
| 19      | Laboratory Casework    | ** | \$2.3M-\$2.8M   | 30/10 Goal     |
| 20      | Environmental Room     | ** | \$1M-\$1.3M     | 30/10 Goal     |
| 21      | Elevator Refurbishment |    | \$70k-\$100k    | N/A            |
| 22      | Signage                |    | 50k-80k         | 100% Set-Aside |
| 23      | Fire Protection        | ** | \$500k-\$750k   | 30/10 Goal     |
| 24      | Plumbing               | ** | \$4.7M-\$5.3M   | 30/10 Goal     |
| 25      | HVAC & ATC             | ** | \$14.5M-\$15.5M | 30/10 Goal     |
| 26<br>A | Electrical             | ** | \$6M-\$7M       | 30/10 Goal     |
| 26B     | Tele-Data              | ** | 500k -600k      | 30/10 Goal     |
| 26C     | Fire Alarm             |    | 325k-400k       | 30/10 Goal     |

**BID DOCUMENTS**

Drawings and specifications will be available beginning **12/06/2012** at no cost you by downloading from the Turner Construction Company Grade Beam FTP site. To be granted access and to receive an email with the link to the FTP site please contact Maryann Bigda at 203-783-8800.

**OR**

Drawings and specifications can also be purchased at a cost to you from Joseph Merritt & Company at (860) 296-2500, Fax (860) 947-3288 or email [cad@merrittgraphics.com](mailto:cad@merrittgraphics.com).

Drawings may also be viewed at the following location:

1. Turner Construction Company's Plan Room at 440 Wheelers Farms Road, Milford, CT.

Bidders will be responsible for the requirements of **ALL** documents made available and will not be relieved of responsibilities for requirements indicated in any bid documents not purchased or viewed.

**PRE-BID CONFERENCES**

There will be a series of non-mandatory walkthroughs at the University of Connecticut Health Center Main Building Renovation jobsite on Wednesday December 14, 2012. The times for the walk through tours are as follows:

BP's 2 - 8 - 8:00 – 9:30 A.M.

BP's 9 - 22 - 1:00 P.M. – 2:30 P.M.

BP's 23 - 26 – 10:00 A.M. – 12:00 P.M.

All subcontractors to meet at the Building E Loading Dock entrance prior to the time of the scheduled conference.

**PROJECT DESCRIPTION**

The Project consists of the complete renovation of 7 floors of existing laboratory space in Building L on the UCONN Farmington Campus. The project will be completed in 3 phases over a 30 month period. Note: The Phase 1 Demolition and Abatement Work has been previously bid and has begun already. This bid includes a package for the balance of Demolition and Abatement Work. The project also includes the removal and replacement of existing MEP equipment in the penthouse and roof of Building L as well as the removal and replacement of existing exterior windows and new roofing.

**SET-ASIDE PARTICIPATION**

Subcontractors other than those designated as 100% Set Aside **OR** N/A above are advised they must award a minimum of thirty percent (30%) of the value of their awarded contracts to certified SBE's; and of that amount, a minimum of One Third (Thirty-Three Percent (33%) which amounts to 10% of the total award) must be awarded to SBE's who are also MBE's (which includes ethnic minorities, WBE's and DisBE's) per State of Connecticut S/MBE requirements.

The subcontractors are responsible for ensuring that they and the SBE firms they have selected are eligible contractors and that they meet State of Connecticut SBE and MBE requirements.

**BIDDER QUESTION PROCEDURE**

All questions must be directed in writing to Turner Construction Company, Attention: Todd Hedges **via email** [thedges@tcco.com](mailto:thedges@tcco.com). Please be sure to include the information on the Bidders Questionnaire form in the body of an email. Questions received verbally will not be answered. **No questions will be accepted after Wednesday 12/19/2012 at 10:00 a.m.** All answers will be published by Turner via formal Bid Notification. It is the responsibility of all bidders to verify that they are current with all addenda issued with the blueprinter prior to bid submission.

**INSTRUCTIONS TO BIDDERS:**

1. All bidders interested in bidding on this project must be prequalified by Turner Construction Company via the Prequalification Application process which was extended on 10/05/12 and for which responses were received by 11/26/2012.
2. All bids shall be **submitted in duplicate**, in a single sealed envelope, clearly identified as follows:

**Bid Package # \_\_\_\_\_**

**Bid Package Description \_\_\_\_\_**

**UCHC Main Building Renovations Project**

**Farmington, CT**

Note: Failure to submit a bid in duplicate does not constitute a material defect.

3. The Owner, The University of Connecticut, has contracted with Turner Construction Company to serve as the Construction Manager (CM).
4. The project is being performed under the Construction Management Constructor form of construction. For the purposes of contract bidding and award, the Construction Manager is the representative of the Owner. The Owner shall approve the Construction Manager's award of all subcontracts. Each subcontract shall be with the Construction Manager.
5. All contractors shall be required to execute the Turner Construction Company's standard Form of Contract (**Form 36S rev 03/31/12 CT**) as included within the Project Manual. NO EXCEPTIONS.
6. In accordance with State of Connecticut Department of Revenue Services SN 2012 (2) Special Notice 2011, Non-Resident Subcontractors must either provide a current State of Connecticut Department of Revenue Services "Nonresident Contractor Notice of Verified Status"

OR

In accordance with SN 2012(2), Turner must withhold 5% of the amount due to unverified subcontractor (e.g. 5% in addition to retainage) until the subcontractor obtains and furnishes Form AU-968 Certificate of Compliance from the Department of Revenue Services (DRS) at which time Turner will release monies to the extent approved.

7. Bid packages that the Construction Manager estimates are greater \$500,000 are marked with an asterisk (\*\*). For these packages, prospective bidders must be pre-qualified by State of Connecticut Department of Administrative Services (DAS) for the classification of work **indicated at the time of contract in addition to meeting the Prequalification requirements within this invitation**. The contractor shall hold a current "DAS" Contractor Prequalification Certificate" (not a predetermination letter) from the Department of Administrative Services of the State of Connecticut according to Connecticut General Statutes Section 4a-100, 4a-101 and 4b-91. Bidders shall submit with their bids, unless noted otherwise, a current "DAS Contractor Prequalification Certificate" along with a current "Update (bid) Statement". Failure to submit those items **at time of contract** will result in disqualification of the bidder. If you have any questions regarding these requirements contact the State of CT.DAS, at telephone number 860-713-5280 or visit their web site at [www.das.state.ct.us](http://www.das.state.ct.us). \*Das requirement

**INSTRUCTIONS TO BIDDERS (CONTINUED):**

8. There will be no extensions of the bid date, unless issued thru Bid Notification. No bids will be accepted after the designated time.
9. The successful bidders shall participate and comply with all regulations concerning approval of contract compliance programs by the Commission of Human Rights and Opportunities (CHRO) sections 46a-68j-21 through 43 inclusive. In addition each subcontractor other than those designated as 100% Set Aside or N/A **must meet or exceed the project goal of 30% SBE and of that amount, a minimum of 33% to SBE's who are also MBE's which amounts to 10% of the total award.** In addition any SBE Contractor must self perform greater than or equal to 25% of the work with their own forces. Whereas CT Statutes call for utilization goals reflecting 25% SBE and 6.25% MBE of total contract values, For each successful bid, Turner is requiring that 30% SBE and 10% MBE goals be applied to the respective total contract values, to ensure overall achievement of CHRO set-aside goals for this project.
10. Each bid in excess of \$50,000 shall be signed and accompanied by a bid security payable to Turner Construction Company in the amount of ten (10%) percent of the bid proposal and **shall be in the form of a certified check or Bid Bond Only.** Bid Bonds must be on the Bond Form issued in the bid documents, issued by a Surety Company listed on the Current U.S. Department of Treasury's Federal Register and be licensed to underwrite bonds in the State of Connecticut.
11. If awarded the Contract, for Bid Packages greater than \$50,000, the Successful Bidder will be required to furnish a Performance Bond and a Labor and Materials Payment bond, each in an amount equal to 100% of the Contract Price, in favor of the University of Connecticut and Turner Construction. The premium for these bonds shall be paid by the Contractor and be included in the contract price. All bonds must be on the specific bond forms included in the bid documents.
12. All bids shall be based on a project classified as tax exempt for Renovation or New Construction.
13. Each bidder shall utilize the specified manufacturers **or vendors.** Any requests for substitutions must be submitted in writing by the Bidders Question (BQ) procedure and deadline. Acceptance or rejection of a substitution will be issued to all bidders as a Bid Notification. Substitutions will not be accepted after the Bidders Question Deadline unless requested by the University of Connecticut Health Center or Turner Construction Company. **NOTE: Manufacturers listed in the specifications are not considered a substitution.**
14. Each form of proposal contains a section for breakout pricing, alternates and/or unit prices. All alternate prices must be completed with a dollar value. Blanks, not applicable (n/a), no effect, etc. in these portions of the form of proposal shall be construed to indicate that the particular alternate shall be performed without increase to the contract price as they relate to the scope of the trade package.
15. Unit prices which do not affect the work of your trade may be filled in "not applicable (n/a)". "Not applicable or blanks in these portions of the form of proposal shall be construed to indicate that the unit price is not applicable as they relate to the scope of the trade package.
16. If awarded the contract, the successful bidder will be responsible to purchase their own project documents and bear the cost for the same.
17. No Bidder may withdraw their Bid within 90 days after the actual date of Bid Opening.
18. This Subcontractor acknowledges that all workers on site must be 10-hour OSHA certified and that documentation of training **MUST** be presented to Turner Construction for each worker prior to their start of work. All costs for this training are included within the Subcontractor's proposal.

**INSTRUCTIONS TO BIDDERS (CONTINUED):**

19. Prospective bidders with an EMR over 1.0 will have to provide the following if awarded the contract; 1) Subcontractor shall provide on their Insurance Agent's Letterhead EMR rating for current year & last (2) year's minimum, 2) Subcontractor's Insurance Agent is to provide a written explanation describing why their EMR rating is above 1.0 and what they are doing to help the Subcontractor with their safety program, 3) Subcontractor is to provide in writing any Plan in place describing what their company is doing and/or will be implementing to proactively reduce the number of occurrences, 4) Subcontractor is to submit the following information for the past 3 years, which comes from their OSHA 300 and 300A forms plus their total man hours for the year
  - a. Total Recordable Incidence Rate.
  - b. Lost Workday Incidence Rate.
20. The contract for each Bid Package shall be awarded to the lowest responsible and qualified bidder, meaning the bidder whose bid is the lowest of those bidders possessing the skill, ability and integrity necessary to faithful performance of the work based on objective criteria considering past performance and financial responsibility. In considering past performance, Turner Construction Company and/or The University of Connecticut shall evaluate the skill, ability and integrity of bidders in terms of the bidders' fulfillment of contract obligations and of the bidders' experience or lack of experience with projects of similar size and scope. Turner Construction Company and/or the University of Connecticut reserve the right to consider as unqualified to do the work required by the bid documents any bidder that does not habitually perform with its own forces the major portion of the work involved in the bid documents. No contract will be awarded to any bidder who is at time of award not qualified under applicable regulations issued by the Secretary of Labor, United States Department of Labor or any applicable State and local laws and regulations.
21. If awarded the contract, the successful bidder will be responsible to execute the STATE OF CONNECTICUT AFFIRMATION OF RECEIPT OF STATE ETHICS LAWS SUMMARY form 6. This is required for a large State construction or procurement contract, having a cost of more than \$500,000, pursuant to Connecticut General Statutes §§ 1-101mm and 1-101qq
22. After review of all factors, terms, and conditions, including price, Turner Construction Company and/or the University of Connecticut reserve the right to reject any and all bids, or any part thereof, or waive defects in same.

***Turner Construction Company is an Affirmative Action/Equal Opportunity Employer (AA/EOE). Minorities and women are encouraged to bid/apply.***

***Please Advise Immediately If You Do Not Intend To Bid***

Very truly yours,  
**TURNER CONSTRUCTION COMPANY**

David Christoforo  
Procurement Agent

cc: G. Karsanow, T. Wisheart, M.K. Sullivan – University of Connecticut Health Center  
D. Wilson, D. Christoforo, M. Bruskin, V. Hoyecki, Purchasing File – Turner Construction

***-End of Invitation to Bid-***