



# RFQ Web Advertisement for Contractor Pre-Selection

(Minor Capital Projects Between \$500,000 and \$1,500,000)

DAS RFQ Web Adv. Number: **CPS-ELEV-01**

**Request for Qualifications (RFQ) Web Advertisement for Contractor Pre-Selection**  
 (Minor Capital Projects between \$500,000 and \$1,500,000)  
**Connecticut Department of Administrative Services - Division of Construction Services**  
**Office of Design & Construction – Process Management Unit**  
**165 Capitol Avenue, Hartford, CT 06106**

**IMPORTANT NOTE:** [This is NOT an Invitation to Bid.](#) Please read this RFQ Web Advertisement and all referenced documents carefully. For additional information on DAS Contractor Prequalification Certification, see Item 8 below.

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<b>1. Selection Type:</b>	Contractor Pre-Selection - Minor Capital Projects between \$500,000 & \$1,500,000.
<b>2. General Statement:</b>	In accordance with the requirements of CGS §4b-91(a)(5) (amended by Public Act 14-188), the State of Connecticut Department of Administrative Services (DAS) / Division of Construction Services (DCS) Process Management Unit is advertising this RFQ for the <b>Pre-selection of Contractors</b> for <b>Minor Capital Projects</b> between five hundred thousand dollars ( <b>\$500,000</b> ) and one million five hundred thousand dollars ( <b>\$1,500,000</b> ) for a specific <b>DAS Contractor Classification of Work</b> (see Item 3 below).
<b>3. DAS Contractor Classification Of Work For This Pre-Selection:</b>	<p>All prospective <b>Contractors</b> need to demonstrate that they have the necessary qualifications and experience for the following <b>DAS Contractor Classification of Work:</b></p> <p><u><a href="#">Elevators:</a></u>          The installation, maintenance and repair of elevators, handicapped accessible chair lifts, moving stairs, or dumbwaiters within a building.</p> <p><u><a href="#">Note:</a></u> For Contractors to be Pre-Selected for <b>Elevators</b> they must have an <b>Elevator Contractor License</b> through the State of Connecticut Department of Consumer Protection – see <u><a href="http://www.ct.gov/dcp">www.ct.gov/dcp</a></u></p> <p>Note: The DAS Contractor Classification of Work can be found on this webpage:  <u><a href="http://das.ct.gov/fp1.aspx?page=288">http://das.ct.gov/fp1.aspx?page=288</a></u></p>
<b>4. Cost of Work Range:</b>	Between <b>\$500,000 and \$1,500,000.</b>
<b>5. Project Locations:</b>	Future projects located on State owned property.
<b>6. Project Delivery Method:</b>	<p><b>Design-Bid-Build (D-B-B):</b> Architect/Engineer (A/E) consultants will be selected (through a different RFQ) to develop design and construction documents (Bidding Documents) for the State to publically bid the Minor Capital Project to <b>only those Contractors</b> who have been <b>Pre-Selected</b> to bid on this <b>DAS Contractor Classification of Work.</b></p> <p>The <b>Contractor</b> deemed to be the “lowest responsible and qualified general bidder” shall be awarded the contract to build the Project.</p>
<b>7. Objective Criteria for Evaluating Contractors:</b>	Prospective <b>Contractors</b> need to demonstrate that they meet the objective criteria as stated in the <b>1812 - QBS Submittal Booklet for Contractor Pre-Selection.</b> The <b>QBS Submittal Booklet</b> will be used to evaluate a prospective <b>Contractor’s</b> past performance and experience with comparable work as described in this RFQ’s “ <b>DAS Contractor Classification of Work</b> ”, in a comparable “ <b>Cost of Work Range</b> ”, and will also be used to evaluate other financial, technical abilities, integrity, and absence of conflict of interests. If a Contractor is Pre-Selected to bid on future <b>DAS Minor Capital Projects</b> between <b>\$500,000 and \$1,500,000</b> , then as a <b>Bidder</b> they shall be evaluated by “ <b>Objective Criteria</b> ” relevant to their project.
<b>8. DAS Contractor Prequalification Certification Requirements:</b>	<p>Contractor Pre-Selection is dependent upon all Prospective Contractors obtaining the <b>DAS Contractor Prequalification Certification</b> for the <b>DAS Contractor Classification of Work</b> by the <b>QBS Submittal Due Date</b> as stated in this RFQ Web Advertisement.</p> <p>For more information about obtaining the <b>DAS Contractor Prequalification Certification</b> see the DAS Website: <u><a href="http://das.ct.gov/cr1.aspx?page=10">http://das.ct.gov/cr1.aspx?page=10</a></u></p>



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9. Quality-Based Selection (QBS) Procedures:	<b>Step</b>	<b>**NEW** Quality-Based Selection (QBS) Procedures for Contractor Pre-Selection</b>
	1	<b>DAS RFQ Web Advertisement:</b> DAS shall publically advertise the <b>RFQ Web Advertisement for Contractor Pre-Selection</b> for a specific <b>DAS Contractor Classification of Work</b> .
	2	<b>QBS Submittal Booklet:</b> Prospective Contractors shall submit a <b>QBS Submittal Booklet</b> in response to the requirements of the RFQ Web Advertisement.
	3	<b>QBS Panels for Contractor Pre-Selection:</b> Three (3) DAS-DCS employees shall be appointed by the DAS Commissioner for each <b>Contractor Pre-Selection QBS Panel</b> . The QBS Panel Members shall jointly evaluate QBS Submittal Booklets from prospective Contractors and prepare a list of Contractors who have been deemed responsible and qualified to be "Pre-Selected to Bid" on Projects for the specific DAS Contractor Classification of Work and submit the list to the Commissioner for approval.
	4	<b>Invitation to Bid – Contractors Pre-Selected to Bid:</b> Only those Contractors "Pre-selected to Bid" for a specific DAS Contractor Classification of Work shall receive an email from the State Contracting Portal notifying them of an <b>Invitation To Bid</b> that requires the services of a Contractor who has been Pre-Selected for the specific DAS Contractor Classification of Work.
10. QBS Submittal Booklets:	<p>All prospective Contractors must complete and submit a <b>QBS Submittal Booklet</b> in accordance with the all of the instructions and requirements stated in <b>1812 - QBS Submittal Booklet for Contractor Pre-Selection</b>, which is provided with this RFQ on the State Contracting Portal (and on the DAS-DCS Contractor Pre-Selection web page: <a href="http://das.ct.gov/DCS/CPS_PQ_RFQ_Grid.asp">http://das.ct.gov/DCS/CPS_PQ_RFQ_Grid.asp</a>).</p> <p><b>IMPORTANT NOTE:</b> When you click on the <b>1812 - QBS Submittal Booklet for Contractor Pre-Selection</b>, be sure to save it to your computer <b>prior</b> to editing.</p>	
11. Informational and Technical Assistance Meeting For Prospective Contractors:	<p>All Prospective <b>Contractors</b> are encouraged to attend a non-mandatory "<b>Informational and Technical Assistance Meeting</b>" at the State Of Connecticut, DAS – Division of Constructive Services, State Office Building, 165 Capitol Avenue, Hartford, Connecticut 06106 as follows:</p> <p><b>Date:</b> <b>Wednesday, April 13, 2016</b>      <b>Start Time:</b> <b>10:00 AM</b>      <b>Room No.:</b> <b>479</b></p>	
12. QBS Submittal Deadline:	<p>Deadline for the receipt of the <b>QBS Submittal Booklet</b> is: <b>3 p.m. Wednesday, May 4, 2016</b></p>	
13. QBS Submittal Location:	<p><a href="#">Rebecca Cutler, DAS Process Management Unit</a> <a href="#">Department of Administrative Services (DAS)/ Division of Construction Services (DCS)</a> <a href="#">Room 483, 165 Capitol Avenue, Hartford, Connecticut 06106</a></p> <p><b>IMPORTANT NOTE:</b> Failure to submit a properly formatted QBS Submittal Booklet with all of the required contents by the designated deadline and location may result in the Prospective Contractor's submittal being deemed deficient for consideration for this Pre-Selection.</p>	
14. QBS Questions:	<p>Rebecca Cutler, DAS Process Management Unit 165 Capitol Avenue, Hartford, Connecticut 06106 Email: <a href="mailto:rebecca.cutler@ct.gov">rebecca.cutler@ct.gov</a></p> <p><b>IMPORTANT NOTE:</b> Responses to requests for more specific information than is contained in this Advertisement shall be limited to information that is available to all Firms and that is necessary to complete this QBS process. <b>All requests for more specific Pre-Selection information must be sent in <u>writing</u> (email acceptable).</b></p>	

END - 1800 - RFQ Web Advertisement for Contractor Pre-Selection