



**Notice of Construction Manager-at-Risk (CMR)
 Invitation to Bid
 on behalf of the
 CT Department of Construction Services (CT DCS)**

Project Name:	Southern Connecticut State University Buley Library Renovation
Project Location:	New Haven, CT
Project Description:	Core & Shell & Fit-Out
Project Construction Budget:	20.7 Million
CT DCS Project Number:	BI-RS-225B CMR

The Construction Manager-at-Risk (CMR) is soliciting bids for this State of CT Department of Construction Services (CT DCS) Project. Bid Package Information and Pre-Bid Conference Schedules will be available as noted below. Please refer to the Bid Package for directions on Bid Submission Requirements. If you have any questions, please contact the CMR as noted under "CMR Information".

CMR Information:

CMR Firm:	Skanska USA Building Inc.
Address:	545 Long Wharf Drive, 6th Floor
Contact Name:	Kate Westrin
Contact Phone Number:	203-859-7708
Contact Email Address:	Kate.westrin@skanska.com

Bid Package Information & Pre-Bid Conference Schedules:

Date Bid Package Available:	12/26/2012		
Bid Due Date:	01/23/2013		
Trades Included in Bid Package:	See Attached		
Pre-Bid Conference Date:	01/03/2013	Pre-Bid Conference Time:	10 a.m
Pre-Bid Conference Location:	Michael J. Adanti Student Center on the SCSU Campus		

Bid Package Information (including Addendums) and Pre-Bid Conference Schedule are available as follows:

CMR Website and/or FTP Site:	https://partners.myskanska.com/usa/clients/scsu/Buley/SitePages/Home.aspx
Printing Company:	Service Point USA - 203-624-0079

Copies: DCS Project Manager
 DCS Process Management (peter.babey@ct.gov)

DCS Process Management (randy.daigle@ct.gov)

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INVITATION TO BID

- The Department of Construction Services (DCS) has contracted with Skanska USA Building, Inc. to serve as the Construction Manager at Risk for the Buley Library Renovations Project located on the Southern Connecticut State University Campus. The project consists of construction of a building on an existing structural frame of approximately 116,200 gross square feet. The base bid scope of work consists of the core & shell, and a complete fit-out of the Ground Floor and 1st Floor interior spaces. Fit-out of the 2nd floor will be bid as a “Supplemental Bid”. The fit-out of the 3rd and 4th floors will not be bid as part of this project.
- Bid solicitation for this project will be broken into two groups: **Non-Set Aside Bid Packages** and **Set Aside Bid Packages**.

Non-Set Aside Bid Packages: The following Bid Packages are open to only those bidders who are DAS Prequalified in accordance with (C.G.S §4a-100) if the bid is in excess of \$500,000 (Refer to Section 7 of the Invitation to Bid for additional clarification related to DAS prequalification). In addition to DAS requirements, Non Set-Aside bidders, as identified below, are required to award twenty-five (25%) percent or more of the value of this Subcontract to DAS certified SBE's. The bidder shall also award ten (10%) percent or more to DAS certified M/WBE's. All SBE Set-Aside bidders will be required to award five (5%) percent or more of the value of this subcontract to DAS certified M/WBE's.

Bid Package #	Bid Package Description	Business Classification	Bid Bond Required Or Acceptable Alternate
BP 04	Masonry / Precast	Yes	Yes
BP 05	Structural Steel / Lead Abatement	Yes	Yes
BP 05A	Miscellaneous Metals	Yes	Yes
BP 06	Millwork & Library Specialties	Yes	Yes
BP 07	Roofing	Yes	Yes
BP 07B	Applied Fireproofing	Yes	Yes
BP 08A	Doors, Frames, Hardware	No	No
BP 08	Curtain Wall, Storefront, Metal Paneling & Fire Rated Glass Assemblies	Yes	Yes
BP 09	Gypsum Board Assemblies	Yes	Yes
BP 10	Toilet Partitions & Accessories	No	No
BP 10A	Signage	No	No
BP 13	Fire Protection	Yes	Yes
<i>BP 13B</i>	<i>Fire Alarm</i>	<i>University Single Source; Not Open for Public Bid</i>	
BP 14	Elevators	No	Yes
BP 15	Plumbing	Yes	Yes
BP 15A	HVAC	Yes	Yes
<i>BP 15B</i>	<i>HVAC Instrumentation and Controls</i>	<i>University Single Source; Not Open for Public Bid</i>	
BP 16	Electrical	Yes	Yes

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Set Aside Bid Packages: Set-Aside Bid Packages are only open to those bidders who have been (1) pre-approved by the State of Connecticut as an SBE, M/WBE, and (2) DAS Prequalified in accordance with (C.G.S §4a-100) if the bid is in excess of \$500,000 (Refer to Section 7 of the Invitation to Bid for additional clarification related to DAS prequalification).

Bid Package #	Bid Package Description	Business Classification	Bid Bond Required Or Acceptable Alternate
BP 02	Sitework	SBE or M/WBE	Yes
BP 02A	Landscaping	M/WBE ONLY	No
BP 02C	Site Concrete	SBE or M/WBE	Yes
BP 03	Concrete	SBE or M/WBE	Yes
BP 09A	Acoustical Ceilings	SBE or M/WBE	Yes
BP 09B	Painting/ Wallcovering	M/WBE ONLY	No
BP 09C	Ceramic & Terrazo Tile / Linoleum & Carpet	SBE or M/WBE	Yes
BP 09D	Poured Terrazo	SBE or M/WBE	Yes
BP 12	Window Shades	SBE or M/WBE	No
BP 13A	Intrusion Detection, Security Access, Video Surveillance	University Single Source; Not Open for Public Bid	
BP 13C	Communications Cabling	M/WBE ONLY	Yes
BP 17	Final Cleaning	M/WBE ONLY	No

Note: Bid Packages 13A, 13B and 15B are Southern CT State University sole source vendors. These Bid Packages will not be publicly bid and will be negotiated directly with the vendor by Skanska and the owner.

- Sealed bid proposals in **Duplicate** will be received for listed bid packages on Wednesday, January 23rd, 2013 at 9 a.m. Bids will be received by Skanska USA Building Inc. at the *Michael J. Adanti Student Center* located on the Southern CT State University Campus. Bids will be placed in a sealed envelope labeled with Bid Package number, bidder's name, address and contact information.

Bids received after the specified time will not be considered and will be returned unopened.

- A Subcontractor Acknowledgement to Bid form must be completed and returned by Friday, December 28th, 2012. Completion and submission of this Acknowledgement to Bid form is Mandatory.
- A pre-bid meeting and walk through will be held on Thursday, January 3rd, 2013 at 10 a.m. The pre-bid will be mandatory for all bidders. The pre-bid meeting will take place at the *Michael J. Adanti Student Center* located on the Southern CT State University Campus. A walkthrough will be held at the construction site immediately following the pre-bid. Refer to Section 00 31 19.1 for a copy of the campus map that identifies the pre-bid meeting location
- Requests for Information (RFI's) regarding bidding procedures and project scope shall be faxed or emailed to Kate Westrin, kate.westrin@skanska.com Or Fax Number 866-435-9009. All RFI's shall be submitted to Skanska using Request for Information Form provided in Section 00 63 13 of the Project Manual. Friday January 11th, 2013 will be the final day for submitting RFI's to Skanska. No oral or telephone RFI's will be considered.
- This project is being performed under the Construction Management at Risk form of contract. With the purposes of contract bidding and award, the Construction Manager (Skanska) is responsible for contract bidding and award of trade contracts, subject to the owner's approval. Each subcontract shall be with the Construction Manager at Risk (Skanska).

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8. No oral, telephone or electronic proposals will be considered. All bids shall stand available for acceptance for a period of ninety (90) days from the date proposals are received.
9. The DAS Contractor Prequalification Program (C.G.S §4a-100) requires all bidders to be prequalified for the appropriate classification before they can bid on a contract or perform work pursuant to a contract for the construction, reconstruction, alteration, remodeling, repair or demolition of any public building or any other public work by the state or a municipality, estimated to cost more than \$500,000 and which is funded in whole or in part with state funds, except a public highway or bridge project or any other construction project administered by the Department of Transportation.

Any bid in excess of \$500,000 shall be accompanied
by a copy of the bidder's prequalification certificate.

Prospective bidders whose bid does not exceed \$500,000 are not required to be pre-qualified by the State of Connecticut Department of Administrative Services for the classification of work that they are bidding.

10. No bid shall be accepted from any person/company who is in arrears to the Owner upon debt, or contract, or who is a defaulter as surety or otherwise upon obligations to the Owner. In addition, no bid shall be accepted from any person/company who is currently on the State of Connecticut or Federal Department Debarment List.
11. Skanska reserves the right to reject any nonconforming, non-responsive, unbalanced, or conditional bids and to reject the bid of any bidder if Skanska determines the bid is not responsive or the bidder is unqualified or fails to meet any other pertinent standard or criteria established by Skanska. Skanska reserves the right to waive irregularities in the bidding.
12. Skanska further reserves the right to retain all proposals submitted and to use any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in this request for proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between Skanska and the firm selected.
13. All bidders are required to review the Existing Inventory Materials list included in section 00 31 25 and has included those materials assigned to your specific bid package for use on this project. Each bidder is responsible for the transportation of inventory materials from the storage facilities to your shop for fabrication or to the project site for installation. Any unused materials assigned to your bid package will be the responsibility of this subcontractor to remove from storage and legally dispose of at no additional cost to the project unless specifically identified to be turned over to the owner at the completion of the project.
14. Skanska reserves the right to require, prior to Notice of Award, a statement of facts in detail of the business and technical organization and plant of the bidder available for the contemplated work, including financial resources, present commitments, and experience of the bidder in performance of comparable work.
15. No less than the State of Connecticut Department of Labor prevailing minimum salaries and wages as listed in the project manual shall be paid on this project. Certified payrolls shall be required and submitted weekly on the form provided in the Project Manual.
16. The successful bidders shall participate and comply with all contract compliance regulations concerning contract compliance and approval of contract compliance programs by the Commission on Human Rights and Opportunities (CHRO) Sections 46a-68j – 21 through 43 inclusive.
17. A Bid Bond executed by the Bidder and an acceptable Surety company or companies as are authorized to do business in the State of Connecticut in an amount equal to ten percent (10%) of the total Bid shall be submitted with each bid. The bid bond must be issued by a Surety Company

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listed on the Current US Department of Treasury's Federal Register and be licensed to underwrite bonds in the State of Connecticut and have a rating of A- or better. Bids which fail to contain a Bid Bond Security as stated above will be rejected as non-responsive. *In lieu of a Bid Bond, the bidder has the option of submitting a certified check in the amount of 10% of the bid value or a letter of credit in the amount equal to 10% of the bid amount.*

18. Plans, Specifications and Bid Packages will be available beginning on Wednesday, December 26th, 2012. Documents can be obtained at the following locations:

- A. Bid Documents can be viewed from an online plan room prior to placing an order. The documents can be accessed using the following information:

Website: <https://partners.myskanska.com/usa/clients/scsu/Buley/SitePages/Home.aspx>

- B. Service Point USA at 85 Willow St., Bldg. 12. New Haven, CT 06511 Tel: 203-624-0079, Fax: 203-624-8533 for a non-refundable fee for approximately \$50 for a CD of all bid documents, or \$450 for a hard copy (plus any taxes & delivery fees) to be paid by the bidder. Checks shall be made payable to Service Point USA. Bidders must call Service Point and order documents prior to pick-up (1 day in advance).

Bidders will be held accountable 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.

19. Within seven (7) business days after subcontract awards, all accepted bid results will be available for viewing by written request at Skanska's New Haven office. Requests should be sent to the attention of Kate Westrin 866-435-9009.

Skanska USA Building Inc. is an Affirmative Action/Equal Opportunity employer.

