

Notice is hereby given, that the City of New Castle, Henry County, Indiana, by and through its Regional Development Commission, hereinafter referred to as the Owner, will receive sealed proposals for General Construction Services for:

**Maxwell Commons (1400, 1404, 1408 and 1410 Broad Street) New Castle Indiana.**

This bid replaces scope previously released under Packages #1 and #3 of the same project. Sealed proposals are invited and may be delivered or forwarded by registered mail, addressed to the City of New Castle in care of the Office of the Mayor until 10:00am (local time) on June 7, 2010.

**DELIVER TO:**

City of New Castle, Office of the Mayor  
227 North Main Street  
New Castle, Indiana 47362  
Attn: Jeana Davis

**INSTRUCTIONS:**

- One (1) Copy of all required Bid Documents
- Cover Sheet "Bid Tab" completed and signed
- Sealed in Labeled Envelope, opaque, marked "Open 10:10am June 7 , 2010 Only"
- Sealed Envelope shall be SEPARATE from shipping materials, to protect confidentiality

Proposals received after such time will be returned unopened. Bids received prior to this time shall be opened and publicly read at the public Board of Works meeting scheduled to take place on June 7, 2010 at 10:10am at the New Castle City Hall – 227 North Main Street, New Castle, Indiana. All interested citizens are invited to attend and should any citizen require special provisions, such as handicapped modifications or non-English translation personnel, the City will provide such provisions as long as the request is made by 4:00pm (local time) May 28, 2010.

An apparent low-bidder will be publicly announced immediately following this meeting. The City of New Castle and its agents will proceed with verification of apparent low bidder's qualifications, as set forth in the construction documents, and anticipates finalizing a contract at the regularly scheduled Board of Works Meeting June 21, 2010. Construction for this package is tentatively schedule to begin no later than Aug, 2010

Construction Documents will be available for review and purchase on May 13, 2010 at the locations listed below.

A pre-bid meeting and site visit will be held at 10:30am (local time) on May 18, 2010 starting at the corner of 1400 Broad Street, New Castle, Indiana. All prime contractors (GC services), subcontractors, small, minority and/or women owned enterprises and other interested parties are invited to attend. This meeting is highly recommended, though not mandatory to meet the bid requirements. There is a 10% goal for local (Henry County) and MBE and WBE participation in this project (see Project Summary below).

Questions on the project should be directed to the Architect of Record:

Brenner Design, Inc.  
108 East Market Street  
Indianapolis, Indiana 46202  
(317) 262-1220  
bmather@brennerdesign.com  
Attn: Project Manager, Brent Mather

The final day for questions submitted to the Architect and Owner is set for June 2, 2010 at 4:00pm (local time). Questions must be submitted in writing and accordance with the procedure set forth in the construction documents. All questions will be collated and answered in a final addendum to the construction documents, to be released by 5:00pm (local time) on June 3, 2010 to all registered prospective bidders.

**Project Summary / Contract Requirements Summary**

This Project consists of , not limited to: site work, demolition, masonry , window replacement, carpentry, roofing, hydraulic elevator, fire stairway, structural cast-in place concrete, interior build-out, finishes, equipment procurement by GC, and electrical / mechanical / plumbing by GC Design Build at four street addresses (3 independently structured buildings comprising the Maxwell Commons (1400, 1404, 1408 and 1410 Broad Street) New Castle Indiana as shown on the REVISED Contract Documents prepared by Brenner Design Incorporated, dated 13 May 10.

Approximate Project Contract (for purposes of bonding requirements): max \$1,200,000 Gross Construction Costs

The work will run contemporary to separate contracts for Historic Exteriors (currently awarded and in process) and a separate City of New Castle Contract for Hazardous Materials Remediation (currently out to bid)..

The apparent low-bid General Contractors (GC) shall within 4 working days of bid opening submit additional documentation per Construction Specification Manual, including but not limited to:

- 1) record of three (3) previous projects of similar complexity and scope (historic) as the above mentioned project.
- 2) proof of appropriate Licensing, Bonding, and Insurance for the duration of the project,
- 3) outline schedule of work identifying start and stop dates for individual trades and date of building enclosure,
- 4) reference names and contact information for minimum three (3) individuals / corporations currently in existence,
- 5) of proposed 10% contract by pay amount from both the following categories (aggregate 20%):
  - a. Local county primary ownership, qualified by residency in Henry County on the day of bid opening
  - b. Minority (MBE) Business Enterprise and/or Woman (WBE) Woman Business Enterprise.

The project shall be completed in accordance with all binding Federal, State, and local codes and requirements, including but not limited to: International Building Code (Indiana Amendments), US Environmental Protection Agency (EPA), and the Secretary of Interior's Standards for Historic Renovation.

The work to be performed and the proposal to be submitted shall include sufficient and proper sums for all general construction, waste removal, mechanical / electrical conditions, labor, materials, permits, licenses, insurance, general conditions, GC profit and so forth incidental to and required for the construction of the facilities. See also bid submission requirements / forms available in the construction documents specifications.

### **Plans and Specifications**

Construction Documents and Specifications for the project can be viewed and/or purchased at the following locations:

#### **VIEW AND PURCHASE:**

Reprographix  
437 North Illinois Street  
Indianapolis, Indiana 46204  
(317) 637-3377  
[www.reprographix.com/eplanroom/](http://www.reprographix.com/eplanroom/)  
Attn: Brian or Ray

#### **VIEW ONLY (Available Tuesday May 18<sup>th</sup>):**

City of New Castle, Office of the Mayor  
227 North Main Street  
New Castle, Indiana 47362  
(765) 529-7605

Interested parties are encouraged to register with either these plan rooms or the Architect of Record, as addendum to the construction documents may be released.

### **Additional Bid Requirements**

Each proposal must be enclosed in a sealed envelope bearing the title of the Project and the name and address of Bidder. All proposals must be submitted on the proposal forms as identified in the Contract Documents and Specifications, including the provided Bid Tab cover sheet.

Each proposal 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 highest aggregate proposal, 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 him to do so within ten (10) days of said notification.

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 he executes his contract. The bond 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 proposal, or all proposals, or to accept any proposal or proposals, or to make such combination of proposals as may seem desirable, and to waive any and all informalities in bidding. Any proposal may be withdrawn prior to the above scheduled time for the opening of proposals or authorized postponement thereof. Any proposal received after the time and date specified shall not be considered. No proposal 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 be approved by the Indiana Housing and Community Development Authority (IHCDA).

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.

Proposals shall be properly and completely executed on proposal forms included in the Specifications. 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.

Each Bidder is responsible for inspecting the Project site(s) 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.

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. A copy of 41 CFR Part 60 - 4 may be found in the Supplemental General Conditions of the Contract Documents and Specifications.

The Bidders attention is also called to the 'Minority/Women Business Participation' goals contained in the Project Specifications. The City of New Castle has adopted an over-all goal of 10% participation for minority and female owned businesses for construction related or purchase related contracts for the work and a minimum of 10% local (Henry County) participation is set for the total construction budget of this project (20% aggregate).

In addition, the Contractor must meet guidelines and practices established by the Indiana Office of Housing and Urban Development (HUD) 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.

In addition, the Contract Division procurement is subject to the Federal Regulations contained in the OMB Circular A-102, Sections B and O and the State of Indiana requirements contained in IC-36-1-9 and IC-36-1-12.

Any contract(s) awarded under this Advertisement for Bids are expected to be funded in full by a grant from the Neighborhood Stabilization Program, as administered by the Indiana Housing and Community Development Authority (IHCDA). Neither the United States nor any of its departments, agencies or employees is or will be a party to this Advertisement or Bids or any resulting contract.