



CITY OF TORRINGTON
INVITATION TO BID

BID #HVS-014-091213 MAINTENANCE AND REPAIR OF HVAC EQUIPMENT

Bid opening: September 12, 2013 **Time:** 11:30 A.M. **Location:** City Hall, 140 Main St., Torrington

Bid Bond or Certified Check required with bid: \$500.00

SUBMIT AN ORIGINAL AND (2) TWO COPIES.

The City of Torrington reserves the right to accept or reject any or all bids or any portion thereof, to waive technicalities, and to award the contract as will best serve the public interest.

Omit State and Federal Taxes.

All prices must be F.O.B.: Destination (Torrington) unless otherwise requested.

Dated in Torrington: August 29, 2013

Purchasing Agent _____
Pennie Zucco

Item	Price
<p align="center">HEATING & AIR CONDITIONING REPAIRS, INSTALLATION SERVICES, MAINTENANCE SERVICES, ETC. AS NEEDED IN VARIOUS CITY DEPARTMENTS FROM SEPTEMBER 2013 TO JUNE 30, 2015.</p>	<p align="center">WAGE SHEET: SEE PAGE 16</p>

The Purchasing Agent is authorized to offer City based bidders that exceed the lowest bid by up to 6%, the opportunity to match the lowest bid. A City based bidder within the 6% differential who agrees to accept the amount of the lowest bid will be awarded the bid. When multiple City based bidders agree to accept the amount of the low bid then the City based bidders will be invited to submit a new bid, not to exceed the low bid. The bid will then be awarded to the lowest responsive, responsible bidder.

Bid Submitted By: _____

Name of Company _____ Signature _____

Address _____

Phone _____ Fax _____ Title _____

Delivery Date _____ Date _____

E-mail address _____ Web Page _____

Comments: _____

INSTRUCTION TO BIDDERS

Sealed bids will be received by the Purchasing Agent, Room 206, 140 Main St., Torrington, CT until the time and date specified on the cover sheet and opened thereafter in the Purchasing Department, Room 206. Bids received later than the date and time specified will not be accepted. In the event of the closure of City Hall, proposals will be opened on the following business day that City Hall is opened. Amendments to or withdrawal of any section of the submitted bid received later than the time & date set for the bid opening will not be considered. Bid proposals must remain in effect for a minimum of 30 days unless otherwise noted elsewhere in the bid specifications.

BID DOCUMENTS: are available upon receipt of this invitation (if not attached) over the Internet at the City's web site: www.torringtonct.org UNDER "Open Bids". Adobe Acrobat reader is required to view this document. If you do not have this software you may download it for free from Adobe at <http://www.adobe.com>. Businesses without internet access may contact the Purchasing Department at 860-489-2224 for a copy of the bid documents.

BID BONDS: shall be in the amount of 5% of the total bid made out in favor of the City of Torrington and issued by a Surety company acceptable to the City of Torrington must accompany each bid. A certified check, cashier's check, Treasurer's check, or money order in the same amount may be submitted in lieu of the bid bond. Bids submitted without Certified Check or Bid Bond **will not** be accepted. The City of Torrington will not be held liable for the accrual of interest on any check held by the city in conjunction with this bid. All checks or bid bonds will be refunded to the unsuccessful bidders after award of the bid by the City Council. The deposit check or Bid Bond of the successful bidder will be held in escrow until such time as the city determines that the bidder has or will meet their obligations as stated by the bid. If the bidder fails or refuses within a reasonable time after due notice that the contract has been awarded to him, to execute the same, an amount representing a loss to the city by reason of such failure shall be retained and paid into the city treasury.

REPLIES: whether bid or no bid, submittal must have the bid number clearly identified on the outside of the envelope. Bidders not marking the envelopes with the Bid number and date/time of opening on the envelope will have no recourse against the City of Torrington or its employees. Such bidders run the risk of the bid being opened prior to the scheduled Bid Opening time. Once opened such bids are public record. Any alleged oral agreement made by a bidder or contractor with any agency or employee of the City of Torrington will be disregarded.

FREIGHT: Prices quoted shall be net delivery **F.O.B. Torrington, CT.** All bid prices must include prepaid delivery, assembly, and/or installation (ready for operation and/or use) of all equipment and/ or materials to the individual locations(s) as designated by the Purchasing Agent. All bid prices are to be submitted on the sheets provided on this bid. Quantities and pricing are to be listed in accordance with these sheets.

QUESTIONS: Request for interpretation of any portion of the bid may be made to the Purchasing Agent: Voice 860/489-2225, Fax 860/489-2547 and email: pennie_zucco@torringtonct.org. All bidders questions pertaining to the contract specifications and plans under this contract shall be placed in writing and addressed to: City Purchasing Agent, 140 Main Street, Room 206, Torrington, CT 06790; Any Fax or email shall be followed up with a telephone call to verify receipt. Bidders should check the web site for addendums/updates 48 hours prior to the bid opening.

In the event of receipt of identical bids as to offerings, delivery, service, content, price, etc., the bid will be awarded in accordance with the information contained in the bid document, based on first received as to date and time of receipt of the bid.

EXPARTE COMMUNICATION: Please note that to insure the proper and fair evaluation of a bid, the City of Torrington prohibits exparte communication (i.e., unsolicited) initiated by the Bidder to a City Official or Employee evaluating or considering the bids prior to the time a bid decision has been made. Communication between Bidder and the City will be directed in writing to the Purchasing Agent only. The Purchasing Agent will obtain the information or clarification needed. Exparte communication may be grounds for disqualifying the offending Bidder from consideration or award of the bid and repeat offenders may be disqualified from future bids.

NON-COLLUSION STATEMENTS: In order for bids to be considered, a non-collusive statement must be submitted with the bid. A sample non-collusive bid statement is attached. Bidders may elect to submit their own notarized non-collusion statement. **NOTE:** Documents must be signed before and sealed by a Notary Public. Only documents bearing a notary seal will be accepted.

CONDITIONAL, QUALIFIED OR NON-RESPONSIVE BIDS/PROPOSALS: All bids/proposals shall be submitted in the form and manner as indicated by the bid documents and bid forms. Any proposal which is not submitted in the form and manner indicated by the bid documents or which contains information, statements, conditions, or qualifications which place conditions or qualifications on the proposal submittal for purposes of making an award, or which alter any proposal terms, conditions, specifications, or forms, which has not been previously approved by written addendum from the Purchasing Agent, or which does not meet legal requirements, shall be declared as a

qualified, conditional, or non-responsive proposal and shall be rejected without further consideration. Any proposal response that does not fully respond to and comply with all detailed specifications or requests for information including execution of proposal forms, may be declared "non-responsive" and recommended for rejection. The City of Torrington shall not be responsible for any errors or omissions of the respondent.

UNBALANCED BIDS AND/OR EXCESSIVE LINE ITEM PRICES: The City reserves the right to reject any bids in which unit prices, in the sole opinion of the City, are unbalanced. In addition, where the City has decided to make an award, it further reserves the right to non-utilize a particular line item that in the sole opinion of the City is excessively priced, and reserves the right to obtain that item from another source.

CONTRACT: A response to an Invitation To Bid is an offer to contract with the City of Torrington based upon the terms, conditions, and specifications contained in the City's ITB. Bids do not become contracts unless and until executed by the City, eliminating a formal signing of a separate contract. For that reason, all of the terms and conditions of the contract are contained in the ITB, unless any of the terms and conditions are modified by an ITB Amendment, a Contract Amendment, or by mutually agreed terms and conditions in the contract documents.

TAXES: Omit all State and Federal taxes from the bid. The City of Torrington is exempt from the payment of taxes imposed by Federal government and/or the State of Connecticut.

OWNERSHIP OF DOCUMENTS: All documents, including drawings, plans, specifications, videotapes, or other documents or maps prepared by a contractor pursuant to any agreement arising from this bid shall become the property of the City of Torrington upon completion of the project or any termination of the project prior to the completion of the project.

LEGALITY: All bid offers for commodities, work, materials, or equipment hereunder shall comply in every respect with the laws, specifications and requirements of the State of Connecticut and the Federal government. Contractor will comply with the provisions of the Connecticut Fair Employment Practices Law.

LANGUAGE DISPUTES: Any disputes over the interpretation and/or meaning of any individual terms, conditions, and/or language within this Request for Bid/Proposal document shall be resolved by and at the sole discretion of the City Purchasing Agent in a manner that is in the best interest of, and best advantage to, the City of Torrington, provided any such interpretation shall be reasonable. In the event that an individual term, condition, and/or language wording is determined at any time, including after award, by the City Purchasing Agent to be "not applicable at all" to this contract, then the term, condition, and or language wording may be disregarded, even though an addendum is not issued. However, if the Purchasing Agent determines that the term, condition, and/or language wording "is applicable in part", then the term, condition, and/or language wording will apply to the degree applicable, even though an addendum is not issued.

INDEMNIFICATION: The Contractor shall save the City of Torrington, its agents or employees, harmless from liability of any kind for all claims of labor payments and materials furnished for this work, and for use of any copyrighted or uncopyrighted composition, secret process patented or unpatented invention, article or application furnished or used in the performance of the contract of which the Contractor is not the patentee, assignee, or licensee. To the fullest extent permitted by law, The bidder shall indemnify and hold harmless the Municipality, its officers, agents, servants and employees from and against all liability, claims, damages, losses and expenses including attorney's fees arising out of or resulting from the performance or lack of performance of the work, provided that any such liability, claim, damage, loss or expense is (a) attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting hereto from and (b) is caused in whole or in part by any negligent act or omission of the Bidder, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them are liable.

In any and all claims against the Municipality, its officers, agents, servants and employees by any employee of the Bidder, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for those acts any of them may be liable, the indemnification obligation under these sections to be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Bidder or any Subcontractor under Worker's Compensation Acts, Disability Benefit Acts or other employee benefit acts.

The successful bidder, vendor, and/or contractor must protect all property of the City of Torrington (i.e. all floors, furniture, grass, land, etc.) from injury or other damage. Any damage so caused must be repaired by contractor/vendor at his/her own expense. At the completion of work, the vendor and/or contractor must remove from the premises all surplus materials and all debris created by same. The premises must be left in a broom-clean and finished condition acceptable to the owner or its agents. Successful bidder will furnish adequate protection from damage for all work and to repair damage of any kind; for which he or his workers are responsible, to the premises or equipment to his own work or to the work of other contractors.

DEFAULT: It shall be understood that a bidder supplying equipment and/or supplies will be considered to be in default if/when they have not delivered the item(s) within the time constraints listed in this document or subsequent purchase orders and/or contract. Bidders providing a service and/or construction will be considered to be in default

if/when they have failed to meet the completion date set forth in this document or its subsequent contract and/ or purchase orders and/ or they have ceased work on the project for a period of fifteen (15) working days, cumulative or consecutive.

SUSPENSION AND DEBARMENT: The Purchasing Agent may suspend or debar the right of a vendor to be included on the vendor list and has the authority to reject any bid or response from any suspended or debarred vendors.

Suspension: A vendor may be suspended based on the following:

- 1) A vendor defaults or fails to fully comply with the conditions, specifications, or terms of a Bid, Quotation, Proposal or Contract with the City of Torrington.
- 2) A vendor commits any fraud or misrepresentation in connection with a Bid, Quotation, Proposal, or Contract with the City of Torrington.
- 3) A vendor is charged by a court with the commission of a criminal offense as incident to obtaining or attempting to obtain a public or private contract or sub-contract, or in the performance of such contract or sub-contract
- 4) A vendor is charged by a court with the following: embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or any other offense indicating a lack of business integrity or business honesty which currently, seriously, and directly affects responsibility as a City contractor. If charges are dismissed or the vendor is found not guilty, the suspension shall be lifted automatically upon written notification and proof of final court disposition provided by the vendor to the City of Torrington.
- 5) A vendor becomes insolvent, has proceedings in bankruptcy instituted against it or, compounds its debts or assigns over its estate or effects for payment thereof, or has a receiver to trustee appointed over its property.
- 6) A vendor's commission of any act or omission to perform act is grounds for debarment.
- 7) A vendor violates the ethical standards set forth in local, state, or federal law.
- 8) Any other cause the Purchasing Agent determines to be so serious and compelling as to materially and adversely affect responsibility of a vendor as a City contractor, including but not limited to suspension by another government entity

Debarment: A vendor may be permanently debarred for the following:

- 1) Default or failure to fully comply with the conditions, specifications, drawings, or terms of a bid, proposal, or contract with the City of Torrington twice in any three-year period.
- 2) Conviction of or judgment obtained in a court for commission of those offenses in connection with the vendor's commercial enterprise stated sections 3) or 4) of suspension section listed above. If the conviction is reversed through the appellate process, the debarment shall be removed upon written notification and proof of final Court disposition from the vendor to the City of Torrington.

TRADE NAME REFERENCES: Any and all references to trade names, types, styles, model numbers, stock numbers or catalogs are intended to be descriptive only and not restrictive. The intention is to indicate to bidders the type and quality of the articles and or materials that will be satisfactory. When reviewing the information, it is the responsibility of the prospective bidder to inform the City of Torrington of any discrepancy that is found (i.e. number listed does not fit item description) Bids received on other makes or models with reference to other catalogs will be considered. The bidder is to clearly state in his bid exactly what he intends to furnish and to furnish with his bid a cut or illustration or other descriptive matter that will clearly indicate and give specification as to the product he/she proposes to furnish. Where a bid is offered on an item other than the trade standard used in the specification the item should be identified on the bid form by entering the MAKE, TRADE NAME AND MODEL NUMBER. It is understood that any substitute and/or alternate that might be offered are guaranteed by the bidder to be of equal or better quality than is referenced in the bid. The item(s) must be equivalent as to function, basic design, type and quality of material, method of construction and any required dimensions. It shall be further understood that during original as well as subsequent shipments spot checks will be performed to insure that the items received are in fact the items offered in the bid. When received, should items/materials prove to be different from what was bid in any way, the bidder agrees to the return of the items and agrees to supply correct items (per bid specifications) at the bidders expense. In the event this return action is required, it is understood the bidder may be subject to removal from the city's approved bidder's list. Bidders are cautioned that surplus, seconds, factory rejects, floor samples, close outs or distressed items are not acceptable and shipments of substitutions, defective or shop-worn equipment will be returned for a full refund at the vendor's expense.

QUANTITY: The quantities and/or materials listed in the specifications/bid sheets may be increased or decreased by the City of Torrington or its designated representative based on actual need at the time the purchase orders are placed.

QUALITY: The City of Torrington reserves the right to reject any proposal in whole or in part offering equipment and/or materials and/or services that in its or its agent's opinion does not meet the quality standards desired. Such decision is final and not subject to further recourse by the bidder.

SAMPLES: forwarded by the bidder will be returned to the bidder at his request and expense. Requests for return of samples must be submitted in writing at the time the sample is given to the City of Torrington or its representative. Samples not returned to the bidder will be disposed of at the discretion of the City of Torrington or

its designated representative. Large pieces of equipment submitted for evaluation and inspection are to be picked up by the bidder within 30 days of the bid opening date. Items remaining after 30 days will be discarded.

AWARD: It is the intent to award this bid in its entirety to one bidder, however, the City reserves the right to award the bid line item by line item if it is deemed in its best interest to do so. In addition, bidders are advised that should budgetary constraints dictate, part, and/or all the items in this bid may be rejected. This decision shall be considered final and not subject to recourse by the bidder.

In determining the lowest or highest responsible bidder, the City reserves the right to consider, in addition to price, the compatibility, quality, cost of maintenance and availability of parts, experience and/or past performance of the bidder, sufficiency of the financial resources of the bidder as relates to the offerings as well as the ability of the bidder to provide future maintenance and service.

Documents previously submitted to the city of Torrington will not be considered as satisfying submission requirements for this bid.

No bidder can claim any contract rights by virtue of bidding alone. Awarding of the contract means actual written notice by letter and a properly executed purchase order to the bidder or bidders to whom the bid has been awarded.

OPTION TO RENEW: This contract may be extended for four (4) additional one (1) year periods, provided all terms and conditions remain in full force and effect except for the contract period being extended. This option, if exercised, is to be executed in the form of a letter of agreement, to be issued no later than 60 days prior to the expiration of the then current contract period. This option to renew requires the mutual agreement of both parties. Refusal by either party to exercise this option to extend, will cause this contract to expire on the original or mutually agreed upon date. The total period of this contract, including all extensions as a result of exercising this option, will not exceed a maximum combined period of five (5) years.

BONDS:

Performance Bond: The Contractor, when awarded the Bid, must submit within 10 days of the bid award, and before beginning the work or signing a contract, a Performance Bond amounting to one hundred percent (100%) of the total amount of the bid. Said performance bond must be in favor of the City of Torrington and executed by a surety company authorized to do business in the State of Connecticut. The City of Torrington reserves the right to retain the Bid Bond or Certified Check on bids below \$25,000.00 as a Performance Bond. On bids of \$25,000.00 or more the Performance Bond may be furnished in the following manner: Performance Bond, Surety Bond, Certified Check or Bank Check.

Maintenance Bond: The contractor, upon signing a contract and before beginning the work must submit to the Purchasing Agent a Maintenance Bond to guarantee that if defects in either labor or materials becomes evident within one year after completion and acceptance of work will be fixed at no cost to the City of Torrington. The maintenance bond may be included as a portion of the Performance bond or as a separate bond. If it is issued as a separate bond said maintenance bond must be in favor of the City of Torrington and issued by a surety company licensed and authorized to do business in the State of Connecticut.

Labor and Material Bonds: Per Section 49-41 of the Conn. General Statutes, on Public Works project where the estimate is in excess of \$25,000.00, a labor (payment) and material bond must be furnished to the City. Said bonds must be filed with the Purchasing Agent prior to the commencement of work.

Consent for Release of Final Payment: AIA Document G707 & G706, or equivalent, must be signed and returned by the Surety Company before final payment will be released to the contractor.

INSURANCE:

Certificate of Insurance: All insurers shall purchase insurance from an insurance company or companies rated A-V11 or better by A.M. Best Companies lawfully authorized to do business in the State of Connecticut. The insurance provisions set forth below are minimum requirements. In the event the Contractor/City Contract (Project Requirements) specifies additional coverage's and/or amounts of coverage then those set forth below and pertaining to the Contractor's work, then the Contractor shall provide the coverage's and/or amounts in accordance with the Project Requirements. Proof of proper insurance coverage, Workers Compensation Insurance, Liability and Property damage, and Vehicle Insurance shall be filed with the City of Torrington Purchasing Agent within 10 days after the award of the bid. The Certificate of Insurance must name the City of Torrington, 140 Main St., Torrington, CT, its subsidiaries, employees, volunteers, directors & officers as the "Additional Insured" and filed with the Purchasing Agent prior to commencement of work. Renewal Certificates of Insurance must be mailed to the Purchasing Agent 10 days prior to the expiration of the required coverage. Such certificate of insurance shall specify that the City of Torrington will receive thirty (30) days notice of any cancellation, non-renewal or reduction in coverage and limits originally provided. Such insurance will protect the Contractor from claims which may arise out of or result from the Contractor's operations under the Subcontract and for which the Contractor may be legally

liable, whether such operations be by the Contractor or by a Sub-Contractor or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. Contractor, and any Sub-contractors engaged by the Contractor, shall obtain the following insurance:

Workers' Compensation Insurance: For all work performed pursuant to this contract, Contractor shall maintain Workers' Compensation Insurance, including coverage for all executive officers, sole proprietors and partners, and other similar employee benefits in the amount required by all applicable statutes, law, regulations or acts. Such Workers' Compensation Insurance must list on Item 3A of the policy Information Page "Part One of the policy applies to the Workers' Compensation Law of the state Connecticut" and provide a Waiver of Subrogation endorsement (NCCI form WC 00 03 13 or its equivalent) that prohibits the insurance company from enforcing subrogation and recovery rights against the City, its subsidiaries, employees, volunteers, directors and officers. If work is to be performed over or adjacent to navigable waterways, the Workers' Compensation Insurance shall contain the United States Longshore and Harbor Workers' Act Endorsement (NCCI Form WC 00 01 06 or its equivalent). In case any class of employees or subcontractors is engaged in hazardous work under the contract at the site of the work is not protected under the Workman's Compensation statute, the contractor shall provide Workman's Compensation Insurance for the protection of employees not otherwise protected.

Liability Insurance: The Contractor shall take out and maintain for the life of the contract, adequate public liability insurance insuring against liability to persons not employed by him in an amount of not less than \$1,000,000.00 for injuries, wrongful death to any one person and subject to the limit for each person in an amount of not less than \$2,000,000.00 on account of one accident and property damage insurance in an amount of not less than \$1,000,000.00.

Vehicle Insurance: The Contractor shall take out and maintain for the life of the contract, adequate automotive/truck or other vehicle insurance with minimum coverage of \$1,000,000.00 each for both liability and under insured and uninsured motorist as well as any other coverage required by the State of Connecticut or requested by an official of the City of Torrington as relates to the contract.

Additional Security: The City of Torrington reserves the right to require successful bidders to enter into and such security arrangements as are deemed necessary to protect the City of Torrington, its property and goods.

PERMITS: The successful bidder agrees to obtain all work/building permits as might be required. The cost of obtaining such permits is the responsibility of the bidder. The City of Torrington reserves the right to waive local permit fees. In addition, it shall be understood that where property lines are to be considered, bidders are to verify said lines and measurements with proper City Officials prior to commencement of work.

It is to be understood that any/all specifications and/or plans or drawings contained in or developed as a result of the bid process are and shall be presented subject to the approval of the City of Torrington planning, zoning and building officials and that awards made prior to said approval are subject to cancellation.

PREVAILING WAGE: When the State of Connecticut Prevailing Wage Rate is applicable to the bid, the successful bidder must submit a Certified Payroll Record prior to any request and/or invoice for payment.

CITIZENSHIP: Each employee of the Contractor shall be a citizen of the United States or an alien who has been lawfully admitted for permanent residence as evidenced by an Alien Registration Receipt Card. The Contractor agrees not to employ any person undergoing sentence of imprisonment except as provided by Public Law 89-176, September 10, 1965, (18 USC 4082)(c)(2).

SAFETY:

Machine and/or Equipment Hazard Assessment and Safety Training: Upon delivery of machines and/or equipment, suppliers are required to provide to the end-user employees, at no additional charge, a training session that will emphasize hazard awareness and assessment and the safe use of such machinery/equipment.

Occupational Safety and Health Act of 1970: Seller shall warrant that the machinery, equipment or other materials covered hereby shall upon delivery to the City of Torrington, be in compliance with the standards required by said Act and any updates as pertain to or reference said Act as well as the standards required by comparable State and local laws, if any, for such machinery, equipment or other materials in effect at the time of delivery.

Machines and/or Equipment Lockout/Tagout: In an effort to comply with OSHA's final rule on the control of hazardous energy sources, vendors must warrant that any and all machines and/or equipment as is covered under this bid will be supplied and/or installed equipped with lockout/tagout devices as prescribed by OSHA.

Toxic Substance Control Act (PL94-469): Seller warrants that each and every chemical substance constituting or contained in the products sold or otherwise transferred to the City of Torrington under this bid and subsequent purchase orders is not on the list of prohibited chemical substances compiled and published by the Administrator of the Environmental Protection Agency pursuant to Act PL94-469 and are otherwise in compliance with said Act.

Hazardous Materials: Any materials required by this bid and subsequent purchase orders that are hazardous under federal, state, or local statute, ordinance, regulation, or agency order will be packaged, labeled, marked and shipped by the seller to comply with all federal, state and local regulations then in effect including but limited to the provisions of the Hazardous Materials Transportation Act and Regulations promulgated thereunder and will further comply with any special requirements and any policies and procedures of the City of Torrington relating to the purchase of hazardous materials as might be noted on subsequent purchase orders or otherwise communicated to seller in writing.

Material Safety Data Sheets: Shall be provided by the Seller upon delivery to the City of Torrington of any goods having constituents listed in the following references - OSHA 1910, ACHIG Current Threshold Values, DOT HazMat Table 49, IARC Carcinogen List, National Toxicology Program Carcinogen List, and/or Radioactive Materials. These Material Safety Data Sheets must be consistent with and include information required by the OSHA Hazard Communication Standard published as 29 CFR 1910.1200, as the same may be amended or supplemented from time to time.

Asbestos: Bidders are advised that asbestos-containing material may be located in the boiler rooms, pipe tunnels, storage areas and various portions of City buildings. Before proceeding on any contractual work on City buildings or their interiors, it is mandatory that bidders familiarize themselves with the asbestos-containing material and that said material be considered as a health hazard and all precautionary measures according to the Ahera Rules & Regulations be observed. It is the bidder's responsibility to notify all employees and/or subcontractors of this notification.

SUB-CONTRACTORS: The successful bidder shall not employ any subcontractor to fulfill any of the duties herein specified without express, prior written approval of the City of Torrington or its designated agent.

EEO: The successful bidder shall provide any/all additionally required, affirmative action statements, fair employment plans and non-discrimination programs and statement as might be required by the City of Torrington. In connection with the execution of this bid, subsequent purchase orders and/or contracts, the seller shall not discriminate against any employee or applicant for employment because of age, race, religion, color, sex or national origin. Bidders must comply with all rules & regulations of the Department of Labor with regard to Equal Employment Opportunities as pertains to municipalities.

TERMINATION OF CONTRACT: Any contract entered into by the City and the successful bidder shall provide that the City may terminate the contract upon thirty (30) days notice to the bidder.

The City of Torrington reserves the right to award or reject any or all bids, or any portion thereof, to waive technicalities, to award the contract to a bidder other than the lowest bid and to award the bid and/or contracts to one or more bidders submitting essentially identical proposals and, that in the city's judgment, will best serve the public interest.

The terms and conditions of these "Instructions To Bidders" are made a part this bid.

SAMPLE FORM

Bid # _____

NON-COLLUSION AFFIDAVIT

STATE OF _____ COUNTY OF _____

I, _____, being first duly sworn, deposes and says that:

1. I am _____ of _____, the bidder that has submitted the attached request for proposal for _____;
2. I am fully informed respecting the preparation and contents of the attached RFP and of all pertinent circumstances respecting such bid;
3. Such Bid is genuine and is not a collusive or sham Bid;
4. Neither the Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties of interest, including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the work for which the attached Bid has been submitted nor has it in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the price of any Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Torrington or any person interested in the proposed Bid; and
5. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of it agents, representatives, owners, employees, or parties in interest, including this affiant.

(Printed) _____

(Signed) _____

(Title) _____

Subscribed and sworn to before this _____ day of _____, 20__.

Notary Public Printed

My commission expires _____

Notary Public Signature

NOTE: Documents must be signed before and sealed by a Notary Public. Only documents bearing a notary seal will be accepted.

SAMPLE FORM

**BID # _____
CONSENT OF SURETY COMPANY
TO RELEASE FINAL PAYMENT**

- City
- Architect
- Contractor
- Surety
- Other

PROJECT/BID NUMBER:

TO: City of Torrington
Attn: Purchasing Agent
140 Main Street
Torrington, CT 06790

CONTRACTOR: _____

In accordance with the provisions of the Contract between the City of Torrington and the Contractor as indicated above, the (insert name & address of Surety Co.) _____, SURETY COMPANY on bond of (insert name & address of Contractor) _____, CONTRACTOR, hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety Company of any of its obligations to the CITY OF TORRINGTON as set forth in the Surety Company's bond.

Subscribed and sworn to before this
_____ day of _____, 20__.

Notary Public

My commission expires _____

Surety Company

Authorized Representative's Signature

Title

NOTE: Documents must be signed before and sealed by a Notary Public. Only documents bearing a notary seal will be accepted.

INVITATION TO BID
HVS-014-091213 MAINTENANCE AND REPAIR OF HVAC EQUIPMENT
CITY OF TORRINGTON

The City of Torrington will accept bids for Maintenance and Repair of HVAC Equipment located in various city buildings. All bids must be submitted in accordance with City specifications and on forms supplied by the City. Bid forms and specifications are available on the City of Torrington website at www.torringtonct.org, under Quick Links, select "Open Bids". Bids will be received until 11:30 A.M. September 12, 2013 when they will be opened and read publicly. The City of Torrington reserves the right to reject any or all bids, to waive technicalities, to award the contract to a bidder other than the lowest bid and toward the contract as it feels will best serve the public interest.

Pennie Zucco
Purchasing Agent

CITY OF TORRINGTON
HVS-014-091213 MAINTENANCE AND REPAIR OF HVAC EQUIPMENT
SPECIFICATIONS

1. GENERAL

Through these specifications the City of Torrington will contract for the inspection, maintenance, repair and replacement of heating, ventilating, and air conditioning equipment and controls located at various city building locations throughout the City.

The equipment covered by the contract resulting from this bid shall include all HVAC equipment and controls located at the various city buildings, except for any equipment being maintained under warranty by the contractor who initially installed it. Any item which pertain to HVAC equipment and controls shall be covered under the Contract resulting from this bid.

REFERENCES:

Bid proposals will include at least three (3) references from commercial/government organizations where it has provided commercial HVAC services within the past 24 months. Include contact names and phone numbers. References will be checked prior to award. Any negative responses may result in disqualification of the bid.

2. BID PROCEDURES

All bids shall be submitted on forms provided by the City of Torrington and addressed to the Purchasing Agent, City of Torrington, 140 Main Street, Torrington, CT 06790. Bids will be opened on September 12, 2013 at 11:30 A.M. in the Purchasing Agent's Office. Sealed bid envelopes shall be clearly labeled "**HVS-014-091213, MAINTENANCE AND REPAIR OF HVAC EQUIPMENT**".

The successful bidder will perform plumbing services for the various City of Torrington department facilities. The City reserves the right to receive three competitive quotes if the project will exceed \$5,000.00.

When a project's estimated cost is greater than \$10,000.00 the project will be bid separately from this contract.

The City reserves the right to waive informalities or reject any or all bids when such action is deemed in the best interests of the City. The City reserves the right to delete such items as it deems necessary from these proposals. All exceptions of the bidder to the terms and specifications of this bid shall be made in writing and submitted in full with the Bid Form. For all other terms and specifications, submission of a bid constitutes acceptance by the bidder. The City, at its sole discretion, reserves the right to reject bids which contain exceptions that it considers unacceptable.

3. VENDOR QUALIFICATIONS

Vendor shall have been in the commercial HVAC business for a minimum of five (5) years, have available HVAC technicians with universal refrigerant handling certification

and a minimum of three (3) years of commercial HVAC experience. Vendor must be a trained and certified technician working with: McQuay Equipment including Chiller, Dry Cooler and Rooftop Units; SEMCO Equipment including Energy Recovery Units and Fan Coil Units; Barcol-Air Chilled Beam Systems; Hydro Therm Boilers and any other equipment which pertains to HVAC equipment and controls that are located at various City locations.

4. SCOPE OF SERVICES

Services provided by the Contractor shall consist of the inspection, maintenance, repair, and replacement of heating, ventilating and air conditioning equipment and controls located at all City of Torrington buildings.

5. TERM

The contract period for the services provided herein will begin September 2013 and extend until June 30, 2015. The contract may be extended for an additional one (1) year upon the mutual consent of the parties.

6. TERMINATION

All work done as a result of this Contract shall be completed to the satisfaction of the Purchasing Agent. The City reserves the right to terminate this agreement upon thirty (30) calendar days written notice of failure by the Contractor to provide service to the satisfaction of the Purchasing Agent.

7. NONDISCRIMINATION

The Contractor agrees and warrants that it will not discriminate against any person or group of persons on the grounds of sex, race, color, religion, age, marital status, ancestry, national origin, past history of mental disorder, mental retardation, or physical disability or other basis in any manner prohibited by the laws or ordinances of the United States, the State of Connecticut, or the City of Torrington.

8. INSURANCE

The Contractor shall furnish a certificate of insurance to the Purchasing Agent for the following insurance coverage within ten (10) days from contract execution. All insurance coverage shall be written with an insurance company licensed to conduct business in the State of Connecticut. Insurance coverage shall remain in full force for the duration of the contract term including any and all extensions. Such certificate of insurance shall specify that the City of Torrington will receive thirty (30) days written notice of any cancellation, non-renewal or reduction in coverage and limits originally provided. **(See "Instruction to Bidders" for minimum requirements)**

9. HOLD HARMLESS

The Contractor agrees to indemnify, defend and hold harmless the City of Torrington and its respective officers, employees, agents and/or servants against all demands, claims, actions or causes of actions, losses, damages, liabilities, costs and expenses, including without limitation, interest, penalties, court costs and reasonable attorney's fees, asserted

against, resultant to, imposed upon or incurred by the City of Torrington resulting from or arising out of:

- Any breach by the Contractor of the terms of the specifications, or
- Any injuries (including death) sustained by or alleged to have been sustained by the officers, employees, agents and/or servants of the city of Torrington or the Contractor or subcontractors or material men or
- Any injuries (including death) sustained by or alleged to have been sustained by any member of the public or otherwise any or all persons, or
- Any damage to property, real or personal, (including property of the City of Torrington or its respective officers, agents and servants)

caused in whole or in part by the acts or omissions of the Contractor any subcontractor or any material men or anyone directly or indirectly employed by them while engaged in the performance of any work for the City of Torrington

10. INQUIRIES

Questions regarding this bid may be addressed to Pennie Zucco, Purchasing Agent, City of Torrington, 140 Main Street, Torrington, CT 06790, pennie_zucco@torringtonct.org, telephone 860-489-2225.

11. NON-COLLUSION

Any act or acts of misrepresentation or collusion shall be the basis for disqualification of any bid or proposal submitted by such person or company guilty of said misrepresentation or collusion. If the Contractor has made any misrepresentations or has been involved in collusion and such conduct is discovered after the execution of an Agreement with the City, the City may cancel the Agreement without incurring liability, penalty, or damages.

12. HAZARDOUS MATERIALS

The Contractor, when providing, using, storing, delivering or disposing of any toxic, hazardous or potentially dangerous materials, shall advise the City, in writing, of the condition of such hazardous materials in advance of conducting any work and is responsible for protecting the Contractor's own employees, those of the City, and all its' agents from the hazards associated with such materials. The Contractor shall furnish direction, precautions, or training, provided or made available from the supplier of the materials, or other acceptable source, for use by all persons who may be subject to the hazard. The Contractor shall comply with all applicable regulations and laws. The Contractor shall dispose of any hazardous or toxic substances in accordance with all applicable regulations or laws, including E.P.A. and D.O.T., and shall provide the City with the appropriate generator E.P.A. number. The Contractor shall do all things necessary to insure that there will be no discharge, spillage, uncontrolled loss, seepage or filtration of any hazardous or toxic waste on the site caused by the Contractor's

operations. The Contractor is responsible for any and all costs and liabilities associated with the clean up of any such spillage, etc., or as required by any regulating authority, and holds the City harmless against any current or future liabilities resulting from such an incident.

13. SAFETY

The Contractor shall take all reasonable precautions to ensure the safety of workers, City employees and the general public at all times. This shall include, but is not limited to, adherence to OSHA standards for lock out/tag out procedures and adherence to the City's confined space requirements.

14. SERVICES TO BE PROVIDED

Under this Agreement, the Contractor will provide labor for three types of service:

- Inspections
- Routine maintenance
- Repairs, replacement and new installation

Inspections of equipment covered shall be done at both semi-annual and mid-season intervals. The actual scheduling of such inspections will be developed jointly by the City and the Contractor upon the award of the contract. Semi-annual inspections and maintenance as specified in the attached schedules shall be performed at the beginning of the heating season (October – November) and at the beginning of the cooling season (May – June). The Contractor shall also provide two mid-season inspections to ensure the proper operation of covered equipment.

Routine maintenance shall include the completion of all tasks specified in the inspection and maintenance schedule and shall be performed at the time of inspection. Under routine maintenance the Contractor shall perform normal and routine cleanings as suggested/required by the manufacturer and the Contractor shall provide all labor and materials (e.g. belts, lubricants, filters, etc.) to assure the continued normal and proper operation of covered equipment found to be in good working order.

Repairs, Replacement and new Installations shall include the work done by the Contractor at times other than routine scheduled inspections and maintenance to restore malfunctioning equipment to normal and proper operation. The Contractor shall respond to calls for repairs within forty eight hours when summoned by the City for non-emergency service. The Contractor shall respond to calls for emergency repairs within two hours following a request for emergency service. All labor for repairs shall be provided at the hourly rates of this Agreement. Parts shall be invoiced separately at the specified discount from list.

15. CODES

All work shall be performed in accordance with all applicable federal, state and local safety and building code standards. The Contractor shall obtain all necessary permits.

No payment will be made to the Contractor unless all work needing a permit is inspected and approved by the City's Building Inspector.

16. CONTRACTORS QUALIFICATIONS

The Contractor must, submit a copy of their current license, show evidence that it is licensed to perform HVAC and commercial boiler work and service in the State of Connecticut. The Contractor must also show evidence it is experienced in maintaining HVAC equipment in a large commercial office building and/or large government office buildings. They must have a minimum of five (5) years of recent experience in all phases of inspection, service, repair and new equipment installation.

The Contractor shall maintain sufficient company staffing to provide service to the City in accordance with the contracted response time. The company must have a minimum of six (6) full time licensed HVAC technicians, as required by Connecticut General statutes on their payroll. A properly licensed Boilerman shall perform maintenance and repair work as required.

17. SERVICE PERSONNEL

The Contractor shall provide evidence that the personnel who will perform work as specified herein are currently and appropriately licensed as required under applicable state laws and regulations to do such work. No more than one service person per call shall perform repairs unless approval has been obtained from the City in advance. Should more than one service person be assigned to perform repairs the City is not obligated to pay for any portion of any labor charge for such additional personnel billed to the City. Work or job orders signed by City employees at the completion of a particular job do not constitute either prior approval or acceptance of labor charges for more than one person.

18. DOCUMENTATION

Upon the completion of any inspection or maintenance, the Contractor's personnel shall complete a checklist indicating for each piece of equipment serviced the findings of the inspection, any maintenance work done, and the need, if any, for additional repairs. The Contractor shall prepare, for approval by the City, a checklist form that clearly indicates the piece of equipment worked on (model number, serial number, and location), the services provided, parts used and time spent doing the work. The form must be signed by the Contractor's personnel and submitted to City Facilities' personnel for approval and signature prior to the Contractor's personnel leaving the site. Failure to submit the form in the prescribed manner shall be grounds for denying payment and possible termination of the contract at the discretion of the City.

19. DISCOUNT

The bidder shall identify any discount that will be provided to the City for parts and materials. The percentage discount and the catalog shall be identified.

21. BILLING AND PAYMENTS

Invoices shall be mailed to the City of Torrington, 140 Main Street, Torrington, CT 06790. Each building shall be invoiced separately and each invoice shall clearly identify which building the invoice pertains to. Each invoice shall also clearly identify the date(s) and the number of hours per date worked by each service employee. A complete list of parts and materials with the cost of each shall be provided on invoices which bill the City for materials. All invoices shall be submitted to the City within eight (8) weeks following the completion of the work invoiced. The City reserves the right to refuse to pay invoices submitted more than eight weeks after completion of the work invoiced.

- A work order (or similar form) including the hours worked on each job and signed by a City employee will accompany each invoice.
- Labor shall be paid at the rates quoted in the bid proposal.
- City of Torrington payment terms are Net 30 days after receipt of invoice.

Standard Hourly Rate

The hourly rate charged to the City for work specifically included in the base bid and performed during the City's normal business hours shall be provided on the Bid Form. Hourly charges shall start when the technician arrives on site and shall end when the technician departs the site. No charges for mileage or travel time will be allowed.

Overtime

Bidders will quote and hourly labor rate as specified below. **No overtime rates will be allowed. If overtime rates are added to invoice, it will be corrected to the straight hourly rates by the accounts payable personnel.**

The City of Torrington reserves the right to award or reject any or all bids, or any portion thereof, to waive technicalities, to award the contract to a bidder other than the lowest bid and to award the bid and/or contracts to one or more bidders submitting essentially identical proposals and that, in the city's judgment, will best serve the public interest.

CITY OF TORRINGTON
HVS-014-091213 MAINTENANCE AND REPAIR OF HVAC EQUIPMENT
BID FORM

Purchasing Agent
City of Torrington
140 Main Street, Room 206
Torrington, CT 06790

BASE BID

In accordance with the specifications, the undersigned submits the following bid for maintenance and repair services to HVAC equipment for the City of Torrington buildings

Base Bid, September 2013 – June 30, 2015

Regular Hourly Rate: \$ _____

Bidder's Regular Hours Are: _____

Discount on parts and material _____ Catalog: _____

The completed forms identifying the Bidder's experience and licensed technicians are enclosed with this Bid Form. The undersigned is submitting this bid without collusion with any other individual or corporation.

SUBMITTED FOR:

SUBMITTED BY:

Firm _____

Signature _____.

Address _____

Name _____.

Title _____.

Telephone _____.

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BIDDER'S EXPERIENCE

This form shall be completed and returned with the Bid Form. Bidders may submit additional sheets as necessary.

Bidder: _____

Address: _____

Building/Company Serviced: _____

Address: _____

Owned By: _____

Name and Telephone
of Contact Person _____

Building/Company Serviced: _____

Address: _____

Owned By: _____

Name and Telephone
of Contact Person _____

CITY OF TORRINGTON
HVS-014-091213 MAINTENANCE AND REPAIR OF HVAC EQUIPMENT
LICENSED TECHNICIANS

This form shall be completed and returned with the Bid Form. Bidders may submit additional sheets as necessary.

Bidder: _____

Address: _____

Name	License Grade	License
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
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