

ADVERTISEMENT FOR BID
LEARN EARLY CHILDHOOD SCHOOL – PHASE 3
GILBANE JOB NO. J10568.000
STATE PROJECT NO. 245-0090 MAG/N/PF

1. Gilbane Building Company is soliciting bids for the LEARN Early Childhood School – Phase 3 Project. Sealed bids for the bid packages listed below will be received by Gilbane Building Company at Gilbane Building Company's Glastonbury office (208 New London Turnpike, Glastonbury, CT 06033) until 1:00PM prevailing local time on December 15th, 2025. Bids will be opened and publicly read aloud shortly following the close of the bid period, refer to the Bid Opening Logistics below. Late bids or bids received at any other location will not be accepted.

Public Bid Opening Logistics: Please be advised of the following public bid opening process;

- a. The bid opening will be held via live video conference.
 - b. The live video conference of the public bid opening will open/begin for bidders to join at the specified bid due date/time.
 - c. Bids will be opened and read aloud on the live video conference Fifteen (15) minutes following the close of the bid period.
 - d. Bids will be opened and publicly read aloud in alphabetical order by Bid Package within the specified wave of Bid Package due date/time indicated on /section 1iii EX.A Proposal Form – Exhibit A.
 - e. **Access Information for Live Video Conference of Bid Opening:**
 - i. Join Zoom Meeting:
<https://us02web.zoom.us/j/88177682581?pwd=0aqiFjWw993W3p4aTgervJqNKSL9nW.1>
 - ii. Meeting ID: : 881 7768 2581
 - iii. Passcode: 902624
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1. Any Bidders whose bid is estimated to cost more than \$1,000,000, at the time the bid is submitted, must be prequalified with the State of Connecticut Department of Administrative Services (DAS) in accordance with C.G.S §4b-91. In accordance with C.G.S. §4a-100, §4b-91, and §4b-101, any trade contractor submitting a bid that is estimated to cost more than \$1,000,000 is required to submit an update statement. All lower tier subcontractors with contracts in excess of \$1,000,000 must be pre-qualified in the applicable classification at the time of performance of their work. All subcontractors requiring DAS prequalification must maintain the certification for the duration of the project. In the event of a re-bid, the Bidder's Prequalification Update Statement must be resubmitted with each bid submission.

*Bids for which there is no DAS prequalification category REQUIRE a fully completed and duly executed AIA Document A305 – 1986 Contractor's Qualification Statement with the bid submission. Failure to submit the A305 with the bid submission may be grounds for rejection. (If Applicable)
 2. The contracts to be awarded are subject to contract compliance requirements of the Connecticut Commission on Human Rights and Opportunities as mandated by Sections §4a-60 and §4a- 60a of the Connecticut General Statutes; and, Sections §46a-71(d) and §46a-81i(d) of the Connecticut General Statutes. There are Contract Compliance Regulations codified at Section 46a-68j-21 through 43 of the Regulations of Connecticut State Agencies, which establish a procedure for awarding all contracts covered by Sections §4a-60 and §46a-71(d) of the Connecticut General Statutes.

*Bid Packages indicated as "Set Aside" are eligible for bidding by certified "Small Business Enterprises" or "Minority Business Enterprises" pursuant to section §4a-60g of the Connecticut General Statutes.
 3. Prevailing wage rates apply to this project as outlined in the Connecticut General Statutes §31-53 and §31-55a.

The wages paid on an hourly basis to any person performing the work of any mechanic, laborer or worker on the work herein contracted to be done and the amount of payment or contribution paid or payable on behalf

of each such person to any employee welfare fund, as defined in subsection (i) of this section, shall be at a rate equal to the rate customary or prevailing for the same work in the same trade or occupation in the town in which such public works project is being constructed. Any contractor who is not obligated by agreement to make payment or contribution on behalf of such persons to any such employee welfare fund shall pay to each mechanic, laborer or worker as part of such person's wages the amount of payment or contribution for such person's classification on each pay day.

4. Each Bid shall be accompanied by a bid security in the form of a Bid Bond in an amount not less than Ten Percent (10%) of the total amount of the base bid. Said Bid Bond shall be issued by a surety that is licensed to do business in the State of Connecticut and is rated A-(VII) or better by A.M. Best. The bid security shall be drawn in favor of Gilbane Building Company. Bids received without such bid bond will be considered non-responsive and therefore rejected, no exceptions. In the event of a re-bid, each bid must be accompanied by a new Bid Bond. Bid Bonds submitted for previous bids are not valid and will not be accepted. Bids received for re-bids without such bid bond will be considered non-responsive and therefore rejected, no exceptions. **Reference Section 1iv Trade Contract Bid Bond Form in the Gilbane Project Manual.**
5. The Work includes construction as indicated on the construction documents. The LEARN Early Childhood School in Waterford, CT will be a new building on the site of the Waterford's vacant Southwest School property. The new school will serve infants to second graders from the 25 cities and towns that LEARN serves. The project scope includes abatement and demolition of the existing Southwest School which is approximately 35,000sf. The new building will be approximately 87,000sf and will be one-story. The structure will be concrete foundations over spread footings topped with structural steel and a combination of acoustical and non-acoustical roof decking. For the building's envelope, the roof will be TPO and the exterior walls will primarily be stud backup walls with a mix of metal panels, masonry, and aluminum storefront and curtain wall systems. Finishes inside the building include LVT flooring, acoustical ceiling tiles, and painted GWB walls. Around the site, there will be approximately six different playground areas wedged between the various wings of the building. There will be underground storm systems, bituminous paving, concrete walks and curbs, and EV charging stations.

The work has been divided into the following bid packages:

Bid Package Name & Number	DAS Prequalification Classification
BP03A - Concrete	Concrete
BP04A - Masonry	Masonry
BP05A – Structural Steel	IRON: Structural and Miscellaneous
BP05B – Misc. Metals (Set Aside)	IRON: Structural and Miscellaneous
BP06A – Millwork & Casework	Carpentry/Millwork
BP07A - Roofing	Roofing
BP08A – Glass & Glazing	Doors and Windows
BP09A – Drywall and Related Work	Drywall and Acoustical
BP09B – Painting (Set Aside)	Painting
BP09C – Acoustical Ceilings	Drywall and Acoustical
BP09D – Resilient Flooring & Carpet	Floor Covering
BP09E – Tile (Set Aside)	Floor Covering
BP10A – General Trades	General Trades

BP11A – Food Service Equipment	No DAS Classification
BP21A – Fire Protection	Fire Protection Sprinkler Systems
BP22A - Plumbing	Plumbing
BP23A - HVAC	HVAC
BP26B – Electrical	Electrical
BP27A – Audio Visual & Public Address (Set Aside)	No DAS Classification
BP27B – Tele/Data (Set Aside)	Telecommunications Systems
BP28A – Fire Alarm (Set Aside)	Alarm Systems
BP31A - Sitework	Sitework
BP32A – Site Concrete	Sitework
BP32B – Landscaping (Set Aside)	Landscaping

6. There will be a non-mandatory Pre-bid meeting for this bid at 3:30 PM on Monday, November 24th, 2025. The Pre-bid meeting will be held at 51 Daniels Avenue, Waterford CT 06385. A jobsite walk will be conducted following the meeting.

7. The Bid Documents* are accessible via the below:

- a) Download free of charge from the Gilbane FileShare link below:
<https://gbcovdc.box.com/s/7rorccsq912oa0scbgrq53fh1zy2s7eg>
- b) Sets of the plans and specifications must be ordered and reserved prior to pick-up and may be obtained at Burke Reprographics LLC, 504 Skokorat Road, Beacon Falls, CT 06403, CT (203-592-5714 or brian@burkereprographics.com). The non-refundable purchase price for one complete set of bidding documents is listed below, made payable to Burke Reprographics, LLC. It is the sole responsibility of the Trade Contractor to verify the correct sets of prints are received.

*The below listing outlines the Bid Documents located on the FileShare link:

- Gilbane Project Manual Dated 8/25/2025
- LEARN Early Childhood School Construction Document Drawings Dated 8/25/2025
- LEARN Early Childhood School Construction Document Specs Dated 8/25/2025
- Any Supplements issued during the bid period

8. This project is being performed under the Construction Management at Risk (CMR) form of construction. With respect to this project, the Construction Manager is the representative of the Owner. Each Trade Contractor's contract shall be with the Construction Manager. The Owner has contracted with Gilbane Building Company to serve as the CMR.

9. No oral, telephone or telegraphic proposals will be considered. All bids shall stand available for acceptance for a period of sixty (60) days from the date proposals are received.

10. The Owner and/or Construction Manager reserves the right to reject any or all bids, without stating reasons therefore, including without limitation the right to reject any or all nonconforming, non-responsive, unbalanced, or conditional bids and to reject the bid of any bidder if the Owner and/or Construction Manager believes that it would not be in the best interest of the Owner or the project to make an award to that bidder, whether because the bid is not responsive or the bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by the Owner and/or Construction Manager. The Owner and/or Construction Manager reserves the right to waive informalities and to negotiate contract terms with one or more bidders without reopening the bidding process insofar as such negotiations are not violative

of applicable competitive bidding statutes or law. In evaluating bids, the Owner and/or Construction Manager will consider the qualifications of the bidder, whether or not the bids comply with the prescribed requirements, and such alternates, unit prices, and other data, as may be requested in the Form of Bid or prior to Notice of Award. The Owner and/or Construction Manager may consider the qualification and experience of subcontractors and other persons and organizations proposed for those portions of the work as to which the identity of subcontractors and other persons and organizations must be submitted as provided by the bid documents. The Owner and/or Construction Manager reserves the right to require, prior to Notice of Award, a statement of facts in detail of the business and technical organization and plant of the bidder available for the contemplated work, including financial resources, present commitments, and experience of the bidder in performance of comparable work.

11. Gilbane Building Company is an Affirmative Action Equal Opportunity Employer M/F/H/V.

Stephanie Greenman
Chief Purchasing Agent
Gilbane Building Company