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INVITATION TO BID

**The City of Quincy, the Awarding Authority, invites sealed bids for the construction of the Quincy Central Middle School.** Prequalified General Bidders and Filed Sub-bidders (for the trades listed hereinbelow) are invited to bid. Form of General Bid and Sub-Bid are included in the Bidding Documents. Bids shall be in accordance with the Contract Documents prepared by the Architect: Ai3 Architects, LLC, 526 Boston Post Road, Wayland, Massachusetts, contact: Kristen Baker, (508) 358-0790. The project is described herein below.

The Quincy Central Middle School Project consists of construction of new 114,975 square foot educational building in Quincy, Massachusetts. Work includes related sitework, underground utilities, parking areas and site improvements. This Project has been designated as a Leadership-in-Energy-and-Environmental-Design (or "LEED") project, integrating into the construction the Owner's environmental operational mission. The Work of this Contract, including the construction process and special documentation, materials utilized, and the resulting building must meet the specified sustainability requirements

Bidding procedures and award of Contract and Subcontracts are subject to the provisions of the General Laws of the Commonwealth of Massachusetts (MGL), as amended, including Chapter 149, §44A to §44J inclusive; applicable sections of MGL Chapter 30 and the regulations established by the Commissioner of the Commonwealth of Massachusetts Division of Capital Asset Management (DCAM).

Each General Bidder and Filed Sub-Bidder shall be certified by the Division of Capital Asset Management (DCAM) for the category of work and dollar amount of the Project.

- Estimated construction cost of the Project: **\$32,000,000**
- Estimated construction cost of ADD Alternates: **\$300,000**

The General Contractor selection process for the Project is a two-phase process as set forth in MGL c.149 §44D½. The project delivery method for construction will be under MGL c.149. The Awarding Authority has ALREADY pre-qualified General Contractors (Phase One) interested in this Project and ONLY those firms who have ALREADY been pre-qualified are eligible to participate in the bidding phase (Phase Two) of the Project.

The Filed-Subcontractor selection process for the Project is a two-phase process as set forth in MGL c.149 §44D¾. The project delivery method for construction will be under MGL c. 149. The Awarding Authority has ALREADY pre-qualified Filed-Subcontractors (Phase One) interested in this Project and ONLY those firms who have ALREADY been pre-qualified are eligible to participate in the bidding phase (Phase Two) of the Project. The sub-trades for which only pre-qualified sub-bidders may submit bids are listed under the category below entitled, "Prequalified Bidders Only."

Filed Sub-Bids will be required for the Work of the following sub-trades (Classes of Work):

**PREQUALIFIED BIDDERS ONLY**

<u>Class of Work</u>	<u>Specification Sections and Titles</u>
Masonry:	04 00 01 Masonry Filed Sub-bid Requirements
Miscellaneous and Ornamental Iron:	05 00 01 Miscellaneous and Ornamental Iron Filed Sub-bid Requirements

Waterproofing, Dampproofing, and Caulking:	07 00 01	Waterproofing, Dampproofing & Caulking Filed Sub-bid Requirements
Roofing and Flashing:	07 00 02	Roofing and Flashing Filed Sub-bid Requirements
Metal Windows:	08 00 05	Metal Windows Filed Sub-bid Requirements
Glass and Glazing:	08 80 00	Glass and Glazing File Sub-bid Requirements
Tile:	09 00 03	Tile Filed Sub-bid Requirements
Acoustical Ceilings:	09 51 00	Acoustical Ceilings Filed Sub-bid Requirements
Resilient Flooring:	09 00 06	Resilient Flooring Filed Sub-bid Requirements
Painting:	09 00 09	Painting Filed Sub-bid Requirements
Elevators:	14 00 01	- Elevator Filed Sub-bid Requirements
Plumbing:	22 00 00	- Plumbing Filed Sub-bid Requirements
HVAC:	23 00 00	- HVAC Filed Sub-bid Requirements
Electrical:	26 00 00	- Electrical Filed Sub-bid Requirements

Submit sealed bids on forms furnished by the Awarding Authority and clearly identify as bids, endorsed with the name and address of the bidder and the name of the Project, will be received no later than the times and dates specified below for receipt of bids and will forthwith be publicly opened and read aloud at the City of Quincy, Purchasing Department, Quincy City Hall, 1305 Hancock Street, Quincy, MA.

- **Sealed sub-bids** for the Filed Subcontractor trades designated above shall be filed with the Awarding Authority at the City of Quincy, Purchasing Department, Quincy City Hall, 1305 Hancock Street, Quincy, Massachusetts 02169, before **11:00 AM** (Local Time), on **Thursday, March 8, 2012**.
- **Sealed general bids** for the General Contract shall be filed with the City of Quincy, Purchasing Department, Quincy City Hall, 1305 Hancock Street, Quincy, Massachusetts 02169, before **11:00 AM** (Local Time), on **Thursday, March 22, 2012**.

Each Bid (general bids and sub-bids) shall be accompanied by Bid Security equal to five (5) percent of the Bid amount in the form of a Bid Bond, Cash or a Certified, Treasurer's or Cashier's Check issued by a responsible U.S. bank or Trust Company, payable to "City of Quincy". Bid Bond amount shall include the cost of any Alternates, and the total bid price. Each Bidder shall attach the required Bid Bond or Check to the Bid Form. This requirement applies to the following:

- General Bidders
- Filed Sub-Bidders

Bid bonds shall be a) in form satisfactory to the Awarding Authority, b) with a surety company qualified to do business in the Commonwealth and, c) conditioned upon the principal's execution of the general contract or the subcontract if awarded the contract.

In accordance with MGL c. 149, §44D, General Bids will be valid only when accompanied by the following listed documents. Failure to submit both documents with general bid proposal will disqualify Bidder.

- A Certificate of Eligibility issued by the Division of Capital Asset Management (DCAM) showing that the General Bidder has been approved to bid on projects of the size of the named project within the category of "General Building Construction".
- An Update Statement summarizing the General Bidder's record for the period between the date of the latest Division of Capital Asset Management certification and the date the bid is submitted.

In accordance with MGL c 149, §44F, Filed Sub-Bids will be valid only when accompanied by the following listed documents. Failure to submit both documents with sub-bid proposal will disqualify Bidder.

- A current Certificate of Eligibility issued by Division of Capital Asset Management (DCAM) showing that the Sub-Bidders have been certified in their particular Sub-bid category to participate on public construction projects and to perform the work required.
- A Sub-bid Update Statement summarizing the Sub-Bidder's record for the period between the date of the latest Division of Capital Asset Management certification and the date the bid is submitted.

Bidding Documents as referenced herein refers to the Invitation to Bid, Instructions to Bidders, Form for Filed Sub-bid, Form for General Bid, all other bid requirements, and the "Contract Documents", including all Addenda.

Bid Forms and Contract Documents will be available for pick up on **Monday, February 13, 2012 after 10:00 AM** at:

Andrew T. Johnson Company  
15 Tremont Place  
Boston, MA 02108  
617-742-1610

Bidders shall provide a plan deposit of \$250 per set (maximum 2 sets) made payable to the City of Quincy. Deposits must be in the form of a certified or cashier's check. The deposit will be refunded for up to two sets for General Bidders and one set for Filed Sub-bidders upon return of the sets in good condition within thirty days of receipt of general bids. Otherwise the deposit shall be the property of the awarding authority.

Bidders requesting documents to be mailed, shall include a separate check, (company, certified, or money order) made out to Andrew T. Johnson Co in the amount of \$75.00 for UPS Ground service.

Bidding documents will also be made available online at [atjplanroom.com](http://atjplanroom.com). Go to [www.atjplanroom.com](http://www.atjplanroom.com), click on Public Jobs then the project name. Drawings and Specifications will be available to view and download. To download you must register for a free account, which will place you on the plan holder's list to receive addendums when issued.

**A pre-bid conference will be held on Thursday, February 23, 2012 at 10:00 AM** at the Quincy Central Middle School project site at the corner of Saint Ann's Road and Hancock Street, Quincy, Massachusetts. All attendees shall enter the site from the Saint Ann's Road entrance. All Bidders are strongly encouraged to attend.

Requests for Information (RFIs) will be received no later than close of business on March 5, 2012 for Filed Sub-bidders and March 19, 2012 for General Bidders

The successful General Contractor will be required to provide the Owner with a Performance Bond, and a Labor and Materials Payment Bond, executed by a surety company licensed by the Commonwealth of Massachusetts Division of Insurance, and approved by the Awarding Authority. Each bond will be in the full amount of the Contract Price, and the cost of these bonds shall be included in the Bid Amount.

Each successful Filed sub-bidder will be required to provide a Performance Bond, and a Labor and Materials Payment Bond to the General Contractor, and the filed subcontractor shall include the cost for the premium for those bonds in its sub-bid price as required under MGL c. 149 §44 F(2)D.

General bidders and filed sub-bidders are advised that before contract award, the lowest general bidder shall be required to provide the Owner with documentation stating how it intends to meet the minority and women business enterprise goals for the project. Those goals are:

MBE/WBE      Combined goal of 10.4% of construction contract amount

The State Office of Minority and Women Business Assistance (SOMWBA) has issued Guidelines to assist municipalities in meeting goals for MBE/WBE participation for state-assisted construction projects. Attachments B, C and D of those Guidelines are included in Appendix A of the Bid Documents. Attachment C relates to Model Bidding Instructions. Notwithstanding the provisions of Attachment C to the contrary, the Awarding Authority reserves the right to revise the period of time given to the low general bidder to provide documentation on how it intends to meet the MBE/WBE goals. The awarding Authority also reserves its right under MGL c. 7 Section 40N (f), to reduce the amount of the MBE/WBE goals for the Project at any time prior to the award of the contract to the low general bidder, if the Awarding Authority determines that full compliance with the goals is not feasible and the low general bidder has demonstrated to the satisfaction of the Awarding Authority that it has made a good faith effort to meet the MBE/WBE goals.

The minimum wages to be paid mechanics, apprentices, teamsters, chauffeurs, and laborers on the Project shall be established by the Minimum Wage Schedule, as determined by the Commissioner of Labor and Industries, pursuant to the provisions of MGL c. 149, §25 to §27D, inclusive, as amended, which schedule is included in the Bidding Documents.

All bids shall remain in effect for 30 days (Saturdays, Sundays, and legal holidays excluded) after opening of General Bids. Successful bidders shall agree to commence work and complete the Work in accordance with the dates set forth in the Bidding Documents.

The Awarding Authority will reject general bids and filed sub-bids when required to do so by the above-referenced General Laws. In addition, the Awarding Authority reserves the right to waive any informalities in bidding and to reject any and all general bids if it deems it in the public interest to do so. Also, the Awarding Authority reserves the right to reject any sub-bid if it determines that such sub-bid does not represent the bid of a person competent to perform work as specified or that less than three such sub-bids were received and that the prices are not reasonable for acceptance without further competition.

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