

IFB # 2014-03 Redevelopment & Modernization at Mildred C. Hailey Apartments - Phase 1

****NOTE: only prequalified general contractors from BHA Project No. 2014-02 are eligible to bid this BHA Project No. 2014-03.****

The Boston Housing Authority (BHA) invites prequalified General Contractors to submit bids for Redevelopment & Modernization at Mildred C. Hailey Apartments – Phase 1, BHA Job # 2014-03, prepared by Bargmann Hendrie + Archetype, Inc. The work is estimated at \$50,500,000. Bidders responding to this IFB shall submit one original copy of their bid to: Ben Liang, Director of Procurement Boston Housing Authority, 56 Chauncy Street (Housing Service Center), Boston, MA 02111, **no later than 2:00 PM on March 6, 2024, by mail or hand delivery.**

This high-priority project will be funded by the City of Boston and other sources including but not limited to the Commonwealth of Massachusetts Department of Energy Resources. This redevelopment project includes the comprehensive modernization of (87) public housing units as the first phase of a larger effort to transform the whole site. The term “Modernization” is used on drawings and specifications to distinguish it from the redevelopment by Centre Street Partners that is also happening at this site, which includes new construction. Per Chapter 104 of Massachusetts Acts of 2022, MGL Chapter 149 requirements do NOT apply to this project, except that the project is subject to prevailing wage requirements in sections 26 to 27H, inclusive, of chapter 149. The bids will be evaluated on the basis of qualifications and price. The BHA reserves the right to conduct interviews to assist in the evaluation process.

The Project will NOT require Filed Sub-Bids. The General Contractor shall be responsible for the selection of the Subcontractors subject to BHA consent. The General Contractor shall solicit and list the proposed Subcontractor for each of the below categories, indicating Subcontractor names and bid amounts. The BHA reserves the right to reject any of the listed Subcontractors for good cause if it is in the public interest to do so. One Subcontractor may be listed for multiple Subcontractor categories. To demonstrate good faith effort to meet goals in the BHA's Minority and Women Participation Policy, the General Contractor is required to solicit bids among M/WBE Subcontractors for each Subcontractor category and may further meet such goals through subcontracting not specified below. The BHA recognizes M/WBE certification from the City of Boston and Commonwealth of Massachusetts.

While DCAMM certification is not strictly required for Subcontractors, the BHA reserves the right to evaluate each Subcontractor's qualifications and reject any Subcontractors without the requisite capacity, experience or responsibility to perform the required work on this project. The BHA is allowing this flexibility in order to provide General Contractors with flexibility in delivering competitive responses and meeting quality, price, scheduling and diversity goals.

This Project is subject to a Project Labor Agreement. A form of PLA is included as an exhibit to the bid documents. The Project includes high-road partnerships to facilitate preapprenticeship, childcare and contractor diversity. While the General Contractor is a critical partner in these efforts, several financial commitments included in the Agreement are made by the owner and should not be reflected in bid prices.

The Subcontractor categories that require identification and breakdown are listed in the following table. Refer to Section 00200

General Bid Form in the Project Manual for information required for each Subcontractor Category.

Specification Section(s) in Project Manual	Subcontractor Category
040120, 042000, 044313	Masonry
055000, 055150	Miscellaneous Metals
071100, 072700, 079200	Waterproofing, Dampproofing and Caulking
070150, 072100, 076200	Roofing and Flashing
085110, 085310	Windows
093000	Tile
096510	Resilient Flooring
099000	Painting
210000	Fire Protection
220000	Plumbing
230000	HVAC
260000, 263100, 263120, 283100	Electrical

The project delivery method for construction will be design-bid-build. The site of the Project is located at the Mildred C. Hailey development with a management office at 30 Bickford Street, Boston, MA 02130. The project includes comprehensive modernization of (5) 3-story walk-up residential buildings, (87) units total, including site/landscape renovation. This is the first phase of a larger multi-phase comprehensive modernization effort planned at this site. BHA anticipates the notice to proceed (NTP) for Construction will be issued in April 2024 and construction will be completed within 540 calendar days from the date of the NTP.

The successful respondent must be able to obtain bonding for the full estimated construction cost. Minority and Women business participation and work force goals will apply to this project.

* For a copy of the bid specifications and to register for bidding, click [here](#).

* For a list of all current bidders, click [here](#).

* Note! It will take up to 30 minutes for your bid request to appear on the Bidders' List. Please DO NOT re-register (resubmit a bid request).

Please take note of the following schedule. All bidders are strongly encouraged to attend the site visit.

02/07/24 – Project advertised for construction

02/14/24 – Site visit at 11:00 AM (30 Bickford St, Jamaica Plain, MA 02130)

02/21/24 – Deadline for bidder questions at 5:00 PM

03/06/24 – Bids due at 2:00 PM (bid opening via Zoom: <http://tinyurl.com/2014-03gb>)

All questions shall be referred to: bha@bhplus.com

Evaluation Criteria

The bids will be evaluated on the basis of both qualifications and bid price. The BHA will consider material submitted during the pre-qualification process and the final bid submission in its evaluation. Bidders may be requested to participate in an interview or provide additional information regarding their qualifications and proposed approach to this project. The final decision will be formed on the basis of the following criteria:

Experience with similar projects 10%

Qualifications of project team 10%

References 10%

Logistics, schedule, safety 10%

M/WBE participation 10%

Bid price 50%