BID #2020-11
CHEMICAL WATER TREATMENT SYSTEM

TOWN OF STRATFORD
PURCHASING DEPARTMENT
2725 MAIN STREET
STRATFORD, CT 06615

SEALED submissions are subject to the standard instructions set forth on the attached sheets. Any modifications must be specifically accepted by the Town of Stratford.

Released: Thursday, 17th October, 2019

Phillip Ryan, Purchasing Agent

Sealed bids will be received by the Purchasing Department at the office of the Purchasing Agent, 2725 Main Street, Room 202, Stratford, Connecticut 06615, up to:

11:00AM, Thursday, 31st October, 2019

NOTE:
1. Bidders are to complete all requested data in the upper right corner of this page and must return this page with their bid proposal.
2. No bid shall be accepted from, or contracts awarded to, any person/company who is in arrears to the Town of Stratford upon debt, or contract or who has been within the prior five (5) years, a defaulter as surety or otherwise upon obligations to the Town of Stratford.
3. Submissions are to be submitted in a sealed envelope and clearly marked “BID #2020-11” on the outside of the envelope, including all outer packaging, such as, DHL, FedEx, UPS, etc.
INVITATION TO BID

The Town of Stratford (Town) on behalf of its Board of Education (BOE) is seeking competitive bids from qualified contractors to supply and install chemical water treatment equipment and devices, including chemicals, piping, pumps, meters, chemistry storage tanks, filter feeders, water analyses and reports, for the following school facilities.

NOTE: The awarded contractor must have on staff a Chemistry Engineer or a licensed Water Treatment Specialist with at least five (5) years documented experience with chemical water treatment for public schools. The service contract is anticipated to commence upon award of contract.

TERM / RENEWAL OF CONTRACT

The Town intends to award a (12) month maintenance contract with four (4) one-year optional renewal terms.

- On (60) days advance written notice, the Town may renew the 2020 contract per the same terms and conditions, including an agreed upon optional cost of living allowance (COLA) increase.
- The optional one-year renewal terms are at the sole discretion of the Town of Stratford.

REQUESTS FOR INFORMATION (RFI) / ADDENDA

Direct requests to: Town of Stratford, Purchasing Department
Attention: Phillip Ryan, Purchasing Agent
2725 Main Street, Room 202, Stratford, CT 06615
PRyan@townofstratford.com

NOTE: Written requests for information will not be accepted after 12:00PM on Friday, 25th October.

Response will be in the form of an addendum that will be posted approximately Tuesday, 29th October at close of business to the Town of Stratford, Purchasing Department website: http://www.townofstratford.com/purchase

It is the responsibility of each bidder to retrieve addenda from the website. Any contact about this bid between a Bidder and any other Town official and/or department manager and/or Town of Stratford employee, other than as set forth above, may be grounds for disqualification of that Bidder. No questions or clarifications shall be answered by phone, in person or in any other manner than specified above. Addenda will not be mailed, e-mailed or faxed out.

BID BOND / BID SECURITY

A five (5) percent bid bond, or equal approved security, as stated per the Terms and Conditions must be submitted with the proposal. Any bid submitted without such security will be excluded from the bidding process, no exceptions.

REQUIREMENTS

1. All equipment and materials supplied/installed shall be new and of current manufacture, and shall meet or exceed all specifications described herein. Any deviations to specifications must be indicated with the proposal response.
2. The Bidder or supplier must be an authorized dealer and/or distributor for all equipment supplied or installed, and may be required upon request to provide proof of all applicable licensing.
3. Bids for single or multiple OEM manufacturers may be accepted at the sole discretion of the Town. The Bidder must provide service personnel certified to repair or replace equipment for each manufacturer as submitted in proposal. Authorized personnel certification must be provided upon request.
4. The Bidder will be responsible for securing all necessary permits where applicable, including State and local, and as required by the Town of Stratford.
5. Warranty: The Bidder shall remain the single-point-of-contact for all warranty and equipment services, and must provide equipment repair or replacement services.
6. References: Provide at least three (3) references (preferably municipalities) regarding similar projects performed.
7. Acceptance: The Town of Stratford will not accept receipt of equipment (installed or otherwise) unless all specifications stated in the bid document have been accommodated, and/or approved by written consent. The Bidder shall be required to correct any nonconforming issues, at no expense to the Town of Stratford.
8. Exceptions: Bidders are required to provide full details of any exceptions to the specifications. Details must be submitted separately and attached to the proposal page.
9. Pricing: All costs submitted in proposal must include equipment, standard warranty, freight, shipping and delivery charges, labor, installation and/or set-up costs, safety checks and all related materials. All subcontractors must be identified and their labor rates submitted with proposal page.
SCOPE OF WORK

STEAM BOILER SYSTEMS

Contractor shall supply and install all equipment at each location, including all components and devices required for complete operation of the system. Locations are listed on Proposal Page.

Equipment:

- One (1) Pulsafeeder chemical injection pump with water meter (or Owner approved equal).
- One (1) double walled chemistry storage container.

Submit with your proposal an itemized list of equipment that is to comprise of the complete system to be installed at each location. Lump sum per location on proposal page shall include all labor, material, tools, equipment, devices, components, and all else necessary, to complete the work.

HOT WATER HEATING BOILER SYSTEMS

Contractor shall supply and install all equipment at each location, including all components and devices required for complete operation of the system. Locations are listed on Proposal Page.

Equipment:

- One (1) Stainless steel feeder system with 2” flow sight to provide visibility of filter bag condition.

  NOTE: Eli Whitney Elementary School already has a stainless steel filter installed.

Submit with your proposal an itemized list of equipment that is to comprise of the complete system to be installed at each location. Lump sum per location on proposal page shall include all labor, material, tools, equipment, devices, components, and all else necessary, to complete the work.

FIELD SERVICE PROGRAM

Provide four (4) service visits during the heating season to include:

- All necessary chemistry for the hot water heating and steam boiler systems during the heating season.
- Testing of each of the steam and hot water heating systems for conductivity, pH, and chemistry levels to include periodic chloride levels in the steam boiler systems for cycles of mineral concentration.
- Provide full computerized field service report with all results of analyses, findings, actions taken, and recommendations.
- Inspect equipment for proper operation and perform adjustment to chemical injection pumping rates based on results of water analyses.
- Perform blowdown rate adjustments as necessary.
- Chemical additions as necessary.
Prior to performing the work, the awarded contractor must submit all cost proposals in writing for approval.

1. Cost proposals shall contain minimum number of hours to perform the work, including itemized part numbers and descriptions.

2. The Contractor shall furnish all labor, parts, materials, tools, test equipment and related items to perform the work, and must provide service personnel certified to repair and/or replace equipment, including OEM. Authorized certification for all personnel must be provided upon request.

3. All parts, components and related devices for mechanical systems that are worn or not in proper operational condition shall be repaired and/or replaced with new parts, components and devices.

4. When equipment or parts are to be replaced in their entirety and a contemporary design for said equipment is available, and is functionally equivalent and compatible, the equipment and/or parts of the newer design shall be used as the replacement.

5. All miscellaneous parts, components and related items necessary to perform the work, such as, but not limited to, gaskets, filters, belts, valve packing, lubricants, tools, paints, refrigerants, test instruments, meters, etc., shall be supplied by the Contractor and included in the costs.

EXCLUSIONS
The following items are excluded from the Contractors responsibilities for all facility locations;

1. Upgrades and modifications to enhance performance beyond current equipment specifications or design capacity.

2. Removal of asbestos or hazardous materials necessary to perform repair and/or replacement work on equipment.

3. Alterations, renovation or construction work to premises and buildings where equipment is located.

4. Electrical and plumbing services not directly associated with facility equipment to be repaired or replaced.

QUALIFICATIONS
The Contractor shall demonstrate a minimum five (5) years’ experience in the Chemical Water Treatment industry for installation and repair services, employ at least one (1) full-time qualified engineer and trained certified service personnel, provide emergency repair services, and shall maintain a local office with adequate inventory of replacement parts and components, for all said equipment as per the Scope of Work.

EMERGENCY SERVICE
Emergency breakdown service must be provided by the Contractor 24 hours/365 days per year, including a full-time service department located within one (1) hour travel time of the Town of Stratford. Provide minimum one (1) hour call-out response.

CERTIFICATION
The awarded contractor must have on staff a Chemistry Engineer or a licensed Water Treatment Specialist with at least five (5) years documented experience with chemical water treatment for public schools. The service contract is anticipated to commence upon award of contract.

OSHA COMPLIANCE
The Contractor must fully comply with all relevant OSHA requirements and regulations.

INVOICING / COSTS
1. Costs submitted on all equipment, parts, components, devices and related items must remain fixed and held firm for no less than a 12-month term, including labor rates for business hours and after-hours services.

2. Invoices will not be paid by the Town or BOE without prior written approval.

3. Replaced equipment and/or supplied parts and components must be of new and current manufacture, unless agreed upon previously in writing by Owner.
SUBCONTRACTORS
1. Services that are to be provided shall be performed by qualified and trained service personnel that are directly employed by the Contractor.
2. Subcontracting will not be permitted without the prior knowledge and written approval of the Town.
3. Approved subcontractors must provide details regarding company contracts, personnel references and proof of all applicable licensing/certification requirements.
4. The Contractor assumes full responsibility of the Contract, including labor, equipment and parts warranties.

Provide subcontractor details to be employed as part of this contract, including labor rates. All subcontractors are subject to approval by the Town of Stratford.

TIME FRAME
The Contractor will be required to place a reasonable schedule on written estimates to complete repairs. In the event that the schedule will be exceeded based upon parts availability or circumstances beyond the Contractor’s control, it is the Contractor’s responsibility to inform the relevant Town department of the delay.

In the event that there are delays in making repairs because more lucrative work is received, the Town reserves the right to have the repairs made by another contractor and assess the original contractor the difference in cost incurred by utilizing another contractor.

BASIS OF AWARD
The following factors will be considered in awarding the contract:

- Compliance (i.e. valid licenses, certification, permits, OSHA) of personnel and workshop facility as required by federal, state and local law.
- Experience and number of skilled employees available to service the contract.
- Geographical location and response time to worksite.
- Cost.

INSTRUCTION TO BIDDERS
A. Prospective bidders are to visit the site to verify scope of the work, measurements, quantities, etc., prior to bidding. The Town reserves the right at all times to increase or decrease the amount of work, if deemed in its best interest.

B. Price is to include all labor, materials, permits, disposal, etc., required to properly complete the project, including but not limited to, the following:
   1. Approval by local officials where and as required, i.e. Building Department, Fire Marshall, etc.
   2. Mobilization, preparation and staging as required and where specified.
   3. Mechanical, electrical, plumbing, etc.
   4. Clean up and proper disposal of all removed surplus items and equipment as part of the contract.

C. The Bidder must not discriminate, nor permit discrimination, against any person on the grounds of race, color, national origin, religion, sex, handicap, or veteran status, in their employment practices, in any of their contractual arrangements, in all service and accommodations they offer to the public, and in any of their other business operations.

D. The successful bidder MUST secure all required permits prior to commencing work on the site. Upon application for a building permit (where required) the Town of Stratford will waive the cost of the permit, exclusive of the State of Connecticut Education Fee.

E. The awarded contractor will have access to the building immediately upon award of contract. All work must be completed in a timely manner. Access to buildings shall be during normal business hours unless otherwise permitted, except for public holidays. At the Contractor’s option, he/she may access the building on holidays, Saturdays and Sundays, if the Contractor pays the cost (including all overtime) of the custodial services for this time. All work time must be coordinated with the Manager of Facilities.

F. Award of the project, either partial or in its entirety, is contingent upon funding approval by the Town Council.
PROPOSAL TO: Town of Stratford, Purchasing Department  
2725 Main Street, Room 202  
Stratford, Connecticut 06611

I, ___________________________________________________________ have received the following contract documents,

1. Bid Document #2020-11
2. Boiler & Heating System Assessment prepared by DBS Energy.
3. Addenda ___ through ___ posted at www.townofstratford.com/purchase and have included their provisions in my proposal to supply all labor, materials, tools, equipment, permits, taxes and insurances, etc., and in accordance with the entire contract documents, to provide chemical water treatment equipment and devices, chemicals, piping, valves, electrical power, water analyses, as specified.

Lump sum amount per school shall include the cost of all labor, materials, finishes, incidentals, equipment, tools, mobilization, delivery, permits, licenses, overhead and profit, taxes (except from which Owner is exempt) and insurances.

STEAM BOILER SYSTEMS

Stratford Academy – Johnson House: ($_______________) /lump sum
Franklin Elementary School: ($_______________) /lump sum
Wooster Middle School: ($_______________) /lump sum
Second Hill Lane School: ($_______________) /lump sum
Bunnell High School: ($_______________) /lump sum
Wilcoxson School: ($_______________) /lump sum

HOT WATER HEATING BOILER SYSTEMS

Administration Building: ($_______________) /lump sum
Lordship Elementary School: ($_______________) /lump sum
Stratford Academy – Honeyspot House: ($_______________) /lump sum
Nichols Elementary School: ($_______________) /lump sum
Eli Whitney Elementary School: ($_______________) /lump sum
Flood Middle School: ($_______________) /lump sum
Chapel Elementary School: ($_______________) /lump sum

The Bidder hereby certifies that any and all defects, errors, inconsistencies or omissions of which he/she is aware, either directly or by notification from any material supplier found in the Contract Documents are listed herewith in this Bid Form.

Name ________________________________ Title ___________________________ Signature ___________________________ Date______________
FIELD SERVICE PROGRAM

Testing & Inspection: $________ /visit x52 ($______________) /lump sum

Price per Visit to include all chemistry for hot water heating and steam boiler systems during heating season.

Price per Visit to include all adjustment, analyses and field service reports.

For additional installation work performed up request:

Fixed discount off list price for NEW parts: ________ %

Installation Rates – Regular Business Hours:

Supervisor: $________ /hr Foreman: $_______ /hr Journeyman: $_______ /hr Apprentice: $_______ /hr

Installation Rates – After Hours:

Supervisor: $_______ /hr Foreman: $_______ /hr Journeyman: $_______ /hr Apprentice: $_______ /hr

Provide information regarding number of years in business, size of firm, and facility location.

Number of years in business: _____

Number of employees: _____ (full time) _____ (part time)

Facility Location: ________________________________ (Town) _____ (State)

The Bidder hereby certifies that any and all defects, errors, inconsistencies or omissions of which he/she is aware, either directly or by notification from any material supplier found in the Contract Documents are listed herewith in this Bid Form.

Name ________________________________ Title ___________________________ Signature ___________________________ Date______________

CHECKLIST

The following must be submitted with proposal:

☐ Cover page, completed and signed.
☐ Addenda acknowledged on bid proposal page, or
☐ Signed and submitted with modified pricing if requested.
☐ List of references where projects performed of comparable scope within the past three years.
☐ List of all subcontractors identifying each trade, hourly rates, location, and Tax ID number.
☐ Identify any exceptions that may apply. These must be itemized and attached to the proposal form.
REFERENCES
Provide reference details of most recent similar scope projects performed:

REFERENCE #1:
Name of Company ____________________________ Phone __________________________
Contact Person ____________________________ Cell __________________________
Company Address ____________________________ Fax __________________________
Date work completed ____________________________ Email __________________________

REFERENCE #2:
Name of Company ____________________________ Phone __________________________
Contact Person ____________________________ Cell __________________________
Company Address ____________________________ Fax __________________________
Date work completed ____________________________ Email __________________________

REFERENCE #3:
Name of Company ____________________________ Phone __________________________
Contact Person ____________________________ Cell __________________________
Company Address ____________________________ Fax __________________________
Date work completed ____________________________ Email __________________________

REFERENCE #4:
Name of Company ____________________________ Phone __________________________
Contact Person ____________________________ Cell __________________________
Company Address ____________________________ Fax __________________________
Date work completed ____________________________ Email __________________________

REFERENCE #5:
Name of Company ____________________________ Phone __________________________
Contact Person ____________________________ Cell __________________________
Company Address ____________________________ Fax __________________________
Date work completed ____________________________ Email __________________________
### SUBCONTRACTORS
Provide subcontractor details if any are to be employed as part of this contract, including labor rates:

**SUBCONTRACTOR #1:**

<table>
<thead>
<tr>
<th>Name of Company</th>
<th>Fed ID #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Person</td>
<td>Title</td>
</tr>
<tr>
<td>Company Address</td>
<td>Phone</td>
</tr>
<tr>
<td>Trade</td>
<td>Email</td>
</tr>
</tbody>
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Rates: Supervisor $______/hr  Foreman $______/hr  Journeyman $______/hr  Apprentice $______/hr

**SUBCONTRACTOR #2:**

<table>
<thead>
<tr>
<th>Name of Company</th>
<th>Fed ID #</th>
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<tbody>
<tr>
<td>Contact Person</td>
<td>Title</td>
</tr>
<tr>
<td>Company Address</td>
<td>Phone</td>
</tr>
<tr>
<td>Trade</td>
<td>Email</td>
</tr>
</tbody>
</table>

Rates: Supervisor $______/hr  Foreman $______/hr  Journeyman $______/hr  Apprentice $______/hr

**SUBCONTRACTOR #3:**

<table>
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<tr>
<th>Name of Company</th>
<th>Fed ID #</th>
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<tr>
<td>Contact Person</td>
<td>Title</td>
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<td>Company Address</td>
<td>Phone</td>
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<td>Trade</td>
<td>Email</td>
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Rates: Supervisor $______/hr  Foreman $______/hr  Journeyman $______/hr  Apprentice $______/hr

**SUBCONTRACTOR #4:**

<table>
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<tr>
<th>Name of Company</th>
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<td>Contact Person</td>
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<td>Company Address</td>
<td>Phone</td>
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<tr>
<td>Trade</td>
<td>Email</td>
</tr>
</tbody>
</table>

Rates: Supervisor $______/hr  Foreman $______/hr  Journeyman $______/hr  Apprentice $______/hr
PRICES
Prices quoted must be firm, for acceptance by the Town of Stratford, for a period of ninety (90) days. Price shall include all applicable duties. Bidders shall be required to deliver awarded items at prices quoted in their original bid. The price(s) and amount of the bid will have been arrived at independently and without consultation, communication or agreement with any other contractor or bidder.

GUARANTEE
Equipment, materials and, or work executed shall be guaranteed for a minimum period of one (1) year against defective material and workmanship. The cost of all labor, materials, shipping charges and other expenses in conjunction with the replacement of defective equipment, and, or unsatisfactory work, shall be borne by the Contractor.

The Contractor shall upon written notice remedy any and all defects in materials or workmanship resulting from work done under this contract and repair any damage to any structures or property caused by the Contractor incidental to this work, all such repairs to be done in accordance with instructions furnished by the Manager of Facilities and paid for by the Contractor.

OBLIGATION OF CONTRACTOR
The Contractor shall do all the work and furnish all the materials, tools, and appliances necessary or proper for performing and completing work required by this contract in a manner specified. All the work, labor, and materials to be done and furnished under this contract shall be done and furnished strictly pursuant to and in conformity with the specifications hereto attached and other directions of the Owner, as given from time to time during the progress of the work under the terms of the contract. The Contractor shall complete all work to be done under this contract to the satisfaction of the Owner and in accordance with the specifications and drawings (where provided) herein mentioned at the prices herein agreed upon.

METHOD OF DOING WORK
The work must be started and done by the Contractor in such a manner as not to encounter delays to the traveling public owing to delays in doing the work. It must be pushed to completion with all possible speed and no inconvenience to traffic will be permitted where such inconvenience may be avoided. The Contractor shall conduct the work in such a manner so as not to interfere with or willfully annoy employees and officials of the Board of Education, employees of public utilities, residents adjacent to the work and general public.

The Contractor shall employ only competent employees to do work and whenever the Owner shall notify the Contractor, in writing, that any employee on the work is, in the Owners opinion, incompetent, unfaithful, disorderly and otherwise unsatisfactory, such employee shall be discharged from the work and shall not again be employed on it, except with the consent of the Owner. At the site of the work, the Contractor shall employ at all times while work is in progress, a construction superintendent or foreman who shall have full authority to act for the Contractor and who shall be acceptable by the Owner.

In connection with the execution of the bid, subsequent purchase orders and/or contracts, the Contractor shall not discriminate against any employee or applicant for employment because of age, race, religion, color, sex, or natural origin.

Executive order #11246 inclusive of all its amendments thereto relative to equal employment opportunities and implementation rule and regulations of the Department of Labor and equal employment opportunities are incorporated herein by specific reference.

The Town of Stratford reserves the right to require the successful bidder(s) to enter into such security arrangements and/or written contracts as deemed necessary by the Town of Stratford and/or Board of Education to protect the Owner's property and goods and interests.
EXECUTION OF AGREEMENT
The form of Agreement that the successful bidder will be required to execute will be decided by the Owner. The bidder to whom the Contract is awarded, must sign and deliver required copies to the Owner within seven (7) business after notice of award and receipt of Agreement forms from the Owner.

At or prior to delivery of the signed Agreement, the bidder to whom the contract is awarded shall deliver to the Owner those Certificates of Insurance required by the Contract Documents and such Labor and Materials Payment Bonds and Performance Bonds as required by the Owner.

Bonds and Certificates of Insurance shall be approved by the Owner before the successful bidder may proceed with the work. Failure or refusal to provide Bonds or Certificates of Insurance in a form satisfactory to the Owner shall subject the successful bidder to loss of time from the allowable construction period equal to the time of delay in furnishing the required material.

LIABILITY OF CONTRACTOR
The Contractor shall at all times safely guard the Owner's property from injury or loss in connection with this contract. The Contractor shall at all times safely guard and protect the work and that of adjacent property (as provided by law and the contract documents) from damage. The Contractor shall take all responsibility for the work and take precautions for preventing injuries to persons and property in or about the work. The Contractor shall assume the defense of and indemnify and save harmless the Owner and its officers, agents, and employees from all claims relating to labor and materials furnished for the work, to inventions, patents and patent rights used in doing the work, or in consequence of any improper materials, implements or labor used therein and to any act, omission or neglect of the Contractor and his/her employees therein.

The Contractor shall conduct the work in such a manner as to interfere as little as possible with travel on the highways and observe all ordinances and statutes relating to obstructing the highway. The Contractor shall provide railing or suitable barricades as good safe practice requires as outlined in the latest revised edition of the Manual of Accident Prevention in Construction published by the Associated General Contractors of America and as required by the Owner to prevent accidents or injury to persons, vehicles or animals.

Signs warning the public of construction in the near vicinity shall be maintained at a reasonable distance from either end of the location of active construction or hazardous condition arising therefrom. All barricades, machinery and other hazards or obstructions to the public use of the highway shall be brightly and properly lighted at night.

ASSIGNMENTS
The Contractor shall not sublet, sell, transfer, assign or otherwise dispose of the contract or any portion thereof or of the work provided for therein, or of his/her right, title, interest therein, to any person, firm, partnership or corporation without the written consent of the Owner. If any part of the work is sublet, sold, transferred, assigned or otherwise disposed of, the Contractor will not be relieved of any responsibility in connection therewith. The Contractor may not subcontract a total of work in excess of 50% of the original total contract value.

EXTRA WORK
The Owner shall notify the Contractor, in writing, of the necessity of such extra work, stipulating its character and extent. Upon receipt of such notification, the Contractor shall advise the Owner, in writing, of the compensation, whether unit price or lump sum as requested, for which he/she proposes to perform the extra work required. The Owner may accept the compensation proposed by the Contractor, or if the Owner considers the prices submitted to be excessive, the Owner may order the work done on a "Cost Plus" basis. In either case, the character and extent of the extra work together with the accepted basis of compensation shall be communicated to the Contractor by means of a change order which, when signed by the Contractor and the Owner, shall become part of the contract.

Unforeseen work made necessary by changes in plan or work necessary to complete the improvements for which no price is provided in the contract, shall be done in accordance with the requirements of the specifications and as directed by the Owner.
RIGHT OF OWNER TO TERMINATE CONTRACT
If the work to be done under this Contract shall be abandoned, or if at any time the Owner is of the opinion that the Contractor is willfully violating any of the conditions of this contract or is not executing said contract in good faith or that the work is unnecessarily delayed and will not be finished within the prescribed time, the Owner may notify the Contractor and Surety, in writing to that effect. If the Contractor does not, within five (5) business days thereafter, take such measures as will, in the judgment of the Owner, insure the satisfactory completion of the work aforesaid, the Owner shall have the power to notify the Contractor to discontinue all work or any portion thereof, under this contract. A copy of this contract shall go to the surety.

Thereupon the Contractor shall cease to continue said work, on such part thereof as the Owner shall designate. The Owner shall thereupon have the power to place such and so many persons as deemed proper, by contract or otherwise, to work at and complete the work herein described and to use such materials, tools, and appliances found upon the work or to procure other materials, tools, and appliances for the completion of the same and charge the expenses of said labor, materials, tools, and appliances to the Contractor; and the expense so charged shall be deducted and paid by the Owner out of such money as may be then due, or may at any time thereafter grow due to the Contractor under and by virtue of this agreement, or any part thereof; and in case the expense so charged is less than the sum which would have been payable under this contract if the same had been completed by the Contractor, the Contractor shall be entitled to receive the difference; and in case greater, the Contractor shall pay amount of such excess so due.

DEFINITIONS
Whenever the words defined occur in this Contract and in the specifications hereto attached, they shall have the meanings here given:

1. Owner: The Owner shall mean the Town of Stratford (Town) or any duly authorized official thereof acting in an official capacity.
2. Contractor: Whenever the word "Contractor" is used in these specifications, it shall be understood to mean the person or persons, co-partnership or corporation, who has entered into this contract as the party of the second part, or his/her or their legal representative.
3. Sub-Contractor: Any individual, firm, partnership, or corporation to whom the Contractor sublets or assigns any part or parts of the project covered by the contract with the approval of the Owner.

DRAWING CONFLICT
In the event of conflict between the drawings (where provided) and specifications, the more stringent shall apply and be included in the contract.

TERMS AND CONDITIONS OF BID
In order to receive consideration, make bids in strict accordance with the following:

1. Make bids upon the forms provided, properly signed and with all items filled out. Do not change the wording of the bid form, and do not add words to the bid form. Unauthorized conditions, limitations, or provisions attached to the bid may be cause for rejection of the bid. If alterations by erasure or interlineations are made for any reason, explain over such erasure or interlineations with a signed statement from the bidder.
2. Bid proposals are to be submitted in a sealed envelope and clearly marked with the bid number “2020-11” on the outside of the envelope. All prices and notations must be printed in ink or typewritten. No erasures permitted. Bid proposals are to be in the office of the Purchasing Agent, 2725 Main Street, Room 202, Stratford, Connecticut, prior to date and time specified, at which time they will be publicly opened. It is the sole responsibility of the bidder to see that the bid is received on time.
3. No telegraphic bid or telegraphic modification of a bid will be considered. No bids received after the time fixed for receiving them will be considered. Late bids will be returned to the bidder unopened.

PROTESTS
No protest regarding the validity or appropriateness of the specifications or of the invitation for bids will be considered, unless the protest is filed in writing with the Director of Purchasing, prior to the closing date for the bids.

EXCEPTION TO SPECIFICATIONS
All bid proposals rendered shall be considered meeting the attached specifications unless exceptions are noted on a separate page dated and signed by the bidder.
EXAMINATION OF DOCUMENTS AND SITE OF WORK
Before submitting a bid, each bidder shall examine the drawings (where provided) carefully, shall read the specifications and all other proposed contract documents, and shall visit the site of the Work. Each bidder shall be fully informed prior to bidding as to existing conditions and limitations under which the Work is to be performed, and shall include in the bid a sum to cover the cost of items necessary to perform the Work set forth in the proposed contract documents. No allowance will be made to a bidder because of lack of such examination or knowledge. The submission of a bid will be considered conclusive evidence that the bidder has made such examination.

Bidders must examine for themselves the plans, profiles, detail drawings, specifications, etc and the location of the proposed work, and must exercise their judgment as to the nature and difficulty of the whole proposed undertaking. The Contractor must assume all risk or variance in any computation or statement by the contract, by whomsoever made and must agree to furnish all tools, machinery, material and labor to clean up, all debris and to complete fully the said work in accordance with the plans and contained either in the specifications or in any of the drawings but omitted from the other will be considered an essential part of the work. The Contractor whose bid is accepted will be responsible for every loss or error arising from ignorance concerning the requirements of the work of the difficulties to be encountered.

Bidders, if requested, must be able to present satisfactory evidence that they have been regularly engaged in the business of constructing such work as they propose to execute and that they are fully prepared with the necessary capital, materials, and machinery to conduct the work to be contracted for the satisfaction of the Owner and to begin work promptly when ordered.

The Owner, or its designated representative, reserves the right to reject any proposal in whole or in part offering equipment and/or materials and/or construction proposals, which in his/her opinion does not meet the quality standards desired. Such decision will be considered final and not subject to further recourse.

INTERPRETATION OF CONTRACT DOCUMENTS PRIOR TO BIDDING
Any person contemplating submitting a bid for the construction of the work is in doubt as to the true meaning of any part of the proposed contract documents, or finds discrepancies in or omissions from any part of the proposed contract documents, he/she may submit to the person responsible a written request for interpretation thereof no later than the time and date as indicated. The person submitting the request shall be responsible for its prompt delivery.

Interpretation of correction of proposed Contract Documents will be made only by Addenda posted to the Town of Stratford, Purchasing Department website at www.townofstratford.com/purchase

The Owner will not be responsible for any other explanations or interpretations of the proposed Contract Documents.

PRE-CONSTRUCTION MEETING
Prior to the commencement of any work, the contractor shall attend the pre-construction meeting at a date and time set that is convenient to all parties.

CHANGE ORDERS
The maximum amount of overhead and profit that will be permitted on any change order is a total amount of 10%.
BID PROPOSALS
Bid proposals are to be submitted in a sealed envelope and clearly marked on the outside “BID #2020-11” including all outer packaging such as DHL, FedEx, UPS, etc. All prices and notations must be printed in ink or typewritten. No erasures are permitted. Bid proposals are to be in the office of the Purchasing Department, Town Hall, 2725 Main Street, Room 202, Stratford, Connecticut, prior to date and time specified, at which time they will be publicly opened.

RIGHT TO ACCEPT / REJECT
AFTER REVIEW OF ALL FACTORS, TERMS AND CONDITIONS, INCLUDING PRICE, THE TOWN OF STRATFORD RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, OR ANY PART THEREOF, OR WAIVE DEFECTS IN SAME, OR ACCEPT ANY PROPOSAL DEEMED TO BE IN THE BEST INTEREST OF THE TOWN OF STRATFORD.

POWER OF REJECTION
The Mayor shall have the power to reject all bids and to advertise again.

QUESTIONS
Questions concerning conditions, bidding guidelines and specifications should only be directed in writing to:

Mr. Phillip Ryan, Purchasing Agent: PRyan@townofstratford.com

Inquiries must reference date of bid opening, requisition or contract number, and must be received no later than as indicated in the bid documents prior to date of bid opening. Failure to comply with these conditions will result in the bidder waiving the right to dispute the bid specifications and conditions.

PRICES
Prices quoted must be firm, for acceptance by the Town of Stratford, for a period of ninety (90) days. Prices shall include all applicable duties. Bidders shall be required to deliver awarded items at prices quoted in their original bid.

F.O.B. DESTINATION
Prices quoted shall be net, delivered to destination. Bids quoting other than F.O.B. Destination may be rejected.

BID BOND
The BID BOND furnished, as bid security, must be duly executed by the bidder as principal. It must be in the amount equal to five percent (5%) of the total estimated bid, as guarantee that, in case the contract is awarded to the bidder, the bidder will, within ten days thereafter, execute such contract and furnish a Performance Bond and Payment Bond.

Small businesses may elect to obtain an irrevocable letter of credit or cashier’s check in lieu of the Bid Bond. Such surety must also be in an amount equal to at least five percent (5%) of the total estimated bid.

All bid bonds shall be written by a surety company or companies licensed in the State of Connecticut, and shall have at least an A-VII policy holders rating, as reported by A.M. Best Rating Services, or otherwise deemed acceptable by the Town. The Town always reserves the right to reject surety companies, if an approved surety bond cannot be provided, the bidder shall be deemed non-responsive.

A complete list of certified surety companies can be accessed on the U.S. Government Department of Treasury website: https://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm

NOTE: Failure to provide a Bid Bond or equivalent security is not cause for a waiver defect. Any bid not accompanied by such security will be excluded from consideration.
PERFORMANCE AND LABOR AND MATERIAL BOND - NOT REQUIRED

PERMITS
The contractor shall be responsible for securing all necessary permits, state and local, and as required by the Town of Stratford.

PAYMENT PROCEDURES
No voucher, claim or charge against the Town shall be paid without the approval of the Director of Finance for correctness and legality.

PAYMENT PERIOD
The Town of Stratford shall put forth its best effort to make payment within thirty days (30) after delivery of the item acceptance of the work, or receipt of a properly completed invoice, whichever is later. Payment period shall be net thirty days (30) unless otherwise specified. For projects that do not require a performance or bid bond, The Town of Stratford reserves the right to retain five percent (5%) of total bid amount, which is payable ninety (90) days after final payment or acceptance of the work.

THE CONTRACTOR
The Contractor for the work described shall be thoroughly familiar with the requirements of all specifications, and the actual physical conditions of various job sites. The submission of a proposal shall be construed as evidence that the Contractor has examined the actual job conditions, requirements, and specifications. Any claim for labor, equipment, or materials required, or difficulties encountered which could have been foreseen had such an examination been carefully made will not be recognized.

ASSIGNMENT OF CONTRACT
No contract may be assigned or transferred without the consent of the Town of Stratford.

AWARD OF BIDS
Contracts and purchases will be made or entered into with the lowest responsible bidder meeting specifications, except as otherwise specified in the invitation. If more than one item is specified in the invitation, the Town of Stratford reserves the right to determine the low bidder on an individual basis or on the basis of all items included in the Invitation for Bids, unless otherwise expressed by the Town.

BIDDING FOR PUBLIC WORK OR IMPROVEMENT
Any public work or improvement costing more than seven thousand five hundred ($7,500.00) dollars shall be executed by contract except where specified work or improvement is authorized by the council based on detailed estimates submitted by the department authorized to execute such work or improvement.

All contracts for more than seven thousand five hundred ($7,500.00) dollars, shall be awarded to the lowest responsible bidder, after public advertisement and competition, as may be prescribed by ordinance.

The Mayor shall establish reasonable regulations for prefiling sub bids on construction contracts where it is anticipated that the contracting party shall subcontract all or a portion of the work to be done.

Any public work or improvement costing more than $7,500 shall be executed by contract except where specified work or improvement is authorized by the Council based on detailed estimates submitted by the Department authorized to execute such work or improvement. All contracts under this section shall be awarded by the Town Council to the lowest responsible bidder, after public advertisement as specified above.

NONUSE OF WASTES
A. All bids and contracts related to the retention of services to construct or maintain any publicly owned and/or maintained road or real property within the Town of Stratford shall include a provision stating that no materials containing natural gas or oil waste shall be utilized in providing such a service.

B. All bids and contracts related to the purchase or acquisition of materials to be used to construct or maintain any publicly owned and/or maintained road or real property within the Town of Stratford shall include a provision stating that no materials containing natural gas or oil waste shall be provided to the Town of Stratford.
C. The following statement, which shall be a sworn statement under penalty of perjury, shall be included in all bids related to the purchase or acquisition of materials to be used to construct or maintain any publicly owned and/or maintained road or real property within the Town of Stratford and all bids related to the retention of services to construct or maintain any publicly owned and/or maintained road or real property within the Town of Stratford:

"We _____ hereby submit a bid for materials, equipment and/or labor for the Town of Stratford. The bid is for bid documents titled ____. We hereby certify under penalty of perjury that no natural gas waste or oil waste will be used by the undersigned bidder or any contractor, subcontractor, agent or vendor agent in connection with the bid; nor will the undersigned bidder or any subcontractor, agent or vendor agent thereof apply any natural gas waste or oil waste to any road or real property within the Town of Stratford as a result of the submittal of this bid if selected."

CHANGE ORDERS

Approval Required: Except as specified herein, when any public work or improvement has been executed by contract, no changes in the terms, conditions or scope of said contract nor deviations from the specifications made a part of that contract which would result in any way in an increase in the cost of that contract to the Town shall be allowed except by the approval of the Council.

Review: Any request for change orders shall first be considered by an appropriate committee appointed and then referred to the Council for appropriate action.

Mayor’s Approval: Notwithstanding any provision to the contrary herein, the Mayor, acting upon the advice of the Town Engineer, shall have the authority to approve any such changes or deviations without the approval of the Council, provided that the cost of any such changes or deviations does not exceed the sum of $5,000, and further provided that, in the opinion of the Mayor, due to extraordinary conditions, unforeseen contingencies, market conditions or the nature of the requested change, it would not be feasible or in the best interest of the Town to delay approval of the requested change.

GUARANTEE

Equipment, materials and/or work executed shall be guaranteed for a minimum period of one (1) year against defective material and workmanship. The cost of all labor, materials, shipping charges and other expenses in conjunction with the replacement of defective equipment, and/or unsatisfactory work, shall be borne by the Contractor.

CATALOGUE REFERENCE

Unless expressly stated otherwise, any and all reference to commercial types, sales, trade names and catalogues are intended to be descriptive only and not restrictive; the intent is to indicate the kind and quality of the articles that will be acceptable. Bids on other equivalent makes, or with reference to other catalogue items will be considered. The bidder is to clearly state exactly what will be furnished. Where possible and feasible, submit an illustration, descriptive material, and/or product sample.

OSHA

The bidder will certify all equipment complies with all regulations and conditions stipulated under the Williams-Steiger Occupational Safety and Health Act of 1971, as amended. The successful bidder will further certify that all items furnished under this project will conform and comply with Federal and State of Connecticut OSHA standards. The successful bidder will agree to indemnify and hold harmless the Town of Stratford for any and all damages that may be assessed against the Town.

LIFE CYCLE COSTING

Where applicable, Life Cycle Costing will be used as a criterion for awarding bids. This is a method of calculating total cost of ownership of an item over the life of the product, which may include operation and maintenance expenses, transportation, salvage value, and/or disposal costs.

INSURANCE

The Contractor shall not commence any work under the Contract until all insurance required by this section has been obtained and Certificates of Insurance and any other evidence of required coverage requested by the Town, including a copy of the policy itself, have been received and approved by the Town.

Such policies shall stipulate that no coverage can be changed or canceled, including for non-payment of premium, unless the Town has had thirty (30) days prior notice in writing. Certificates of renewals or changes in policies shall be delivered to the Owner at least thirty (30) days prior to the expiration of the policy.
All insurance issuers chosen by the Contractor must be licensed to do business in the State of Connecticut and rated A- or better by A.M. Best Rating Services.

The Town always reserves the right to reject insurance companies, if approved insurance policies cannot be provided the contract shall be terminated.

The insurance requirements set forth below are minimum limits of coverage only and in no way limit the Contractor’s liability.

The following insurance is required to be maintained in full force until all work required by the contract has been fully completed, except that Products/Completed Operations coverage shall be maintained for five (5) years.

Worker’s Compensation Insurance: The Contractor shall carry Worker’s Compensation and Employer’s Liability Insurance in the form and in such amounts as may be currently required to comply with the Labor Laws of the State of Connecticut.

Automobile Insurance: The Contractor shall carry and maintain during the life of the Contract a policy with a combined single limit of $2,000,000 and rider CA9948 or equivalent.

This policy shall include all liability of the Contractor arising from the operation of all self-owned motor vehicles used in the performance of the Contract; and shall also include a “non-Ownership” provision covering the operation of motor vehicles not owned by the Contractor, but used in the performance of the work.

Commercial General Liability:

- Bodily Injury and Property Damage $2,000,000
- Products/Completed Operations $2,000,000

This policy shall include Subcontractor's Liability coverage, protecting the Contractor and the Town against liability arising out of the activities of Subcontractors engaged by him in the performance of the work.

Umbrella Policy: An umbrella policy in the amount of $5,000,000, covering general liability, auto liability, and employer liability is required.

Pollution Liability Insurance: Where applicable, a policy in the amount of $5,000,000 including coverage for transport and other offsite risks. Such policy must be given to the Town for review and determination of acceptability before an award will be made.

Waiver of Subrogation: Waiver of subrogation is required on all policies.

Additional Insureds: The Town of Stratford, Stratford Board of Education, its officers, officials, employees, agents, Boards, and Commissions shall be named as Additional Insureds. The coverage shall be primary and non-contributory and contain no special limitations on the scope of protection afforded to the Town of Stratford. A waiver of subrogation applies under general liability, auto liability and workers compensation.

The coverage shall be primary and non-contributory and contain no special limitations on the scope of protection afforded to the Town of Stratford. A waiver of subrogation applies under general liability, auto liability and workers compensation.

Subcontractor’s Insurance: Each Subcontractor engaged by the Contractor to perform any work under the Contract shall obtain all insurance required of the Contractor in the same amounts and subject to the same provisions specified above for the Contractor, including the Additional Insured requirement. Certificates of Insurance shall be submitted to the Contractor and the Town and approved by the Town, before commencing any work.

HOLD HARMLESS
Contractor shall defend, indemnify, and hold harmless the Town of Stratford, its officers, employees, agents or volunteers, from and against any and all claims and demands of any nature for any loss, damage or injury which any person may suffer by reason of, or in any way arising out of, this Agreement, unless caused by the sole negligence of the Town.
FEDERAL, STATE, AND LOCAL LAWS
All applicable Federal, State and local laws, rules and regulations of all authorities having jurisdiction over the locality of the project shall apply to the contract and are deemed to be included herein. If the total amount of the project, including any current or future change orders, exceeds $100,000.00 all work is to be done in accordance with Connecticut Department of Labor (CT-DOL) rules and regulations. More information may be obtained from: www.ctdol.state.ct.us

The Davis-Bacon and Related Acts, shall apply to contractors and subcontractors performing on federally funded or assisted contracts in excess of $2,000 for the construction, alteration, or repair (including painting and decorating) of public buildings or public works. More information may be obtained from: https://www.dol.gov/whd/govcontracts/dbra.htm

NOTE: The Town shall apply the most current wage decision applicable at the time of contract award.

CONFLICT OF INTEREST
No officer or employee or member of any elective or appointive board, commission, committee or council of the Town, whether temporary or permanent, shall have or acquire any financial interest gained from a successful bid, direct or indirect, in any project, matter, contract or business within his/her jurisdiction or the jurisdiction of the board, commission, committee or council of which he/she is a member. Nor shall the officer / employee / member have any financial interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used in connection with any project, matter or thing which comes under his/her jurisdiction or the jurisdiction of the board, commission, committee or council of which he/she is a member.

SCOPE OF WORK / SITE INSPECTIONS
The bidder declares that the scope of the work has been thoroughly reviewed and any questions resolved (see above for name and number of individual to contact for questions). If applicable, the bidder further declares that the site has been inspected as called for in the specifications (q.v.).

EXCEPTION TO SPECIFICATIONS
No protest regarding the validity or appropriateness of the specifications or of the Invitation for Bids will be considered, unless the protest is filed in writing with the Purchasing Agent prior to the closing date for the bids. All bid proposals rendered shall be considered meeting the attached specifications unless exceptions are noted on a separate page dated and signed by the bidder.

UNLESS OTHERWISE NOTED
It will be assumed that all terms and conditions and specifications will be complied with and will be considered as part of the Bid Proposal.

TAX EXEMPT
Federal Tax Exemption 06-6002103.
Exempt from State Sales Tax under State General Statues Chapter 219-Section 12-412 Subsection A.
1. **ADMINISTRATION BUILDING**

*Heating System Specifications:*

- **Quantity:** 1
- **Make:** Lochinvar Condensing Hot Water Boiler
- **Model:**
- **Estimated Vintage:** 2012
- **Fuel:** Natural Gas
- **Burner Make:**
- **Burner Fuel Inputs:** 800,000 BTUs/HR.

**General Conditions Assessment:** #1

Boiler in very good condition.
**Domestic Hot Water:**

Quantity: (1)  
Make: Bock  
Model:  
Fuel: No. 2 Heating Oil  
Storage Capacity: 32 Gallons
3. LORDSHIP ELEMENTARY SCHOOL

Heating System Specifications:

Quantity: 2
Make: HB Smith Hot Water Boiler
Model:  
Estimated Vintage: 1983
Fuel: Natural Gas
Burner Make:  
Burner Fuel Inputs: 300K – 1010K BTUs/Hr.

General Conditions Assessment: #3

Boiler in fair to marginal condition.
Domestic Hot Water:

Quantity: 1
Make: Lochinvar
Model:
Fuel: Natural Gas
Storage Capacity: 80 Gallons
4. STRATFORD ACADEMY HONEYSKOT HOUSE

*Heating System Specifications:*

- Quantity: 2
- Make: HB Smith Hot Water Boiler
- Model: 12 section
- Estimated Vintage: 1990s
- Fuel: Natural Gas
- Burner Make:
- Burner Fuel Inputs: 750K – 2500K BTUs/Hr.

*General Conditions Assessment: #3*

Boilers in fair condition. Noted asbestos insulation on exhaust ductwork.
Domestic Hot Water:

Quantity: (1)
Make: A.O. Smith
Model: Direct fired
Fuel: Natural Gas
Storage Capacity: 74 Gallons
5. STRATFORD ACADEMY JOHNSON HOUSE

Heating System Specifications:

Quantity: 2
Make: Smith Low Pressure Steam Boiler
Model: 2009
Fuel: Natural Gas
Burner Make: PowerFlame
Burner Fuel Inputs: 900K – 3663K BTUs/Hr.

General Conditions Assessment: #1

Boilers are approximately five (5) years old and in very good condition. Note scaling is occurring on the boiler water columns. The condensate holding tank should be vacuumed out to remove scale build up and water treatment should be performed. A steam leak was identified on the main steam header.
Domestic Hot Water:

Quantity: (1)
Make: Munchkin
Model: Direct fired
Fuel: Natural Gas
Storage Capacity:
6. FRANKLIN ELEMENTARY SCHOOL

*Heating System Specifications:*

**Quantity:** 2  
**Make:** HB Smith Low Pressure Steam Boiler  
**Model:**  
**Estimated Vintage:** early 2000  
**Fuel:** Natural Gas  
**Burner Make:** PowerFlame  
**Burner Fuel Inputs:** 600K – 2200K BTUs/hr.

**General Conditions Assessment:** #3

Boilers are approximately fifteen (15) years old and are in fair to marginal condition. Note, leaks in the boiler sections show corrosion and rot. Boilers have not been proactively maintained over the years. System should be water treated and condensate tank should be cleaned.
**Domestic Hot Water:**

Quantity: (1)  
Make: A.O. Smith  
Model: Direct fired  
Fuel: No. 2 Heating Oil  
Storage Capacity: 86 Gallons
7. **NICHOLS ELEMENTARY SCHOOL**

*Heating System Specifications:*

- **Quantity:** 2
- **Make:** HB Smith Hot Water Boiler
- **Model:**
- **Estimated Vintage:** early 2000
- **Fuel:** Natural Gas
- **Burner Make:** PowerFlame
- **Burner Fuel Inputs:** 2500K BTUs/Hr. (maximum fire rate)

**General Conditions Assessment:** #3

Boilers are approximately fifteen (15) years old and are in fair to marginal condition. Note, leaks in the boiler sections show corrosion. Boilers have not been proactively maintained over the years.
Domestic Hot Water:

Quantity: (1)
Make: A.O. Smith
Model: Direct fired
Fuel: Natural Gas
Storage Capacity: 100 Gallons
9. **WOOSTER MIDDLE SCHOOL**

*Heating System Specifications:*

- **Quantity:** 2
- **Make:** Smith Low Pressure Steam Boiler
- **Model:**
- **Estimated Vintage:** 2009
- **Fuel:** Natural Gas
- **Burner Make:** PowerFlame
- **Burner Fuel Inputs:** 1923K – 4608K BTUs/Hr.

**General Conditions Assessment:** #1

Boilers are approximately five (5) years old and in very good condition. The boiler water columns are clear indicating little or no scaling passing through boiler tubes. We did not see any maintenance tags indicating when the condensate tank was cleaned.
Domestic Hot Water:

Quantity: (1)
Make: HTP
Model: Indirect fired with Triangle Hot Water Tank
Fuel: Natural Gas
Storage Capacity: Not known
10. SECOND HILL LANE ELEMENTARY SCHOOL

Heating System Specifications:

Quantity: 2
Make: Smith Low Pressure Steam Boiler
Model: 
Estimated Vintage: early 2000s
Fuel: Natural Gas
Burner Make: PowerFlame
Burner Fuel Inputs: 1300K – 5862K BTUs/Hr.

General Conditions Assessment: #2

Boilers are approximately ten to twelve (10 - 12) years old and appear to be in good working condition. The boiler water columns are clear indicating little or no scaling passing through boiler tubes. We did not see any maintenance tags indicating when the condensate tank was cleaned.
Domestic Hot Water:

Quantity: (1)
Make: Rheem Ruud
Model: Direct fired
Fuel: Natural Gas
Storage Capacity: 100 Gallons
11. BUNNELL HIGH SCHOOL

Heating System Specifications:

Quantity: 2
Make: Smith Low Pressure Steam Boiler
Model: 
Estimated Vintage: 2006
Fuel: Natural Gas
Burner Make: PowerFlame
Burner Fuel Inputs: 1923K – 5189K BTUs/Hr.

General Conditions Assessment: #1

Boilers are eight (8) years old and appear to be in very good working condition. It was noted that this boiler room was the cleanest in the BOE portfolio. The maintenance staff at this school have been conscientious in keeping room clean and free of debris. The boiler water columns are clear indicating little or no scaling passing through boiler tubes. We did not see any maintenance tags indicating when the condensate tank was cleaned.

The condensate return tank and pumps are brand new.
**Domestic Hot Water:**

- Quantity: (1)
- Make: Bryan
- Model: Indirect fired
- Fuel: Natural Gas
- Storage Capacity: 1000 Gallons

Domestic hot water storage tank is significantly oversized and inefficient. *Replaced 2016*
12. ELI WHITNEY ELEMENTARY SCHOOL

_Heating System Specifications:_

Quantity: 2  
Make: Smith Hot Water Boiler  
Model: 
Estimated Vintage: mid 2000  
Fuel: Natural Gas  
Burner Make: PowerFlame  
Burner Fuel Inputs: 3752K BTUs/Hr. (maximum rate of fire)

General Conditions Assessment: #3

Boilers are approximately ten (10) years old and appear to be in fair condition. It appears that several boiler sections have been replaced within the last year or two. It appears that this may have been caused by the boilers being "shocked" from cold water circulation as these boilers are not very old. It is difficult to assess the current condition of these boilers. It appears from the corrosion on the concrete that one of these boilers had a section failure during its early life.
Domestic Hot Water:

Quantity:  
Make:  Could not locate domestic hot water system in the building
Model:
Fuel:
Storage Capacity:
13. **FLOOD MIDDLE SCHOOL**

*Heating System Specifications:*

Quantity: 2  
Make: Smith Hot Water Boiler  
Model:  
Estimated Vintage: 2005  
Fuel: Natural Gas  
Burner Make: PowerFlame  
Burner Fuel Inputs: 750K + 2718K BTUs/Hr.

**General Conditions Assessment:** #1

Boilers are approximately ten (10) years old and appear to be in good operating condition.

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*Domestic Hot Water:*

Quantity: ?  
Make: Did not review domestic hot water system in the building  
Model:  
Fuel:  
Storage Capacity:
14. CHAPEL ELEMENTARY SCHOOL

*Heating System Specifications:*

- **Quantity:** 2
- **Make:** Smith Hot Water Boiler
- **Model:**
- **Estimated Vintage:** early 2000s
- **Fuel:** Natural Gas
- **Burner Make:** PowerFlame
- **Burner Fuel Inputs:** 500K - 4180K BTUs/Hr.

**General Conditions Assessment:** #2

Boilers are approximately twelve (12) years old and appear to be in good operating condition. Recent improvements to the hot water distribution system have been made. It appears that a significant amount of work has been done to upgrade this boiler plant including a new domestic hot water heater as well as the replacement of pipe distribution components.
**Domestic Hot Water:**

Quantity: 1
Make: Bock
Model: Direct fired
Fuel: Natural Gas
Storage Capacity: 80 Gallons
15. WILCOXON ELEMENTARY SCHOOL

Heating System Specifications:

Quantity: 2
Make: Smith Low Pressure Steam Boiler
Model:
Estimated Vintage: early 2000s
Fuel: Natural Gas
Burner Make: PowerFlame
Burner Fuel Inputs: 750K - 2088K BTUs/Hr.

General Conditions Assessment: #2

Boilers are approximately twelve (12) years old and appear to be in good operating condition. There are no maintenance tags regarding cleaning of the condensate return system.
Domestic Hot Water:

Quantity: 1
Make: John Wood
Model: Direct fired
Fuel: No. 2 Heating Oil
Storage Capacity: 70 Gallons