

October 18, 2018

To Whom It May Concern:

RE: Request for Prequalification of Design/Build Contractor Teams
Bushnell South Parking Garage

The Capital Region Development Authority (CRDA), as the Owner, is preparing a request for proposal that when completed will serve as the basis of a design/build contract for the construction of a parking facility with approximately 500 spaces in Hartford, Connecticut. The design/build RFP will be utilized to solicit competitive design build proposals issued prior to the end of 2018. To ensure that high standards of ability, experience, performance, and integrity are met, and to expedite the selection process, it is CRDA's intention to prequalify design/build teams.

GENERAL

To prequalify, design/build contractor teams must include specialists and other professional consultants lawfully engaged in the practice of these services in the State of Connecticut. The team shall provide general construction, structural, architectural, mechanical, electrical and plumbing engineering design, security consultant, as well as, coordination services for the construction of this CRDA-owned parking garage. In addition, landscaping, civil, site, geotechnical, traffic, and environmental engineering services are required.

Following receipt of qualification and experience statements, a committee shall evaluate the submissions and select an appropriate number of firms for individual interviews. Interviews will be scheduled prior to the end of 2018 and should take no longer than one hour maximum, with a brief presentation limited to 50% of the total time allotted. Contractor teams selected for interviews shall (1) present sufficient background information on firms, engineering, and other professional consultants; (2) indicate which services will be provided in-house, which would be subcontracted and to whom and their experience and credentials; (3) discuss a conceptual schedule to complete the project showing preconstruction (Design Development and Construction Documentation) and construction services. Emphasis in selecting the design/build team shall be placed on experience in similar projects.

PROJECT BACKGROUND

Proposed significant project elements are as follows:

1. Construction of a multi-level open parking facility with approximately 500 spaces to accommodate daytime and evening public, employees, state, residential, and the Bushnell Performing Arts Center (BPAC) parking.
2. Development of vertical cores and exterior fascia design responsive to parking deck users which will include transient, permit, and daily parking
3. Incorporation of all "Americans with Disability Act" and all latest State of Connecticut building and fire code requirements
4. Accommodation required for future residential buildings to be constructed on the East and West faces of the garage as well as possibly on the South face of the garage.

QUALIFICATION STATEMENT REQUIREMENTS

Contractors who wish to receive the Prequalification Request are required to assemble a team of experienced professionals who will design and construct the project in compliance with the requirements which will be set forth in the "Request for Proposals". In order for CRDA to effectively evaluate the qualifications of the design/build contractor, qualifications of specific design team participants are also required. In addition to the prime contractor, those members of the project team who are required to submit contractor's qualification statements include the architect; structural engineer, civil engineer (site work and foundations), MEP FP engineers, parking garage designer, and security consultant. The prime contractor will be the party with whom CRDA enters into contract, and will be ultimately responsible for all partners or subcontractors engaged in the work.

The project is funded by the State of Connecticut. The contractor shall conform to the true intent and meaning of each and all of the Owner's required provisions, copies of which will be incorporated within the Owner's "Request for Proposals". The following are illustrative of the requirements that are applicable to the project: Equal Employment Opportunity; Small, Minority and Women's Business Enterprise; Title VI Civil Rights Act in 1964; Nondiscrimination on the Basis of Handicap; Competition in Procurement; Minimum Wages.

Interested contractors who wish to be considered for this project must submit the following Prequalification information:

- Section 1. Cover letter and qualifications
- Section 2. A list of project team participants, qualifications (resumes), key personnel, and prior working experience with the Design/Build process
- Section 3. Design Build firm (Prime) experience and qualification. Submit AIA Document A305, Contractor's Qualification Statement.
- Section 4. Lead designer experience and qualifications, Connecticut registrations, specific experience with parking structures in the design build process, including the following:

- a. Project name and location
- b. Project description
- c. Date of completion
- d. Contract amount
- e. Names of key project personnel
- f. Reference contact information

Section 5. An official letter from an approved surety company certifying that a performance bond and labor and material payment bond will be furnished if the bidder is awarded the construction contract. The budget for this project is in the \$14,300,000-million dollar range.

Request for Proposals will be offered to prequalified firms only; interested firms must submit a Prequalification statement to be eligible for consideration. All statements received will be considered confidential and not available for public review until after the design/build contractor team has been selected.

STATEMENT SUBMISSION

If you are interested in being prequalified to receive the RFP for the design/build contract, please submit the above listed items (4 hard copies plus 1 electronic copy) to Ms. Erica Levis of CRDA, 100 Columbus Boulevard, Suite 500, Hartford CT 06103 (elevis@crdact.net), no later than Monday, November 12, 2018 before 12:00 p.m. **Prequalification information shall be submitted in a sealed envelope, which is clearly marked with the name of the firm, and the title "Bushnell South Parking Garage Qualification Submission"**.

LIMITATIONS

The Request for Prequalification does not commit CRDA to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure or contract for services or supplies.

CRDA reserves the right to accept or reject any or all Statements received as a result of this request, or to cancel in part or in entirety, the Request for Prequalification of Design/Build Contractors, if in CRDA's sole opinion it is in CRDA's best interest to do so. In the evaluation of the statements, CRDA at its discretion may obtain information or support from outside sources.

REVISION TO THE REQUEST FOR QUALIFICATIONS

Any requests for additional information must be submitted in writing to CRDA, Attention: Erica Levis. No request will be accepted after October 31, 2018 by close of business.