

**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.biddocs.com](http://www.biddocs.com). Tutorials and instructions on how to complete the electronic bid documents are available online.

The **Carlson Crossing East, LLC**, the Awarding Authority, invites bids from Prequalified General Contractors(listed below) for the Redevelopment/Construction of **Carlson Crossing East Modernization Project, Carlson Road** Framingham, Massachusetts, in accordance with the documents prepared by **EFN Architects, LLC of Hudson, Massachusetts** dated **March 13, 2026**.

General Contractor Name:	Address:
<b>Aberthaw Construction Co., Inc.</b>	672 Suffolk Street, Lowell MA 01854
<b>Boston Building &amp; Bridge Corp.</b>	1094 Blue Hill Avenue, Milton, MA 02186
<b>Castagna Construction Corp.</b>	100 Conifer Hill Drive, Ste #507, Danvers MA 01923
<b>Colantonio Inc.</b>	16 Everett Street, Holliston, MA 01746
<b>H.V. Collins Co., Inc.</b>	99 Gano Street, Providence, RI 02906
<b>Cranshaw Construction</b>	2310 Washington St., Newton Lower Falls, MA 02462
<b>Fontaine Bros., Inc.</b>	510 Cottage Street, Springfield, MA 01104
<b>NEI General Contracting, Inc.</b>	27 Pacella Park Drive, Randolph, MA 02368
<b>H J Russell &amp; Co., Inc.</b>	55 Seaport Blvd., Boston, MA 02210
<b>TRAC Builders, Inc.</b>	PO Box 96, North Attleboro, MA 02761

The Second Phase of Carlson Crossing, Carlson Crossing East will consist of the renovation of Fourteen (14) of the Multi-Family Buildings, including: (29) Two-Bedroom Units, (24) Three-Bedroom Units, and (8) Four-Bedroom Units for a total of 52,598 SF. Construction of Two(2) New Group II Accessible Dwelling Units consisting of (1) Two-Bedroom & (1) Three-Bedroom Each, for a total of 4,318 SF . Complete renovation and addition to existing Community Center, for a total of 6,328 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 and FP, 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.
- New Wood Frame, Slab On Grade construction of the new Group II Accessible Units.
- The complete gut of the existing Community Center to the existing framing, including all MEP's, & Roofing. Completely renovated including Spray Foam Insulation, all new MEP's and FP, new windows & doors, bathroom fixtures, kitchen & appliances & roofing. New mechanical/sprinkler room. New Wood Frame, full foundation addition, with new Handicap Bathroom & Access
- Site upgrades to include new utility piping, underground electrical services, new paved drives & parking areas, site lighting, concrete walkways & patios & extensive new landscaping.
- New Playground with Associated Equipment, including Splash Pad
- Coordination of installation of new Roof Mounted Solar Panels By Owner's Contractor
- 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
- Coordination with Owner to provide Enterprise Green Communities Registration & Certification for each unit

The construction work is estimated to cost **\$30,000,000**.

Filed Sub-bids will not be required for this Project. Massachusetts Public Housing Reforms-Filed Sub-bid Exemption, exempts Public Housing Redevelopment Projects from Chapter 149 Filed Sub-bid requirements.

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 East Modernization Project-Project No. CC-2025** to submit bid proposals.

General Contractor Bids will be received until **11:00 AM on Wednesday May 27, 2026**, and publicly opened online, forthwith.

All Bids should be submitted online at [www.biddocs.com](http://www.biddocs.com) and received no later than the date and time specified above.

General 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 East, LLC**.

Bid Forms and Contract Documents for the **Carlson Crossing East Modernization Project-Project No. CC-2025** will be available on **Wednesday April 15, 2026**, at [www.biddocs.com](http://www.biddocs.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),

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.

The Contractor and all subcontractors (collectively referred to as “the Contractor”) agree to strive to achieve minority and women workforce participation. The Workforce Participation benchmark is set at **6.9% for women** and **15.3% for minorities**. The Workforce benchmark percentages are a **statutory** requirement under MGL c. 149 § 44A(2)(G).

General bidders must agree to meet the requirements of the Massachusetts Executive Office of Housing and Livable Communities(EOHLC) Responsible Contractor Guidance Documentation.

General 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.

General bidders must be certified by the Division of Capital Asset Management and Maintenance (DCAMM) in the following category of work, **General Building Construction**, and must submit a current DCAMM Certificate of Eligibility and signed DCAMM Prime/General Contractor Update Statement.

The Carlson Crossing East Modernization Project is a Tax-Exempt Project

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

The **Pre-Bid Conference** and Site visit will be on **Wednesday April 29, 2026, at 10:00 AM** at:

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

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](mailto:nunes@EFNArchitects.com)) Deadline for questions shall be **Wednesday, May 13, 2026**, 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