



**City of Norwalk**  
**CT Department of Economic and Community Development**  
**Lockwood-Mathews Mansion Museum**  
**MEP Upgrades**  
**CT DECD Project No. 2019-103-094-10001**

*Construction Manager's Bidding Requirements*

**Lockwood-Mathews Mansion Museum**  
**MEP Upgrades**

**295 West Avenue**  
**Norwalk, CT 06850**

Issued for Bidding and Construction

October 7, 2022



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**CONSTRUCTION MANAGER’S BIDDING REQUIREMENTS**

**Table of Contents**

**INVITATION TO BID..... 4**

**STATEMENT OF BIDDERS QUALIFICATIONS..... 22**

**AIA A305 CONTRACTORS QUALIFICATION STATEMENT ..... 23**

**NON-COLLUSIVE AFFIDAVIT ..... 24**

**SUBCONTRACT AGREEMENT..... 25**

**OWNER/CM AGREEMENT ..... 26**

**CONSTRUCTION MANAGER’S SUPPLEMENTAL INSTRUCTIONS..... 27**

**AIA A312 PERFORMANCE AND PAYMENT BOND ..... 55**

**SAMPLE INSURANCE CERTIFICATE ..... 56**

**PREVAILING WAGE RATES ..... 57**

**PRE-BID REQUEST FOR INFORMATION (RFI) FORM ..... 58**

**PROJECT SCHEDULE ..... 59**

**SITE LOGISTICS PLAN ..... 60**

**SCHEDULE OF ALLOWANCES ..... 61**

**SCHEDULE OF UNIT PRICES..... 62**

**SCHEDULE OF ALTERNATES ..... 63**

**BID FORM AND BID PACKAGES ..... 64**

**APPENDIX A – TEXTURA PROGRAM..... 65**

**APPENDIX B – LEAN CONSTRUCTION METHODS..... 66**

**APPENDIX C – PROJECT SAFETY PLAN ..... 67**

**APPENDIX D – SUBCONTRACTOR PROCORE MANUAL..... 68**

**CONSIGLI QUALITY PLAN ..... 69**



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**INVITATION TO BID**

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Sealed bids will be received at The City of Norwalk Purchasing Department, 125 East Ave, Room 211, Norwalk, CT 06851 for the project, **Lockwood-Mathews Mansion Museum MEP Upgrades, until 10/28/2022, 2:00 P.M.** Bids may be hand delivered to the above address or directed by U.S. Mail to City of Norwalk, Attention Sharon Connors, 125 East Ave, Room 211, Norwalk, CT 06851.

Project consists of multi-phased upgrades to Mechanical, Electrical, Security, Audio Visual, Lighting, Plumbing, and Fire Protection systems throughout the designated National Historic Landmarked The Lockwood-Mathews Mansion Museum. A majority of the Project Scope is within the walls of the Mansion; however, there is a substantial Site work component with the public Mathews Park that will require coordination with the City of Norwalk and other Park tenants and users that will demand special attention.

Scope of Work includes Select Demolition, Cast-in-Place Concrete, Unit Masonry, Structural Steel, Metal Guards, Rough Carpentry, Interior Architectural Woodwork, Waterproofing, Thermal Insulation, Vapor and Air Barriers, Joint Sealants, Doors/Frames/Hardware, Specialty Doors, Windows, Insulating Window Screens, Solar Control Films, Plaster Restoration, Gypsum Board Assemblies, Structural Glass Flooring, Wood Flooring, Sheet Carpeting, Painting, Signage, Wall and Door Protection, Storage Specialties, Movable Storage Racks, Appliances, Library/Archive Shelving Systems, Accessories, Fire Protection, Plumbing, HVAC, Electrical, Communications, Fire Alarm, Security, Earthwork, and Exterior Improvements and Utilities.

Work is scheduled to begin in January 2023 and be substantially complete by May 2024. Project is subject to **prevailing wage requirements of Connecticut General Statutes Section 31-55a** and other regulations as outlined herein. Wage rate certifications and are to be submitted with monthly payment requisitions. Certified payroll submission is also required.



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Bids are requested for the following bid packages:

<u>Number</u>	<u>Description</u>
BP 01	Temporary Protection
BP 02	Selective Demolition*
BP 03	Concrete*
BP 04	Masonry*
BP 05	Structural Steel & Misc. Metals
BP 06	Architectural Woodwork
BP 07A	Dampproofing & Waterproofing*
BP 07B	Spray On Fireproofing
BP 08	Glass & Glazing
BP 09A	Plaster Restoration
BP 09B	Rough Carpentry, Drywall, and ACT
BP 09C	Flooring
BP 09D	Access Flooring
BP 09E	Painting*
BP 10	Storage & Mobile Shelving
BP 21	Fire Protection*
BP 22	Plumbing
BP 23	HVAC & Controls
BP 26	Electrical & Fire Alarm
BP 31	Earthwork & Exterior Improvements

**\*Set Aside Package M/WBE**

**Pre-bid site walk-throughs will be held on 10/17/22 at 9am and 1pm for all interested bidders. The pre-bid walkthrough will be mandatory for certain bid packages as illustrated in the table below. Access to the site will be granted only to those who are identified as company representatives of interested bidders.**



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TRADE #	TRADE TITLE	STATE DAS PREQUALIFIED VENDOR ONLY	SET-ASIDE BID PACKAGE	MANDATORY ATTENDANCE AT PRE-BID CONFERENCE	HISTORICAL EXPERIENCE REQUIRED
01	Temporary Protection			X	X
02	Selective Demo		X	X	X
03	Concrete		X		
04	Masonry		X		
05	Structural Steel & Misc. Metals				
06	Architectural Woodwork				
07A	Dampproofing & Waterproofing		X		
07B	Spray On Fireproofing				
08	Glass & Glazing				
09A	Plaster Restoration			X	X
09B	Rough Carpentry, Drywall & ACT			X	X
09C	Flooring			X	
09D	Access Flooring				
09E	Painting		X		
10	Storage & Mobile Shelving				
21	Fire Protection	X	X	X	X
22	Plumbing			X	
23	HVAC & Controls	X		X	X
26	Electrical & Fire Alarm	X		X	X
31	Earthwork & Exterior Improvements	X		X	

Bid documents are available at **Reprostore LLC, 37 Airport Road, Hartford, CT 06114** for a non-refundable fee payable to the reprographer. **As a courtesy to the bidders, bid documents are available for download at <https://consigli.sharefile.com/d-se55bc590e10948708f59b422c40a5ecf>.** It



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is incumbent upon the bidders to regularly check the Sharefile site for new documents as Consigli will not issue notifications of Addenda and/or Bid Notices and will not be responsible for any missed Addenda and/or Bid Notices on the part of the bidders.

By downloading bid documents from the ShareFile site, bidder acknowledges their responsibility to properly store, maintain and utilize the electronic files. Owner and/or Construction Manager assume no responsibility for use, misuse or errors made through use of electronic files.

Bid documents are issued as a cohesive set and are complimentary as well as supplementary. Information shown on one document applies (with equal force and effect) to all other documents. In the event of a conflict, the most stringent, highest quantity and/or best quality shall govern. Conflicts shall be brought to the attention of the Construction Manager via Pre-Bid RFI on the form contained in this document. Bidders requiring clarification or interpretation of the Contract Documents shall submit a written request (RFI) by **10/19/2022 at 12:00 P.M.** All RFI's shall be submitted in writing on the form contained in this document via email to: [tturner@consigli.com](mailto:tturner@consigli.com). Failure to review the bid documents in their entirety does not relieve the bidder from responsibility for the entire set and is done so at the bidder's own risk.

Addenda and bid notifications will be filed and posted electronically in the same manner used for plans and specifications. Regardless of how the plans and specifications are obtained, it is the responsibility of the bidders to ensure they have received all addenda, bid notifications and RFI logs. All addenda, bid notifications and RFI logs must be acknowledged on the bidder's proposal form. Failure to acknowledge full and complete bid documents, or failure to provide all requested information may, at the discretion of the owner and/or Construction Manager, render a bid unresponsive.

Sealed bids are due in accordance with the Invitation to Bid. All bids and supporting documents shall be submitted **in duplicate**, in a sealed envelope and clearly identified:

**SEALED BID**

**Lockwood-Mathews Mansion Museum**

**MEP Upgrades**



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**Bid Package #** \_\_\_\_\_

**Bid Package Description:** \_\_\_\_\_

No bids will be accepted after the close of the bid period. The governing time shall be the local time at the City of Norwalk, 125 East Ave, Room 211, Norwalk, CT 06851.

All bidders shall include a **10% Bid Bond and a Payment and Performance Bond** for the full value of their contract. No bidder may withdraw his bid for a period of **sixty (60)** days after the date of bid opening. **All bidders shall include Insurance Certification and DAS certification.**

Wages to be paid on this project are subject to the State of Connecticut Department of Labor Schedule of Prevailing Wage included in the bid documents.

Consigli Construction Company Inc., DECD and/or the City of Norwalk reserve the right to reject any or all bids, whether deemed incomplete, unqualified or not in the best interest of the owner.

Consigli Construction Company Inc. and the owner are affirmative action-equal opportunity employers. Minority and Women's business enterprises are encouraged to apply. This contract is subject to state set-aside and contract compliance requirements.

**END INVITATION TO BID**