



**PROJECT INFORMATION SHEET**  
**DESIGN-BUILD CONTRACTOR**  
**INVITATION TO BID**  
**REV 1 DATED 12/23/2022**

The University of Connecticut is accepting sealed bids for:

**PROJECT NUMBER:** 300234

**PROJECT NAME:** MANSFIELD APARTMENTS REDEVELOPMENT

**PROJECT LOCATION:** S. EAGLEVILLE ROAD, MANSFIELD, CT

**PROCUREMENT AGENT:** CESAR ALONZO, [cesar.alonzo@uconn.edu](mailto:cesar.alonzo@uconn.edu), 860-486-0012

**INTENT OF THIS SOLICITATION:** The purpose of this Invitation to Bid – Design-Build (“ITB”) is to solicit bids for the Mansfield Apartments Redevelopment for design and construction services.

**LOCATION OF INVITATION TO BID:** Submit a Bid for this solicitation (event) through the HuskyBuy Portal: <https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=UConnFullSuite>.

**CRITICAL DATES:**

Bid Due Date and Time	<b>1/19/2023</b>	<b>2:00PM</b>
Q&A (RFI) Due Date and Time	<b>1/5/2023</b>	<b>2:00PM</b>
Pre-Bid Conference Date and Time	<b>12/22/2022</b>	<b>9:00AM</b>
Pre-Bid Conference Location	<b>PURCHASING BID ROOM, 3 DISCOVERY DR, STORRS, CT 06269</b>	
Scope Review Meeting (with lowest qualified bidder, determined after Bid Opening)	<b>1/25/2022</b>	<b>2:00PM</b>

**PRE-BID CONFERENCE:** The Pre-Bid Conference is not mandatory, however, interested Bidders are strongly encouraged to attend to view existing conditions. The Pre-Bid Conference will commence promptly at the time noted herein. There are limited short-term and PayByPhone parking spaces around the University Business Services building. The North Parking Garage is recommended to all vendors as parking on campus is at your own risk. The North Garage parking is paid via online app (PaybyPhone or Flowbird) or at a kiosk and is required when parking vehicle and not when exiting the garage.

**REQUEST FOR INFORMATION QUESTIONS:** All Requests for Information (“RFI”) questions are to be posted under the Q & A Board Tab in the HuskyBuy sourcing event for this Project. No phone calls or RFI questions emailed directly to the Procurement Agent will be accepted.

**BID CLARIFICATIONS, ADDENDA, and INTERPRETATIONS:** Bidders shall promptly notify the University of any ambiguity, inconsistency, or error which they may discover upon examination of the plans, specifications, or other contract documents.

Any and all interpretations of the drawings, specifications, Responses to any RFIs, or other contract documents and any supplemental instructions, will be in the form of a written bid clarification/addendum, if issued, and will be posted as part of the HuskyBuy ITB sourcing event under the Buyer Attachment Tab. Failure of any Bidder to receive any such addendum or interpretation shall not release any Bidder from any obligations under its bid as submitted.

**BID OPENING:** Bid openings are conducted via virtual conferencing at 2:15 p.m. on the due date. It is the responsibility of the Design Build Firm to request access to the bid opening prior to the Bid Opening date before the 2:00PM deadline via email to the Procurement Agent listed for this solicitation.

**ELIGIBLE POTENTIAL BIDDERS:** The following Design Build Firms are prequalified and may submit a Bid for this Project:

- **Consigli Construction Co., Inc.**
- **Dimeo Construction Company**
- **KBE/O&G**
- **The Whiting-Turner Contracting Company**

**COVID-19 MITIGATION GUIDELINES:** As part of UConn’s on-going effort to ensure a secure and safe working environment for its students, workforce, clients, and visitors, the University has developed the “University COVID-19 Mitigation Guidelines for the Construction Community.” A copy of the Guidelines can be found by visiting the following website: : <https://updc.uconn.edu/contractors-working-at-uconn/> and clicking on the document located under the Resources section. You may also find additional information at: <https://ehs.uconn.edu/ehs-covid-resources/>.

These guidelines establish consistent standards for mitigating the spread of COVID-19 that must be undertaken by the Design Build Firm and are intended to assist UConn in meeting its commitments.

**PROJECT LABOR AGREEMENT:** Applicants are advised that this project will be implemented and performed under a Project Labor Agreement (“PLA”). Sample PLA is being provided within this Request for Qualifications for informational purposes only and the final PLA will be negotiated with the selected vendor of choice upon contract execution.

**SCOPE OF WORK:** The University of Connecticut (UConn) is a public university founded in 1881. Enrolling approximately 32,000 graduate and undergraduate students, UConn is a national leader among public research universities and is consistently ranked in the top 25 public universities in the nation. A culture of innovation drives this pursuit of knowledge throughout the University’s network of campuses and Connecticut’s commitment to higher education helps UConn attract students who thrive in the most competitive environments. The university’s academic accomplishments are complimented with a school spirit that is fueled by a history of success in Division I athletics. Academic accomplishments, athletic success and a diverse community allows UConn to foster a vibrant campus culture that meets the needs and provides opportunities for a dynamic student body.

To enhance the university’s campus culture and in conformance with the campus master plan, the University of Connecticut intends to redevelop the existing Mansfield Apartments complex located on

the South Eagleville Road in Storrs CT that was constructed circa 1940. The townhouse-style apartments were originally constructed as graduate family housing but have mostly been utilized by undergraduate upper classes. The facilities have reached the end of their useful life and the property, which contains approximately 16 acres, can be utilized for denser apartment-style development. The complex has been utilized exclusively as an isolation location during the Covid-19 pandemic and it is desirable to commence redevelopment activities at this time, with the intention of not having to reopen the complex in its current condition to the general student population again.

The University's Campus Masterplan identified the Mansfield Apartments as a primary location for a denser apartment style development. The new apartment-style complex on the Mansfield Apartments site will range from 900 – 950 beds to fully replace the existing complex

The Design/Build firm must demonstrate experience providing design and construction services, providing complete professional services that are required including, but not limited to, site development, architectural, structural, mechanical, plumbing, fire protection, security, electrical, civil, site utilities, geotechnical, survey, landscape, construction management, scheduling, commissioning, testing, cost estimating, telecommunications, acoustical, interior design and furniture, fixture and equipment specification and any other design or specialty disciplines pertinent to the project. The response should clearly highlight what services were provided with the proposed Design/Build firm working together.

The General Scope of Work includes design and construction services for a new Mansfield Apartments Complex that will accommodate approximately 900-950 beds including the site development of approximately 16 acres. The buildings are planned to be approximately seven levels (Ground + Levels 1 through 6) and approximately 450,000 gross square feet in size. The Ground Level consists of a residential amenity space, common areas, offices, mail room, game room, spiritual space, utility spaces, central plant, bike storage and residential apartments. The upper levels will include "apartment style" residential units of two (2) or four (4) beds each, residential amenity space, laundry, lounge area, multifunction space, utilities areas.

The project scope of work will include site utilities, site lighting, site parking and parking deck, one-way perimeter ring road, sidewalks, site furniture, curbing, landscaping, rain gardens, water retention areas, courtyards with lawn/sod areas surrounding the building. New sod will be required in areas disturbed by excavation and utility installations. The project utilities include but are not limited to gas, electric, telecommunications, fire protection, security, water, sewer, storm water, fuel cell, geothermal wells and distribution, and photovoltaic solar panels.

The University intends to use the Design-Build delivery method for this Project and the University will require the successful Proposer to enter a contract to provide both design and construction services. The University has retained Sasaki Associates Inc. for initial design of the Mansfield Apartment Redevelopment and to prepare "Bridging Documents" to an enhanced Schematic Design level of plans and details with input from University Administration, Facilities Management and Residential Life staff. The Bridging Documents reflect the project design intent of the facility, and the University will not revisit the major decisions made during their development. Therefore, it is expected that completion of the design documents, including through Design Development and Construction Documents will be by the Design-Builder. In addition, the Design-Builder will be responsible for all permits, bidding and complete construction of the project. The phases of the project, which the Design Builder may complete concurrently or sequentially, are as follows:

Phase 1: Design Development and Bridging Documents hand-off

Phase 2: Construction Documents

Phase 3: Bidding & Permitting

Phase 4: Mobilization & Construction

Phase 5: Occupancy & Close-Out

Specialty elements and considerations for the project shall include but are not limited to the following:

- The building design and construction shall comply with State of Connecticut High Performance Building Regulations (16a-38k-1 et seq.)
- The building design and construction shall comply with University Planning Design & Construction Design Standards found at: [www.UPDC.UConn.edu](http://www.UPDC.UConn.edu)
- The building design and construction shall comply with LEED Gold requirements and shall receive LEED Gold Certification
- The building design and construction shall comply with State of Connecticut Building Codes, State of Connecticut Fire & Life Safety Codes, ADA Accessibility codes and applicable Energy Codes.

The Design Build Team will be responsible for identifying long lead items, critical path construction sequences and any obstacles to adhering to the project schedule. The Design Builder shall prepare Construction Documents and attain permits to ensure construction is completed on or before the stipulated Substantial Completion date.

**PROJECT SCHEDULE/DURATION:**

- Contract Execution/Notice to Proceed: **March 31, 2023**
- Construction Commencement: On or before **May 31, 2023\***
- Construction Substantial Completion: **July 30, 2025**

\*The start of construction activity on the site cannot commence prior to the acceptance by the UConn Board of Trustees of the Record of Decision from the Connecticut Environmental Policy Act (CEPA), which shall be attained no later than May 31, 2023.

**LIQUIDATED DAMAGES:** Liquidated Damages of **Five Hundred Dollars (\$500)** per calendar day shall be assessed if the Design Build Firm fails to achieve Substantial Completion, or causes delay to the Substantial Completion of any portion of the work within the Contract Time.

**WAGE RATES:** Prevailing Wages are required for this Project if the total cost of all work to be performed by Design Build Firm and Sub-Contractors is \$1,000,000.00 or more and subject to the provisions of Connecticut General Statutes §31-53, §31-54, and §31-55. Bidders shall review Connecticut General Statutes §31-53, §31-54, and §31-55. The statutes can be found at [https://www.cga.ct.gov/current/pub/chap\\_557.htm#sec\\_31-53](https://www.cga.ct.gov/current/pub/chap_557.htm#sec_31-53). Prevailing Wage Rates will be posted each July 1st on the Department of Labor Website: [ctdol.state.ct.us](http://ctdol.state.ct.us).

**SELF-PERFORMANCE REQUIREMENT:** If awarded this contract, the Design Build Firm on this Project shall be required to perform not less than ten percent (10%) of the completed dollar value of the work with its own forces.

**SET-ASIDE REQUIREMENTS:** The "Set-Aside" Requirement for this Project is that (1) not less than thirty percent (30%) of the Total Contract Price be awarded to sub-Design Build Firms who are certified by the Connecticut Department of Administrative Services as "Small Business Enterprises" ("SBEs") and (2) not

less than ten percent (10%) of the Total Contract Price be awarded to sub-Design Build Firms who are certified by the Connecticut Department of Administrative Services as “Minority Business Enterprises” (“MBEs”) (the 10% set aside for MBEs may be included in the 30% set aside for SBEs). If the Design Build Firm is an S/MBE, then any self-performed work may be included in the Set-Aside Requirement. The Design Build Firm is responsible for ensuring that they, and the S/MBEs they have selected, are eligible Connecticut-certified contractors.

The University of Connecticut is committed to increasing participation and enrollment of Small and Minority Businesses (S/MBE’s) on our contracts. It is expected that those contracting with us will give thoughtful consideration to the approach they use in their selection of the eligible Connecticut-certified S/MBE’s that they will utilize and maximizing work opportunities for S/MBE’s. To ensure that you are exploring all possible opportunities for S/MBE participation, included below is a sample of specific possibilities for the breakout of the schedule of values. We appreciate your partnering with us to ensure that S/MBE’s are given an opportunity to work, contribute, and grow their businesses on University projects.

Suggested categories (if applicable) for inclusion of S/MBE participation:

<b>CATEGORY</b>	<b>BREAKOUT</b>
<b>01 – General Conditions</b>	Temporary Electric & Lighting Cleaning
<b>02 – Existing Conditions</b>	Demolition & Salvage Abatement
<b>03 – Concrete</b>	Sidewalks & Flatwork
<b>05 - Metals</b>	Metal Stairs & Railings Miscellaneous Metals Decorative Metal
<b>06 – Woods Plastics &amp; Composites</b>	Rough Carpentry & Blocking
<b>07 – Thermal &amp; Moisture Protection</b>	Insulation Sealers & Waterproofing
<b>08 – Openings</b>	Door Hardware
<b>09 – Finishes</b>	Tile Installations Acoustic Ceilings Flooring Installations Painting & Coatings Firestopping
<b>10 – Specialties</b>	Signage
<b>12 – Furnishings</b>	Window Treatments
<b>14 – Conveying Equipment</b>	Lifts

<b>23 – HVAC (Heating, Ventilating, Air Conditioning)</b>	HVAC Duct Insulation
<b>27 – Communications</b>	Low Voltage Cabling
<b>28 – Electronic Safety &amp; Security</b>	Fire Alarm & Security Wiring
<b>32 – Exterior Improvements</b>	Retaining Walls Paving Fencing & Gates Landscaping
<b>44 – Pollution &amp; Waste Control Equipment</b>	Trucking

**RESERVATION OF RIGHTS:** The University reserves the right to reject any or all Bids, in whole or in part, to award any item, group of items, or total bid; and to waive any informality or technical defects; if it is deemed to be in the best interest of the University.

*End of Project Information Sheet*