

Request for Proposals

East Street Housing Site Infrastructure
in
Morris, CT

for:

Town of Morris

3 East Street
Morris, CT 06763

Proposal Due Date: 2:00 P.M., Wednesday, March 18, 2026

Issue Date: Tuesday, February 17, 2026

Bidder Information and Forms

1. Invitation for Bids Instructions
2. Invitation for Bids Advertisement
3. Bid Response Required Forms
4. Bid Form
5. Prevailing Wage Rates
6. Build America, Buy America (BABA)
7. Section 3 Provisions
8. Affirmative Action Requirements 41 CFR 60-4
9. Executive Order 11246
10. CHRO Notification to Bidders
11. DOH Supplemental Conditions
12. Project Sign
13. Construction Plans
14. Construction Specifications

RFP - East Street Housing Site Infrastructure, Morris, CT

Invitation for Bids Instructions

Notice is hereby given, that the Town of Morris, Litchfield County, Connecticut, hereinafter referred to as the Owner, will receive sealed bid packets for the construction of the East Street Housing Site Infrastructure Project. The Morris Housing Authority will be an active participant throughout this project and will be the owner and manager upon completion.

Sealed bids must be received at the First Selectman Office, Town Hall, 3 East Street, Morris, CT 06763 no later than 2:00 P.M. (Local Time) on Wednesday, March 18, 2026. Bids received after such hour will be returned unopened. Bids received prior to this time shall be opened and publicly read at a public meeting at this time. All interested citizens are invited to attend, and should any citizens require special provisions, such as handicapped modifications or non-English translation personnel, the Owner will provide such provisions as long as the request is made by Monday, March 16, 2026.

A pre-bid meeting will be held at 1:00 P.M. (Local Time) on Wednesday, March 4, 2026 at the project site, 103 East Street, Morris, Connecticut. All prime contractors, subcontractors, small, minority or women owned enterprises and other interested parties are invited to attend.

The Project will be constructed as one contract, which is defined and outlined as follows:

East Street Housing Site Infrastructure Project

The objective of this initial phase of site work is to prepare the site to, at a later date, construct the remaining infrastructure, building foundations, building structures, driveways and parking, and all remaining project work. The project Plans show all site work needed for the project, including site work that will be completed later.

The current project scope includes initial site work for subsequent construction of 8 units of affordable housing in 2 buildings, and includes clearing, erosion control, grading, stormwater items, septic items, electrical conduits and transformer vault, site lighting, sidewalks and dumpster pad, road and parking subgrade, base gravel course and binder course only, site stabilization. Plan sheet C1 includes a Current Project Scope Definition that provides further details.

Copies of the Plans and Contract Documents and Specifications for the work may be obtained by email by contacting Carol Oliwa, at coliwa@housingenterprises.com or 860-741-9837.

Addenda to this bid will be issued via email. Contractors intending to bid must be registered with Carol Oliwa in order to receive direct email of any and all addenda.

No interpretation of the meaning of the plans, specifications or other pre-bid documents will be made to any bidder orally. Every request for such request for information (RFI) should be in writing addressed to: Carol Oliwa, coliwa@housingenterprises.com. To be given consideration, RFI's must be received by 4:00 P.M. Monday, March 9, 2026. Any and all such interpretations and any supplemental instruction will be in the form of written addenda to the specifications which, if issued,

RFP - East Street Housing Site Infrastructure, Morris, CT

will be forwarded by electronic mail to all prospective bidders (at the respective email addresses furnished for such purposes), not later than Wednesday, March 11, 2026.

The work to be performed and the bid to be submitted shall include sufficient and proper sums for all general construction, mechanical installation, labor, materials, permits, licenses, insurance, and so forth incidental to and required for the construction of the scope of work.

Each bid must be enclosed in a sealed envelope bearing the title of the Project, East Street Housing Site Infrastructure Project, and the name and address of Bidder. All bids must be submitted on the bid forms as identified in the Request for Proposals. In addition, include a thumb drive or CD with all bid documents.

Each bid shall be accompanied by a certified check or acceptable bidder's bond made payable to the Owner, in a sum of not less than five percent (5%) of the total amount of the bid, which check or bond will be held by the Owner as evidence that the bidder will, if awarded the contract, enter into the same with the Owner upon notification from the Owner to do so within ten (10) days of said notification. The Owner and address is: Town of Morris, Office of First Selectman, Town Hall, 3 East Street, Morris, CT 06763.

Approved performance and payment bonds guaranteeing faithful and proper performance of the work and materials, to be executed by an acceptable surety company, will be required of the Contractor at the time of contract execution. The bonds will be in the amount of 100% of the Contract Price and must be in full force and effect throughout the term of the Construction Contract plus a period of twelve (12) months from the date of substantial completion.

The Owner reserves the right to reject any bid, or all bids, or to accept any bid or bids, or to make such combination of bids as may seem desirable, and to waive any and all informalities in bidding. Any bid may be withdrawn prior to the above scheduled time for the opening of bids or authorized postponement thereof. Any bid received after the time and date specified shall not be considered. No bid may be withdrawn after the scheduled closing time for receipt of bids for at least ninety (90) days.

A conditional or qualified Bid will not be accepted.

Award will be made to the low, responsive, responsible bidder. The low, responsive, responsible bidder must not be debarred, suspended, or otherwise be excluded from or ineligible for participation in federally assisted programs under Executive Order 12549.

All applicable laws, ordinances, and the rules and regulations of all authorities having jurisdiction over construction of the project shall apply to the project throughout.

Bids shall be properly and completely executed on the bid forms provided. The Owner may make such investigations as deemed necessary to determine the ability of the Bidder to perform the work and the Bidder shall furnish to the Owner all such information and data for this purpose as the Owner may request. The Owner reserves the right to reject any bid if the evidence submitted by, or investigation of, such Bidder fails to satisfy the Owner that such Bidder is properly qualified to carry out the obligations of the Agreement and to complete the work contemplated therein.

RFP - East Street Housing Site Infrastructure, Morris, CT

Each Bidder is responsible for inspecting the Project site and for reading and being thoroughly familiar with the Contract Documents and Specifications. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve any Bidder from any obligation with respect to its Bid.

Wage rates on the project shall not be less than the federal wage scale published by the U.S. Department of Labor and the State of Connecticut prevailing wage rates, residential rates, where the higher rate will apply for each labor category.

Build America, Buy America (BABA) under the Buy American Preference (BAP) is required on this project. Additional information can be found at: [Build America, Buy America Act - HUD Exchange](#) , 2CFR184 and in the attached BABA Quick Guides. This project has CDBG funds that were obligated in Fiscal Year FY2023 and CPF funds that were obligated on March 9, 2024. Both funding requirements apply. The attachments show that this only applies for this project to Iron and Steel, and does not apply to Construction Materials or Manufactured Products.

Bidders shall comply with the Contract Compliance Regulations of the CT Commission on Human Rights and Opportunities (CHRO). This project is subject to state contract compliance requirements, including nondiscrimination statutes and spending allocation goals.

Bidders on this work shall be required to comply with the provisions of the President's Executive Order No. 11246, as amended. The Bidders shall also comply with the requirements of 41 CFR Part 60 - 4 entitled Construction Contractors - Affirmative Action Requirements.

The Contractor must meet guidelines and practices established by the Connecticut Department of Housing and appropriate federal regulations including:

- (1) Executive Order 11246;
 - (2) Section 3 of the Housing and Community Development Act of 1968, as amended;
 - (3) Certification of Non-Segregated Facilities;
 - (4) OMB Circular A-102;
 - (5) Title VI of the Civil Rights Act of 1964;
 - (6) Section 504, Rehabilitation Act of 1973;
 - (7) Age Discrimination Act of 1975;
 - (8) Executive Order 12138;
 - (9) Conflict of Interest Clause;
 - (10) Retention and Custodial Requirements for Records Clause;
 - (11) Contractors and Subcontractors Certifications;
- and others that may be appropriate or necessary.

Contract procurement is subject to the federal regulations contained in the OMB Circular A-102.

Any contract awarded under this Advertisement for Bids is expected to be funded in part by a grant or grants from the U.S. Department of Housing and Urban Development, as administered by the Connecticut Department of Housing. Neither the United States nor any of its departments, agencies or employees is or will be a party to this Advertisement for Bids or any resulting contract.

Town of Morris
East Street Housing Site Infrastructure Project
NOTICE OF BID

The Town of Morris will receive completed, signed, and sealed bids at the First Selectman Office, Town Hall, 3 East Street, Morris, CT 06763 up until 2:00 P.M. on Wednesday, March 18, 2026. Said bids will be opened and read aloud at a public meeting at that time. Proposals must be submitted on the forms provided and in a sealed envelope clearly marked with the appropriate title. Bidders are encouraged to attend the pre-bid meeting on Wednesday, March 4, 2026 at 1:00 P.M. at the project site, 103 East Street, Morris, Connecticut. The Morris Housing Authority will be an active participant throughout this project and will be the owner and manager upon completion.

Bids will be received for furnishing all labor, materials, tools, services and equipment necessary to complete the East Street Housing Site Infrastructure Project. The current project scope includes initial site work for subsequent construction of 8 units of affordable housing in 2 buildings, and includes clearing, erosion control, grading, stormwater items, septic items, electrical conduits and transformer vault, site lighting, sidewalks and dumpster pad, road and parking subgrade, base gravel course and binder course only, site stabilization.

Copies of the Plans and Contract Documents and Specifications for the work can be obtained by email by contacting Carol Oliwa, at coliwa@housingenterprises.com or 860-741-9837. Addenda to this bid will be issued via email. Contractors intending to bid must be registered with Carol Oliwa in order to receive direct email of any and all addenda.

This project requires payment of federal and state prevailing wages, and compliance with certain local and state requirements, including providing 100% Performance and Payment Bonds. This project is subject to state spending allocation goals and contract compliance requirements.

No bids shall be withdrawn for a period of ninety (90) days after the opening of bids. The Town of Morris reserves the right to accept or reject any or all bids; to waive any informality; or to accept any bid deemed in the best interests of the Town of Morris.

AN AFFIRMATIVE ACTION/EQUAL OPPORTUNITY EMPLOYER,
MBE's, WBE's, and SBE's and Section 3 Designated Enterprises ARE ENCOURAGED TO APPLY

**East Street Housing Site Infrastructure Project
Town of Morris, Morris, CT**

BID RESPONSE REQUIRED FORMS

Project: **East Street Housing Site Infrastructure Project**

1. BID FORM
2. CONTRACTOR LICENSE
3. AIA A305-2020 Contractor's Qualification Statement, and Exhibits
4. AIA A310-2010 Bid Bond

END

BID FORM

**East Street Housing Site Infrastructure Project
for the Town of Morris, Morris, CT**

Submitted by: (full name and address)

1. OFFER

Pursuant to and in compliance with the Invitation to Bid relating thereto, the undersigned has familiarized themselves with the conditions present and carefully examined all the Documents, together with all Addenda issued and received prior to closing time for receipt of Bids, and hereby offers and agrees as follows:

To provide all materials, all labor and all else whatsoever necessary to erect and properly finish all work in accordance with said Documents for the above mentioned project to the satisfaction of the Engineer and the Town of Morris for the Stipulated Sum of:

_____ (\$_____)

This amount shall be identified as the BASE BID, and includes any Allowances.

Alternates

- 1 \$
- 2 \$
- 3 \$

Allowances

- 1 \$
- 2 \$
- 3 \$

All State of Connecticut Taxes are excluded from the Bid Sum. Contractor shall be required to obtain and pay for all Permits required as part of the Work.

The Contract Award shall be made on available funds; the Town of Morris reserves the right to add or deduct work based on the availability of funds.

1. ACCEPTANCE

This offer shall be open to acceptance for Ninety (90) days from the bid opening date.

If this Bid is accepted by the Town of Morris within the time period stated above, the undersigned will:

- Execute the Contract Agreement within 14 days of receipt of acceptance of this Bid.
- Furnish the required bonds within 14 days of receipt of acceptance of this Bid.
- Commence work within 14 days after written Notice to Proceed.

In the event this Bid is not accepted within the time stated above, the required security deposit shall be returned to the undersigned, in accordance with the provisions of the Instructions to Bidders; unless a mutually satisfactory arrangement is made for its retention and validity for an extended period of time.

2. ADDENDA

The following Addenda have been received: Addendum # Date # of pages

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

The modifications to the Bid Documents noted therein have been considered and all costs thereto are included in the Base Bid.

3. BID FORM SIGNATURE

The Corporate Seal

(Bidder – please print the full name of your Proprietorship, Partnership, or Corporation)

Was hereunto affixed in the presence of:

(Authorized signing officer)

(Title)

Contact Information

Contact name: _____

Phone: _____ Email: _____