

**SECTION 00 11 00
ADVERTISEMENT TO BID**

THIS PROJECT IS BEING ELECTRONICALLY BID AND HARD COPY BIDS WILL NOT BE ACCEPTED. Please review the instructions in the bid documents on how to register as an electronic bidder. The bids are to be prepared and submitted at www.biddocsonline.com. Tutorials and instructions on how to complete the electronic bid documents are available online (click on the "Tutorial" tab at the bottom footer).

The **Carlson Crossing West, LLC**, the Awarding Authority, invites bids from Prequalified General & Trade Contractors for the Redevelopment/Construction of **Carlson Crossing West Modernization Project, Carlson Road** Framingham, Massachusetts, in accordance with the documents prepared by **EFN Architects, LLC of Hudson, Massachusetts dated May 6, 2022.**

The initial Carlson Crossing West Modernization Phase will consist of the renovation of 17 Multi-Family Units including (12) One-Bedroom units; (20) Two- Bedroom units; (32) three-bedroom units and (4) four-bedroom units for a total of 68 Units for a total of 58,728 SF.

The Project includes;

- The complete gutting of each Unit to existing framing, including all MEP's, exterior Stucco system & roofing.
- Each Unit will be completely renovated including, Spray Foam Insulation, all new MEP's, new windows & doors, Bathroom fixtures, kitchen & appliances, exterior siding & roofing. A common mechanical/sprinkler room will be located in each building's basement with bulkhead access. Heating & Hot Water will be provided utilizing a centrally located Natural Gas Combination Boiler for each building
- Site up-grades to include, new gas utility piping, underground electrical services, new paved drives & parking areas, site lighting, concrete walkways & patios & extensive new landscaping.
- Coordination of installation of new underground gas service installed by Eversource Gas and/or their approved Installer.
- Coordination of installation of new underground Primary Electrical service installed by Eversource Electric
- Coordination of installation of new Telephone & Cable service installed by Verizon, Comcast & RCN Cable

- Coordination with Owner to provide comprehensive HERS Ratings for each unit

The construction work is estimated to cost **\$23,000,000.**

Bids are subject to M.G.L. c.149 §44A-J & to minimum wage rates as required by M.G.L. c.149 §§26 to 27H inclusive as well as HUD Davis-Bacon Wage Rates.

As the project will need to close on financing, the Bids should reflect Bidder's holding their bid price for a period of up to 180 days after the Bid is accepted. General Contractors must be previously prequalified by the Framingham Housing Authority specifically for **Carlson Crossing West Modernization Project** to submit bid proposals. General Contractor Bids will be received until **11:00 AM on Wednesday, July 6, 2022**, and publicly opened online, forthwith.

Trade Contractors must be previously prequalified by the Framingham Housing Authority specifically for **Carlson Crossing West Modernization Project** to submit bid proposals. Trade Contractor Bids will be received until **11:00 AM on Wednesday, June 22, 2022**, and publicly opened online, forthwith.

SUBTRADES

Section 04101 – Masonry

Section 07101 – Waterproofing, Dampproofing and Caulking

Section 07201 – Roofing and Flashing

Section 09301 – Tile

Section 09701 – Resilient Floors

Section 09901 – Painting

Section 15301 – Fire Protection

Section 15401 – Plumbing

Section 15501 – Heating, Ventilation & Air Conditioning

Section 16101 – Electrical

All Bids should be submitted online at www.biddocsonline.com and received no later than the date and time specified above.

General bids and sub-bids shall be accompanied by a bid deposit that is not less than five (5%) of the greatest possible bid amount (considering all alternates), and made payable to the **Carlson Crossing West, LLC**.

Bid Forms and Contract Documents will be available at www.biddocsonline.com (may be viewed electronically and downloaded at no cost) or hard copies may be **purchased** at Nashoba Blue, Inc. at 433 Main Street, Hudson, MA 01749(978-568-1167),

There is a plan deposit of **\$200.00** per set (maximum of 2 sets) payable to BidDocs Online Inc.

Deposits may be electronically paid or must be a check. The deposit will be refunded for up to two sets General Contractors and for one set for 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.

Additional sets may be purchased for **\$200.00**.

Bidders requesting Contract Documents to be mailed to them shall include a separate check for **\$65.00** per set for UPS Ground, payable to BidDocs Online Inc., to cover mail handling costs.

General bidders must agree to contract with minority and women business enterprises as certified by the Supplier Diversity Office (SDO), formerly known as SOMWBA. The participation benchmark reserved for such enterprises shall not be less than 5.0% for MBE and 5.0% WBE of the final contract price including accepted alternates.

General bidders and sub-bidders the work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, [12 U.S.C. 1701u](#) (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

The Carlson Crossing West Modernization Project is **NOT** a Tax-Exempt Project

The Owner, Carlson Crossing West, LLC will be providing the Builders Risk Liability Insurance for the Project.

The **Pre-Bid Conference** and Site visit will be on **Wednesday June 1, 2022, at 10:00 AM** at:

Carlson Crossing Construction Office, 9 Pusan Road, Framingham, MA 01702

The Contract Documents may be seen, but not removed at:

Carlson Crossing Construction Office, 9 Pusan Road, Framingham, MA 01702
Phone: 508-879-7562 EXT 106

No interpretations of the meaning of the plans, specifications or other pre-bid documents shall be made to any bidder. Every request must be in writing. Questions concerning this project shall be submitted via email to the Architect, EFNArchitects-Attn: Ed Nunes (nunes@EFNArchitects.com) Deadline for questions shall be **Wednesday, June 15, 2022**, at 2:00 P.M.

All bids are subject to provisions of M.G.L. c. 149. All other applicable state laws, municipal ordinances, and rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the contract throughout and will be deemed to be included in the contract as if written out in full.

END OF SECTION