



INVITATION TO RESPOND

Dear Sir/Madam:

The City of Hartford (the City) invites responses for:

RFR #: 2020-01	SOLICITATION DATE: May 19, 2020
SOLICITATION TITLE: Property Offered for Redevelopment 488 Farmington Avenue	
SOLICITATION DESCRIPTION: The City of Hartford, through its Department of Development Services, requests the submission of proposals for the redevelopment of the Owned property located at 488 Farmington Avenue. This location includes the two story 4,600 square feet former Braza Restaurant site renovated approximately 2003. Originally the site of The Colonial Theater a Neo-Classical theater which originally opened in the mid 1920's and operated until 1984. There is a surface parking lot to the rear of the parcel that accommodates approximately 70 parking spaces. Identification of the Property The former Colonial Theater was renovated for restaurant use in 2003. The two story 4,600 SF building features a main level with dining area with seating for approximately 40, bar area with lounge seating and, ADA restrooms. The second Level includes seating with open views for an additional 46; additional office space with restroom - potential function room for parties. The location also includes a full kitchen located in the basement with access via stairs. The property's fixtures, furniture and equipment all remain in place from the previous tenant and can be made available in as-is condition.	
SITE LOCATION (if applicable):	
RESPONSE DATE : September 21, 2020	RESPONSE TIME: 2:00 p.m.
DEPT. ASSIGNED CONTRACT #:	EST. COST OF CONSTRUCTION:

A PRE-BID / RESPONSE CONFERENCE HAS BEEN SCHEDULED FOR July 8, 2020 @10:00 AM at 488 Farmington Avenue		
	(Date / Time)	(Location)
This pre-bid conference is:	<input type="checkbox"/> Not Applicable <input type="checkbox"/> Mandatory (All prospective bidders are REQUIRED to attend to discuss specifications) <input checked="" type="checkbox"/> Non-mandatory (All prospective bidders are encouraged to attend to discuss specifications)	

This solicitation contains the following sections:

Invitation to Respond

Standard Instructions

Project Site Location – (for construction projects only)

Table of Contents – (for construction projects only)

Section 1 – Response Forms

1.1 Response Information & Signature Form

Contract Compliance

- Affirmative Action / Equal Employment Opportunity Requirements – See Section 3.6
- Surety Bond Requirements Bid Bond Performance & Payment Bonds
- Insurance Requirements – see exhibits below
- Set Aside – “ Not Applicable” MWBE Small Contractor
- City-Based Small Business Bid Preference – Ord. Section 2-661 “Not Applicable”
- 15% Minority Utilization (City of Hartford Certified MWBE) – Ord. Section 2-682
- State of Connecticut DAS Prequalification (Public Construction Project > \$500,000)
- OSHA Compliance (Public Works Project > \$100,000)
- Wage Requirements – Complete & attach Wage Certification Form

1.2 Response Pricing

1.3 Statement of Qualifications

Section 2 – Specifications/Scope of Services

- Special Instructions / Conditions included

Section 3 – General Information for Preparation and Delivery of a Response

Section 4 – Terms and Conditions / Labor Compliance

Exhibits A – Insurance Requirements

Sincerely,

William Diaz
Project Manager

Companies interested in doing business with the City are able to register and maintain their registration via the Internet at: www.Hartford.gov/procurement/purchasing (click on current solicitations and bid opportunities)