

Bethel Congregate Corporation & Bishop Curtis Homes
Request for Qualifications from Architects/Engineers to Assist the
in Preparation of Plans, Specifications & Contract Documents for
Improvements & Upgrades at Bishop Curtis Congregate / Bethel Congregate.

Bethel Congregate Corporation & Bishop Curtis Homes – (Owners – Congregate) extends an invitation to Architects/Engineers to submit a statement of their qualifications. The architect's/engineer's qualifications should indicate the ability to perform work required in a timely and sufficient manner. The architect/engineer must be licensed to perform services in the State of Connecticut. Firms selected through the RFQ process will be invited to submit fee proposals for the A&E services required for the Improvements & Upgrades project at Bethel Congregate aka Bishop Curtis Homes Congregate.

Bethel Congregate is located at 101 Simeon Road, Bethel, Connecticut 06801 constructed in 1985 for congregational/elderly use. The property consists of one (1) three-story building and forty-four (44) efficiency units (5 of which are designated accessible). The scope of work for the Improvements & Upgrades will include, but not necessarily be limited to, site work, parking & curbing, sidewalks, lighting, heating and cooling, ADA upgrades, generator upgrade, kitchen and bathroom upgrades, upgrades for electrical, plumbing and mechanical.

The services being required by the Owners - Congregate may include, but may not necessarily be limited to plans and specifications, potentially preparation and design of construction documents, work write-ups, energy modeling, cost estimates, evaluation of construction bids, inspection of materials and workmanship during construction, and post completion documents.

The scope of work will include: Asphalt resurfacing, elevator modernization. Repair and/or replacement: concrete flat work (walkways, steps & patio), building distribution for water and heating including shut off valves. Replacements: lighting, water softener system, fire alarm system, entry intercom system. Improvements: site drainage, accessibility modifications, building envelope doorways, insulation and finish systems (EIFS) recoating and repairs, caulking, roofing system. Interior unit and common area: unit upgrades and renovations as needed in passages and closets doorways, floor covering, kitchen/bathroom upgrades (cabinets, appliances, fixtures and accessories). The Capital Needs Assessment available by request at office@bethelcongregate.org The preliminary budget is approximately 4 million dollars.

The project will be funded by the Connecticut Department of Housing (DOH) and Connecticut Housing Finance Authority (CHFA), ATIMA.

The entire procurement procedure and contract award will be subject to all applicable Federal/State Laws and Regulations. The architect/engineer selected shall comply with the Equal Employment Opportunity and Affirmative Action Requirements adopted by the DOH/CHFA in compliance with said orders.

Profiles of the firm's principals, staff and facilities must be submitted along with a list of completed projects, especially those completed with DOH or CHFA funds. The architect/engineer should specify any work performed under DOH or CHFA Funded Programs including but not limited to Competitive Housing Assistance for Multifamily Properties (CHAMP) and/or State Sponsored Housing Portfolio (SSHP). Additional architectural services may be needed by Bethel Housing Authority as the need arises and will be separate from this project. A certified statement that the architect/engineer is not debarred, suspended, or otherwise prohibited from professional practice by any Federal, State or local agency must also be submitted.

In addition, the following insurance will be required and must comply with all DOH & CHFA required limits:

1. Professional Liability including Errors and Omissions,
2. Comprehensive General Liability,
3. Automobile Liability

Submission for Request for Qualifications (RFQ) must be submitted by June 14, 2024 and mailed to

Bethel Congregate Corp.
c/o Management Office/Reynolds Ridge
25 Reynolds Ridge
Bethel, Connecticut 06801



Equal Housing Opportunity

TTY: 1-800-842-9710



EQUAL HOUSING
OPPORTUNITY