

**Lead Abatement and Painting Services at the Moor's Indian School  
Columbia CT  
Project NO. I8-002.**



## **TOWN OF COLUMBIA**

323 Jonathan Trumbull Highway, Columbia, CT 06237  
(860) 228-0110 Fax: (860) 228-1952

The Town of Columbia is accepting sealed bids for Lead Abatement and Painting Services at the Moor's Indian School here in Columbia **Project NO. I8-002**. Bids will be received at the Town Administration Office at Town Hall, 323 Route 87, Columbia, Connecticut, until **4:00 p.m. on April 19, 2018**. After bids are received, the Town Administrator may analyze whether vendors have submitted comparable bids and meet the requirements called for. In reviewing the bids, the Town Administrator may consider the past performance, financial responsibility, and sales and service experience of the vendors. The Town reserves the right to reject any or all bids, to waive any defects in same, or to choose to make purchases other than strictly in accordance with price considerations, and/or to choose other than the lowest bidder, if it be deemed in the best interest of the Town of Columbia.

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**General Information to Bidders:**

The Town of Columbia will receive sealed Bid Proposals for the Lead Paint Removal through chemical stripping and the painting of the Moor's Indian School, Project No. 18-002. The Moor's Indian School is located at 323 Route 87 in Columbia, Connecticut behind Town Hall.

**Contractors to note that this facility is located within 100 feet of the Porter Middle School.** Sealed bids will be received at the Adel Urban Town Administration Building, located at 323 Route 87, Columbia Connecticut until **4:00 p.m. on April 19, 2018**. Bids received after the specified closing time will not be accepted and will be returned to the prospective bidder unopened.

Contract specifications are available for review at the Town Hall, Adel Urban Administration Building, 323 Route 87, Columbia, Connecticut.

Submission of a Bid signifies that the Bidder will sign the contract presented by the Town (if awarded) without alteration. Refusal to sign or exceptions taken to the contract will give the Town of Columbia the right to reject the bid.

The Bid Specifications must be followed and complied with in all respects.

The successful bidder shall comply with all applicable Federal, State, and local laws and regulations and all Town of Columbia requirements.

All bids shall be held firm by the bidders for a period not less than ninety (90) days. No Bidder shall withdraw their bid during that time period.

No oral or facsimile bid proposals are permitted or shall be considered as valid for the purposes of the Moor's Indian School Lead Paint Removal and Painting **Project NO. 18 002**.

The Town of Columbia's Administration reserves the right to reject any and all bids or to waive any informalities, irregularities, omissions, or technical defects in the bids.

The successful bidder shall participate and comply with all applicable affirmative action, equal opportunity employment, non-discrimination and local hiring preferences established by the Town of Columbia for application on this Moor's Indian School Lead Paint Removal and Painting Project.

All Town of Columbia Permit Fees associated with the work under this contract are hereby waived by the Town of Columbia. The work to be conducted is at a Town owned and maintained facility. Contractor shall obtain any and all necessary State and/or local permits required pertaining to Lead Paint removal.

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The successful Contractor awarded the bid shall provide to the Town his license and/or Certificates for Lead Paint removal and shall submit his Lead Abatement plan to the Town for review prior to any work.

After bids are received, the Town Administrator may analyze whether vendors have submitted comparable bids and meet the requirements called for. In reviewing the bids, the Town Administrator may consider the past performance, financial responsibility, and sales and service experience of the vendors. The Town Administrator reserves the right to reject any or all bids, to waive any defects in same, or to choose to make purchases other than strictly in accordance with price considerations, and/or to choose other than the lowest bidder, if it be deemed in the best interest of the Town of Columbia.

**Scope of Services:**

Work shall include lead paint removal using chemical stripping from windows, glazing, doors, siding, trim, entrance ceiling outside, and outhouse. Building is located behind Town Hall and within one hundred feet of Horace Porter Middle School.

Below are estimates for square footage of those areas involved for lead paint removal:

Temporary eight-foot-high chain link fence panels fencing	425 linear ft.
Portable waste decontamination unit	1
Remove glass & prep opening for new glazing, eight windows (3/16" thick, clear float field installed glass)	100 Sq. ft.
Six mil poly sheeting for floors, Hazmat containment	1,800 Sq. ft.
Board-up windows (5/8" thick plywood using 2x4 wood stud framing)	100 Sq. ft.
Outside entrance ceiling at school	30 Sq. ft.
Two doors, one side flush, Outhouse and school entrance	60 Sq. ft.
Siding	1,087 Sq. ft.
Trim	836 Sq. ft.
Vertical siding Outhouse	170 Sq. ft.

Painting work shall include any necessary caulking, priming and painting of windows, window trim, doors, door trim and frames, exterior ceiling, trim, door frames, and siding with one coat of primer and two coats of paint using a brush or roller work where appropriate.

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**Paint specifications are as follows:**

For Primer and Paint the contractor shall only use:

All-acrylic formulation" 100 percent acrylic latex". With the following characteristics:

Solids: All the resins and pigments left behind after the solvents evaporate.

Sherwin Williams Super Paint Exterior High Gloss is: 44 ±2%

Dry-film thickness: Is formulated to attain a certain thickness, measured in mils, when brushed or rolled out.

Sherwin Williams Super Paint Exterior High Gloss is: 4 mils wet: 1.8 mils dry

VOCs: The Volatile Organic Compounds are solvents that adversely affect our lungs and air quality. Federal regulations limit the amount of VOCs to 250 grams per liter in exterior flats and 380 in glossier coatings.

Sherwin Williams Super Paint Exterior High Gloss is: 90 g/L

Longevity of acrylic paint depends on the paints formulation and what it's applied to. Two coats of top-quality paint over 1 coat of primed wood.

**Clean Up:**

1. Clean up all work areas and dispose of materials off site and as required by any applicable Hazardous Materials requirements.
2. Repair any and all disturbed turf areas, add screened topsoil as needed, seed (using Lesco Double Eagle Perennial rye mix or equivalent at 100lbs per acre), fertilize (with Lesco 8-24-12 or equivalent starter fertilizer spread per bag specifications).
3. Repair any and all damaged areas that were caused during renovation as directed by the Town of Columbia.

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## **STANDARD INSURANCE AND INDEMNIFICATION REQUIREMENTS**

**1) General Conditions:** Within ten (10) business days of the award or notice, or prior to the start of work, whichever comes first, the contractor/insured will provide, pay for, and maintain in full force and effect the insurance outlined here for coverage's at not less than the prescribed minimum limits of liability. Such coverage is to remain in force during the life of the contract and for such additional time as may be required, and will cover the contractor/insured's activities, those of any and all subcontractors, or anyone directly or indirectly employed by any of them, or by anyone for whose acts of them may be liable.

- A. **Certificates of insurance:** The contractor/insured will give the Town of Columbia a certificate of insurance completed by a duly authorized representative of their insurer certifying that at least the minimum coverage's required here are in effect and specifying that the liability coverage's are written on an occurrence form and that the coverage's will not be canceled, non-renewed, or materially changed by endorsement or through issuance of other policy(ices) of insurance without sixty (60) days advance written notice to the Town of Columbia's, Town Administrator.

Failure of the owner to demand such certificate or other evidence of full compliance with these insurance requirements or failure of the town to identify a deficiency from evidence provided will not be construed as a waiver of the contractor/insured's obligation to maintain such insurance.

- B. **Insurer Qualifications:** All insurance will be provided through companies authorized to do business in the State of Connecticut and considered acceptable by the Town.
- C. **Additional Insured:** The policy or policies providing insurance as required, with the exception of professional liability and worker's compensation, Contractor shall add the Town of Columbia on all insurance policies. Contractor shall provide the Town of Columbia with a certificate of insurance. Contractor insurance shall be primary and non-contributory.
- D. **Retroactive Date and Extended Reporting Period:** Any coverage written on a claims made basis requires an extended reporting period of at least 36 months upon final payment or date of project completion, whichever occurs later.
- E. **Subcontractors' Insurance:** The contractor will require and cause each subcontractor hired and/or employed by the contractor to purchase and maintain insurance of the types specified below. When requested by the town, the contractor will furnish copies of certificates of insurance evidencing coverage for each subcontractor. Any coverage written on a claims made basis requires an extended reporting period of at least 36 months upon final payment or date of project completion, whichever occurs later.

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- F. Waiver of Subrogation: The contractor shall waive subrogation and all rights of recovery against the Town of Columbia. Contractor will require all insurance policies related to the work and secured and maintained by the contractor to include clauses waiving subrogation in the certificate of insurance. The contractor/insured will require of subcontractors, by appropriate written agreements, similar waivers each in favor of all parties enumerated in this section.
- G. Hold Harmless: To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless the Town of Columbia, and their boards, employees and agents from and against all claims, damages, losses, judgments and expenses, including but not limited to attorney fees of counsel selected by the Town, that arise from or may arise from the performance of the work, the supplying of materials and/or the breach of this Agreement provided that such claim, loss, damage, judgment and/or loss expense is attributable to bodily injury, sickness, disease or death, or to injury or destruction of tangible property (other than the work itself) but only to the extent caused by the negligent acts or omissions of the Contractor, subcontractors, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder.

**2.) Insured Limits and Coverage:**

- A. To the extent applicable, the amounts and types of insurance will conform to the minimum terms and conditions and coverages of the national Insurance Services Office (ISO) policies, forms, and endorsements.
- B. If the contractor/insured has self-insured retention's or deductibles under any of the following minimum required coverage's, the contractor/insured must identify on the certificate of insurance the nature and amount of such self-insured retention's or deductibles and provide satisfactory evidence of financial responsibility for such obligations. All self-insured retention's or deductibles will be the contractor/insured's sole responsibility.
- C. Commercial General Liability: The contractor/insured will maintain commercial general liability insurance covering all operations by or on behalf of the Contractor/insured on an occurrence basis against all claims for personal injury (including bodily injury or death) and property damage (including loss of use). Such insurance will have these minimum limits:
- \$1,000,000 each occurrence.
  - \$1,000,000 each occurrence if blasting is required.
  - \$2,000,000 general aggregate with dedicated limits per project site.
  - \$2,000,000 products and completed operations aggregate.
  - \$1,000,000 personal and advertising injury.

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- D. Automobile Liability: The contractor/insured will maintain business auto liability coverage for liability arising out of any auto, including owned, hired, and non-owned autos.
- E. Workers' Compensation: The contractor/insured will maintain workers' compensation and employer's liability insurance in the following minimum limits:
- Workers' Compensation: statutory limits.
  - Employer's Liability: \$1,000,000 bodily injury for each accident.
  - Employer's Liability: \$1,000,000 bodily injury by disease each employee.
  - Employer's Liability: \$1,000,000 bodily injury disease aggregate.
- F. Governing Law: This agreement shall be governed by the laws of the State of Connecticut.
- G. These are, minimum insurance limit requirements only. Additional insurance coverage's and amounts may be required by the Town of Columbia on a per project basis.

**Certificate of Insurance:**

The successful bidder will be required to submit a Certificate of Insurance upon receipt of award and before starting work. The Certificate of Insurance shall name the Town of Columbia as "additional insured".

**Retainage:**

The Town of Columbia shall retain five percent (5%) of the total bid amount for up to a period of one year from date of completion.

**Warranty of Work.**

The successful bidder shall provide a minimum of a one (1) year warranty for all work, material installations conducted under the Scope of Work and this contract.

**Commencement of Work:**

No work shall commence under the contract without the issuance of a Notice to Proceed or Award and a Purchase Order from the Town of Columbia Administration. The successful Contractor shall not exceed the total contract price without advance written approval from the Town of Columbia Administration.

The successful Bidder shall execute the Contract provided by the Town without alteration, within fifteen (15) days of the Notice of Proceed or Award.

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**Term of Contract:**

The contract shall be for a term of six (6) weeks from the start of work. This term may be modified by the Town of North Haven at any time or by the Contractor with written consent and approval by the Town of Columbia administration.

**Hours of Work:**

Under this contract work may continue between the hours of 7 a.m. and 5 p.m. daily, Monday through Friday, holidays excluded. Exceptions to the aforementioned hours of work can only be made through a request and approval by the Town of Columbia's Director, Department of Public Works.

**Disposal of Equipment and Materials:**

All materials and equipment replaced under this contract shall be disposed of by the contractor at his/her sole expense unless otherwise specified or approved of by the Town of Columbia's Director of Public Works. The Contractor shall submit any and all copies of any Hazardous Materials manifest for disposal indicating volume for disposal, date, location for disposal and signed off by the vendor used for disposal.



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I/We, the undersigned, hereby agree to furnish and deliver and installed, all those items listed separately above herein, the following items, subject to an in accordance with those specifications and conditions contained herein, which are made a part of this proposal.

<b>Lead Paint Removal:</b>	<b>Cost</b>
Moor's Indian School	\$
Moor's Indian School Outhouse	\$
<b>Painting:</b>	<b>Cost</b>
Moor's Indian School	\$
Moor's Indian School Outhouse	\$
<b>TOTAL COST</b>	\$

BIDDING COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

COMPANY REPRESENTATIVE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

TELEPHONE NO. \_\_\_\_\_ E-MAIL \_\_\_\_\_

**THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT PROPOSALS IN WHOLE OR IN PART DUE TO TECHNICAL DEFECTS, BUDGET LIMITATIONS OR ANY LEGAL REASON DEEMED TO BE IN THE BEST INTEREST OF THE TOWN OF COLUMBIA.**

s:\selectman\mark walter\rfp\moors indian school lead abatement and painting services\moors indian school lead abatement and painting services 3.21.18.doc