

REQUEST FOR PROPOSAL

March 26, 2010

DUE DATE: April 28, 2010
TIME: 2:00 p.m.
LOCATION: University of Connecticut
Capital Projects & Contract Administration
31 LeDoyt Road
Storrs, CT 06269-3047
Attn: Mary Kate Sullivan

The University of Connecticut is accepting sealed proposals from Pre-Qualified Construction Managers for:

**MAIN BUILDING RENOVATION
Project No: 901134
UNIVERSITY OF CONNECTICUT HEALTH CENTER
FARMINGTON, CT**

Proposals must be submitted on the forms supplied and in the manner specified within the RFP. **Proposal Documents must be ordered and reserved prior to pick up from the Joseph Merritt & Company, 650 Franklin Avenue, Hartford, CT 06114, phone (860) 296-2500 or Fax (860) 296-0414. Proposal Documents may be purchased for the cost of printing by business or personal check made out to the Joseph Merritt & Company.**

Only Construction Managers Pre-qualified by DAS, and the University of Connecticut, as noted herein, will have their Proposal considered for this project.

Project Description

The University of Connecticut Health Center of Farmington, CT, intends to renovate the Main Research Building (L Building) located on the main campus. The L Building is a 13 floor, 477,000 gsf structure that was built in 1972. The majority of the building is research laboratory facilities with some offices and administrative areas. The facility infrastructure is the original construction and is in need of major renovations to bring it in line with current standards for research facilities.

The design firm, Burt Hill Kosar Rittlemann, has been retained to provide design services for this project. The design team has completed a Master Plan for the overall renovation of the L building and is currently finalizing the Schematic Design documents for the construction under this project.

The renovation of the L Building, under this project, will consist of 3 Phases involving the gut renovation of 136,000 gsf to create new state of the art Research Laboratory and Administration areas along with the replacement of head end MEP infrastructure.

Phase 1A will involve the interior demolition and the construction of new research laboratory space in a section of the 7th thru 4th floors totaling 51,500 gsf. Phase 1B will involve the interior demolition and the construction of new research laboratory space in a section of the 3rd thru 1st floors totaling 38,500 gsf. Phase 2A will involve the interior demolition and the construction of new Administrative space in a section of the 7th thru 4th floors totaling 46,000 gsf. A detailed description of the scope work and renovation plan can be found in the Pre Design Report prepared by Burt Hill.

The construction budget for this project is \$55,000,000.

PRE-PROPOSAL CONFERENCE

There will be a meeting at the University of Connecticut Health Center, Campus Planning, Design & Construction, Conference Room (P4021) 4th Floor, 16 Munson Road, Farmington, CT 06032, on **Wednesday, April 7, 2010 at 1:00 p.m.** This meeting is not mandatory however; interested Construction Managers are strongly encouraged to attend to view existing conditions. The Pre-Proposal Conference will commence promptly at the time noted herein.

REQUEST FOR INFORMATION PROCEDURE

All questions must be directed in writing to the Office of Capital Projects and Contract Administration, Attention, Ms. Mary Kate Sullivan @ **(860) 486-1953 (fax)** using the Questionnaire form included within the proposal documents. Questions received verbally will not be answered. **No questions will be accepted after 1:00 p.m. on Wednesday, April 14, 2010.** It is the responsibility of all pre-qualified Construction Managers to verify that they are current with all Addenda issued with the Office of Capital Projects and Contract Administration prior to proposal submission.

Proposals will be accepted at the Office of Capital Project and Contract Administration, Storrs until 2:00 P.M. local time on Wednesday, April 28, 2010 at which time they will be publicly opened and read.

All bonds required for this Project shall be acceptable to the University and, as a minimum, issued through a bonding company licensed to transact such business in the State of Connecticut and named on the current list of "Surety Companies Acceptable on Federal Bonds" as published in the "Treasury Department Circular 570".

The successful Construction Manager shall be required to provide a Labor and Material Payment Bond and a Performance Bond for one hundred percent (100%) of the Contract price.

In the bidding of most deferred maintenance, major renovation, and new construction projects, general contractors are advised they must award twenty-five percent (25%) or more of the values of their awarded contracts to certified SBE's; and, of that amount, twenty-five percent (i.e., 6.25%) or more must be awarded to SBE's who are also MBE's. The Construction Managers are responsible for ensuring that they and the SBE's they have selected are eligible subcontractors, and that they meet State requirements. Further, the University reserves the right to implement a Set-Aside program as part of this project.

The University reserves the right to reject any or all Proposals, in whole or in part, to award any item, group of items, or total Proposal, and to waive any informality or technical defects, if it is deemed to be in the best interests of the University.

No Proposer may withdraw its Proposal within **ninety (90) days** of the date of the proposal opening. Should there be reasons why the Contract cannot be awarded within the specified period, the time may be extended by mutual agreement between the University and the Construction Manager.

Mary Kate Sullivan, Purchasing Agent II
Capital Projects and Contract Administration