

**TOWN OF RIDGEFIELD
Office of the Town Engineer**

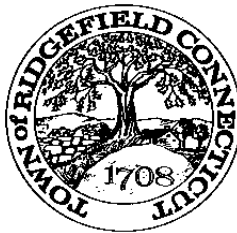
RIDGEFIELD, CONNECTICUT

***Energy Conservation & Building
Maintenance***

***Fire Suppression System Repairs
PJB Building and Auditorium
36 Old Quarry Road, Ridgefield, Connecticut***

February, 2017

DETAILED SPECIFICATIONS:
BIDDING REQUIREMENTS
PROJECT DESCRIPTION



**RUDY MARCONI
FIRST SELECTMAN**

**CHARLES R. FISHER, P.E., L.S.
TOWN ENGINEER**

Bid Number 2017-23

LEGAL NOTICE

INVITATION to BID

The Town of Ridgefield invites all interested parties to submit sealed bids on the following:

BID DUE DATE: March 24, 2017

BID DUE TIME: 1:30 PM

BID ITEM: Fire Suppression System Repairs

BID NUMBER: 2017-23

Terms and conditions as well as the description of items being bid are stated in the specifications. Specifications may be obtained at the following address:

**Town of Ridgefield
Purchasing Director
400 Main Street
Ridgefield, CT. 06877
203 - 431 - 2720**

The return bid envelope must be marked and addressed to the following:

**Town of Ridgefield
Purchasing Director
Bid Number: 2017-23
400 Main Street
Ridgefield, Ct. 06877**

Bids must be received no later than the date and time stated above at the Purchasing Director's office on the second floor. For further information, please call the Purchasing Director, Kenneth T. Sandberg at (203) 431-2720 or E-Mail at purchasing@ridgefieldct.org

Bid Documents available at www.ridgefieldct.org in the Purchasing section under Departments

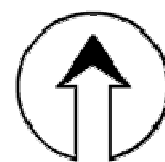
Results may be viewed at www.ridgefieldct.org in the Purchasing Section under Departments after the bid opening.



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Location Plan, 36 Old Quarry Road

2/7/2017 3:34:30 PM



1:2400
1"=200'



TOWN OF RIDGEFIELD CONNECTICUT

BOARD OF SELECTMEN

INSTRUCTIONS TO BIDDERS

1. Submit proposals in a sealed envelope plainly marked with bid number to identify this particular proposal.
2. Withdrawals of or amendments to bids received later than the time and date specified for bid opening will not be considered.
3. The Board of Selectmen of the Town of Ridgefield reserves the right to accept or reject any or all options, bids or proposals; to waive any technicality in any bid or part thereof, and to accept any bid deemed to be in the best interest of the Town of Ridgefield, Connecticut.
4. Bidders may be present at the opening of bids.
5. Bids may be held by the Town of Ridgefield for a period not to exceed **sixty (60) days** from the opening of bids for the purpose of reviewing the bids and investigating the qualifications of bidders prior to the awarding of the contract.
6. Insurance requirements, if any, must be submitted with the bid. This includes any Hold Harmless requirements as well as Certificates of Insurance for the full amounts specified. **Unauthorized changes** to these forms, i.e. adding, striking out and/or changing any words, language or limits **will cause the bidder to be disqualified.**

Please Note: Certificates of Insurance, if required, MUST name the Town of Ridgefield as **Additional Insured**. Failure to do so will mean disqualification from the Bid. There will no exceptions.

7. **Permits:** It is the Contractor's responsibility to obtain any necessary permits prior to the start of construction. All work shall be completed in compliance with the latest edition of the prevailing fire prevention and building codes in effect in the State of Connecticut, the latest edition of the State of Connecticut Department of Transportation standard Specifications for Roads, Bridges and Incidental Construction, Town of Ridgefield Road Construction Standards, or as set forth in these specifications.

8. **Emergency Work:** The Contractor shall file with the Engineer a telephone number of a person authorized by him who may be contacted regarding emergency work at the job site that may be required during non-working hours for reasons of public safety. The person shall be readily available and have full authority to deal with any emergency that may occur.
9. **Sales Tax:** In accordance with the provisions of Special Act No. 77-98, as amended, and Section 12-412(a) of the Connecticut General Statutes, sales of tangible personal property and services to the Town are not subject to the Connecticut Sales and Use Tax, and such tax shall not be included as part of the bid.
10. **Contractor's Qualification Statement:** The Contractor's Qualification Statement must be filled out as part of the bid package and the experience and references listed therein will be one to the determining factors in the awarding of the bid.
11. **Hold Harmless Agreement:** In order for the bid to be considered valid, the Contractor **must** sign the enclosed hold harmless agreement. Bids submitted without the signed hold harmless agreement will be rejected.
12. **Prevailing Wage Rates:** This project **is not** subject to the State of Connecticut prevailing wage rates.
13. **SBE/MBE and Contract Compliance Requirements:** This project **is not** subject to the State of Connecticut SBE/MBE set aside and contract compliance requirements.
14. **Time of Completion:** All work must be completed within sixty (60) days of the notice to proceed.
15. **Facility Inspection:** Technical questions and requests for access to the site shall be directed to Brian Hubbard, Building Maintainer, at 203-994-0347 during normal business hours. General bidding questions may be directed to the Purchasing Director, at 203-431-2720.
16. **Bid Submissions:** The following items shall be submitted for a bid to be considered complete:
 - (a) Insurance certificates
 - (b) Hold Harmless Agreement
 - (c) Contractor's Qualification Statement
 - (d) Contractor's List of Subcontractors
 - (e) Copy of the Contractor's current F-1 and S-1 licenses
 - (f) Contractor's Bid Proposal on his letterhead.
 - (g) Project Schedule

Supplemental Information for Bidders and General Contract Provisions**1. PREPARATION OF PROPOSALS**

Proposals must be made upon forms contained herein or as directed elsewhere. The blank spaces in the Proposal must be filled in correctly where indicated. The Bidder must state the prices for which he proposes to do each item of the work contemplated. In case of discrepancy where both words and the numerals are requested, the words shall govern. Ditto marks are not considered writing or printing and shall not be used. The Bidder shall sign his Proposal correctly. If the Proposal is made by an individual, his name, post office addresses and telephone number must be shown. If made by a firm, partnership, or corporation, the Proposal must be signed by an official of the firm, partnership, or corporation authorized to sign contracts, and must show the post office address and telephone number of the firm, partnership, or corporation. Failure to do so may disqualify the bid.

Each bid must be submitted in a sealed envelope bearing on the outside the name of the Bidder, post office address, bid number, and name of the project for which the bid is submitted. If forwarded by mail, the sealed envelope containing the bid must be enclosed in another envelope addressed to: The Purchasing Agent, Town Hall, and 400 Main Street, Ridgefield, CT 06877.

All information shall be entered in ink or by typewriter. Mistakes may be crossed out and corrections inserted before submission of your bid. The person signing the bid shall initial corrections in ink.

Corrections and/or modifications received after the closing time specified will not be accepted.

2. SUBMISSION OF PROPOSALS

Descriptive literature containing complete specifications must accompany each bid. If a bidder wishes to furnish additional information, more sheets may be added.

3. INCURRING COSTS

The Town of Ridgefield is not liable for any cost incurred for the preparation of proposals or submission of samples by the firms submitting proposals for the work requested in this bid document or request for proposals.

4. FAMILIARITY WITH THE WORK

Each bidder is considered to have examined the work to fully acquaint him with the exact existing conditions relating to the work and has fully informed himself as to the work involved and the difficulties and restrictions attending the performance of this bid. The submission of a bid will be considered as conclusive evidence that the bidder has made such examination.

5. CONSIDERATION OF PRIOR SERVICE

Previous performance, quality of service and merchandise will be considered.

6. ADDENDA AND INTERPRETATIONS & ALTERNATE PROPOSALS

At the time of the opening of bids each bidder will be presumed to have inspected the work and to have read and to be thoroughly familiar with all of the Contract Documents (including all addenda). The failure or omission of any bidder to receive or examine any form, instruction or document shall in no way relieve any bidder from any obligation in respect to his bid.

If any person contemplating submitting a proposal is in doubt as to the true meaning of any part of these specifications, he may submit a written request for an interpretation to the Purchasing Agent. No interpretations as to the meaning of the plans, specifications or other Contract Documents will be made to any bidder orally. Every request for such interpretation should be in writing addressed to the Town of Ridgefield, Purchasing Agent, 400 Main Street, Ridgefield, Connecticut 06877, and to be given consideration, must be received at least five (5) days prior to the date fixed for the opening of Bids. Any and all such interpretations and any supplementary instructions will be in the form of written Addenda to the Specifications which, if issued, will be mailed by Registered Mail with Return Receipt Requested to all prospective bidders at the respective addresses furnished for such purposes, not later than three (3) days prior to the date fixed for the opening of bids. Failure of any bidder to receive any such Addendum or interpretations shall not relieve any bidder from any obligations under his bid as submitted. All Addenda so issued shall become part of the Contract Documents. Oral explanations will not be binding on the Town.

The specifications listed are to be interpreted as meaning the minimum acceptable by the Town of Ridgefield. Bidders are requested to submit quotations on the basis of these specifications. Alternative bids providing a broader scope and/or services than requested in these specifications may receive consideration providing such equipment and/or service is clearly explained. Any exceptions to the specifications requested herein must be clearly noted in writing and are to be included as a part of your bid proposal. If none are included it will be assumed that there are none.

Definition of the word "complete" means that each unit of the equipment proposed shall include all appurtenances, fasteners, parts, accessories, and services ordinarily catalogued.

An item equal to that named or described in the specifications may be furnished by the Bidder, except where expressly noted as "no substitutions." The naming of any commercial name, trademark, or other identification shall not be construed to exclude any item of any manufacturer not mentioned by name, nor limit competition, but shall establish a standard of equality only. An item shall be considered equal to the item so named or described if:

- a. It is at least equal in quality, durability, appearance, strength and design.
- b. It will perform at least equally the function imposed by the design for the work being contracted for or the material being purchased.
- c. It conforms substantially, even with deviations, to the detailed requirements for the item in the specifications.

The Bidder shall hold the Town of Ridgefield, its officers, agents, servants, and employees, harmless from liability of any nature or kind because of use of any copyrighted or uncopyrighted compositions, secret process, patented or unpatented inventions, articles or appliances furnished or used under this bid, and agrees to defend, at his own expense, any and all actions brought against the Town of Ridgefield or himself because of the unauthorized use of such articles.

7. QUOTATION LIMITATION

Bidders shall offer only **ONE ITEM AND PRICE** for each line item bid. If an or-equal item is to be bid, the bidder is to select the brand and model that meets or exceeds the specified item, and submit his bid for that item.

8. ESTIMATE OF WORK

For bidding purposes, the work has been subdivided into unit price items. The quantities shown are to be considered as approximate only. The Purchasing Agent does not expressly or by implication agree that the actual quantity will correspond therewith, but reserves the right to increase or decrease the amount of any item or portion of the work as deemed necessary.

9. SAMPLES

Samples of articles, when required shall be furnished free of cost of any sort to the Town of Ridgefield. Samples received may be retained by the Town for future comparison. Samples which are not destroyed by testing, or which are not retained for future comparison will be returned upon request at the bidder's expense.

10. WITHDRAWAL OF BID

Bidders may withdraw their proposals at any time prior to the bid date. No agent/broker shall withdraw or cancel their proposal for a period of sixty (60) days after the bid closing date. The successful agent/broker shall not withdraw, cancel or modify their proposal.

11. POWER OF ATTORNEY

Attorneys-in-fact who sign contract bonds must file, with each bond, a certified and effectively dated copy of their power of attorney.

12. SUBCONTRACTORS

Each bidder contemplating the use of any subcontractor shall submit a list of subcontractors as listed on the Bid Form. The apparent low bidder shall file with the Town of Ridgefield, within five (5) days after the date of bid opening, a complete list of the names and addresses of competent, responsible and qualified subcontractors who are actually to perform major portions of the work. This in no way restricts or limits the requirement that all subcontractors must be approved by the Town. Subcontractors listed on the Bid Form or those previously approved may not be changed without the approval of the Town of Ridgefield. Local subcontractors, material suppliers, and labor in the Town of Ridgefield should be considered and sought insofar, as is practical in the performance of this project.

13. QUALIFICATION OF BIDDER

In determining the qualifications of a bidder, the Town may consider his record in the performance of any contracts for similar work into which he may have previously entered; and the Town expressly reserves the right to reject the bid of such bidder if such record discloses that such bidder, in the opinion of the Town, has not properly performed such contracts or has habitually, and without just cause, neglected the payment of bills or has otherwise disregarded his obligations to subcontractors, suppliers, state or local codes, men or employees of subcontractors. The Town may make such investigation as he deems necessary to determine the ability of the bidder to perform the work and the bidder shall furnish to the Town all such information and data for this purpose as the Town may request. The Town reserves the right to reject any bid if the evidence submitted by or the investigation of such bidder fails to satisfy the Town that such bidder is properly qualified, or that such bidder misrepresented material facts in the bid documents.

14. DISQUALIFICATION OF BIDDERS

More than one proposal from an individual, firm, partnership, corporation, or an association under the same or different names will not be considered. Reasonable grounds for believing that any Bidder is interested in more than one proposal for the work contemplated will cause the rejection of all proposals in which such Bidder is interested. Any or all proposals in which such Bidder is interested will be rejected if there is reason for believing that collusion exists among the Bidders and all participants in such collusion will not be considered in future proposals for the same work. Proposals in which the prices are obviously unbalanced may be rejected. No Contract will be awarded except to competent Bidders capable of performing the class of work contemplated.

15. DELIVERY

Inasmuch as this work concerns a needed public improvement, the provisions of this bid relating to the time of delivery, performance and completion of the work are of the essence of this bid. Accordingly, the successful bidder shall commence work **upon receipt of the signed Purchase Order** unless the Town shall authorize or direct a further

delay. Time of delivery shall be stated as the number of calendar days following receipt of the Purchase Order by the Bidder to receipt of the goods or services by the Town of Ridgefield. Prices quoted must include delivery to the Town of Ridgefield as specified on the Purchase Order. No charges will be allowed for parking, crating, freight, express or cartage unless specifically stated and included in this bid.

Time of delivery may be considered in the award.

16. PAYMENT

The Town, after inspection and acceptance of workmanship, and in consideration of the faithful performance by the Bidder of all and singular his covenants, promises, and agreements contained herein, agrees to pay the Bidder for the full completion by him of the work embraced in this Contract, within (30) Thirty Days of the receipt of the final invoice. When subcontractors or suppliers are utilized, the successful Bidder for this project shall be required to submit a Mechanics Lien Waiver, acceptable to the Town, with each progress payment and/or at time of final payment prior to any payment being made.

Time, in connection with any discount offered, will be computed from the date of delivery to the Town or from the date a correct invoice is received by the Town's Finance Department, if the latter date is later than the date of delivery. Prices will be considered as **NET**, if no cash or payment discount is shown.

The successful bidder shall submit invoices to the following address:

Town of Ridgefield
Office of the Town Engineer
66 Prospect Street
Ridgefield, CT 06877

IT IS UNDERSTOOD AND AGREED THAT SHOULD A BID BE ACCEPTED, IT WILL AUTOMATICALLY BECOME THE CONTRACT OR AN ADDENDUM TO ANY CONTRACT AGREED UPON.

Notification of the bid award will be made by issuance of a purchase order. Bidders are to list their bids on the appropriate attached sheets. Bidders may attach a letter of explanation. A clear notification should be made on the standard bid sheets at the appropriate point of explanation that there is a letter of explanation attached. All bids must be NET prices.

The successful bidder shall submit an itemized invoice to the Town of Ridgefield for the work as described herein.

The bidder shall be required to submit a Mechanics Lien Waiver, acceptable to the Town of Ridgefield, with each progress payment and at time of final payment prior to any

payment being made.

At the time of award, the successful bidder shall be required to supply the Town of Ridgefield a Certificate of Good Standing, certifying that the corporation is in fact a valid corporation and presently licensed to conduct business in the State of Connecticut.

17. SALES TAX

Certain materials and supplies incorporated in the work of this project are exempt from Connecticut Sales Tax. The Bidder shall familiarize himself with current regulations of the State Tax Department. The tax on materials or supplies exempted by such regulations shall not be included as part of the bid. The Town will furnish the successful Bidder sales tax exemption authorization.

18. CARE AND PROTECTION OF PROPERTY

The Bidder shall take particular care to avoid damages to all private and public property and to private or public improvements within the Town's right of way. He shall make good any damages to the satisfaction of the Town. There shall be no additional compensation for the repair or restoration of private or public property improvements.

19. COMPLIANCE WITH FEDERAL, STATE AND LOCAL CODES

The Bidder shall be responsible for full compliance with any Federal, State and/or Local codes, laws, regulations and standards, as applicable.

20. AWARD

The Town of Ridgefield reserves the right to accept or reject any bid to best serve its interests, or to hold the bids for sixty (60) days before decision.

The Town reserves the right to reject any and all bids (or any part thereof), to waive defects in proposals, or to accept any proposal deemed to be in its best interest.

Exceptions will be considered to the specification provided, providing they are listed and fully explained on a separate page entitled "EXCEPTIONS TO SPECIFICATIONS"

Each exception will be considered as to its degree of impact and total effect on the bid. The purchaser shall determine which (if any taken) exceptions are acceptable, and this determination shall be final.

The Town of Ridgefield reserves the right:

- a. To award bids received on the basis of individual items, or groups of items, or on the entire list of items.
- b. To reject any or all bids, or any part thereof.

- c. To waive any informality in the bids.
- d. To accept the bid that is in the best interest of the Town of Ridgefield. The Purchasing Agent's decision shall be final.

21. INSURANCE

Insurance requirements are detailed under the attached "Insurance Requirements."

22. GUARANTEE

The bidder shall unconditionally guarantee for a period of one (1) year, except as specifically noted within these documents, from the date of acceptance, all materials, supplies, equipment, and services; including but not limited to its workmanship, delivery and installation. If within the guarantee period there are any defects or signs of deterioration the bidder shall repair, adjust or replace the item(s) to the complete satisfaction of the Town. These repairs, adjustments, or replacements are at the sole expense of the bidder and shall be made at such times that are agreeable to the Purchasing Agent so that it is least detrimental to instructional programs.

23. PERMITS

When required all licenses and permits for complying with any applicable Federal, State, and Municipal laws, codes, regulations in connection with the prosecution of the work shall be obtained by the Bidder, at no additional cost to the Town.

24. NONDISCRIMINATION IN EMPLOYMENT

The successful bidder shall agree and warrant that, in the performance of this contract, he will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, sex, religion, or national origin in any manner prohibited by State, Federal, County, or Municipal law. A certification of Non-Segregated Facilities and a Certification Regarding Equal Employment Opportunity shall be considered a part of this contract.

25. MECHANICS LIEN WAIVERS

The successful Bidder shall be required to submit a Mechanics Lien Waiver, acceptable to the Town of Ridgefield, with each progress payment, and/or at time of final payment, prior to any payment made.

HOLD HARMLESS AGREEMENT

The undersigned covenants and agrees to and shall at all times indemnify, protect and save harmless the Town of Ridgefield from and against all costs or expenses resulting from any and all losses, damages, detriments, claims, demands, cost and charges including attorneys fees the Town of Ridgefield may directly or indirectly suffer, sustain or be subjected to by reason or on account of the work to be performed pursuant to this Contract or any activities in connection with said Contract whether such losses and damages be suffered or sustained by the Town of Ridgefield directly or by its employees, licenses or invitees or be suffered or sustained by other persons or corporations who may seek to hold the Town of Ridgefield liable therefore.

The Contractor shall comply with the Provisions of the Immigration Reform and Control Act of 1986 effective and enforceable as of June 6, 1987 which Act makes unlawful the hiring for employment or subcontracting individuals failing to provide documentation of legal eligibility to work in the United States. The Contractor shall hold the Town of Ridgefield harmless for the failure of the Contractor to comply with the provisions of said Act.

IN WITNESS WHEREOF, the parties hereto have set their hand and seal this on the _____ day of _____

Signed, Sealed and Delivered in the
Presence of:

Signed:

Notary Public

Purchasing Department, Town of Ridgefield, 400 Main Street, Ridgefield, CT.
06877
203-431-2720 & purchasing@ridgefieldct.org

APPENDIX - INSURANCE REQUIREMENTS

Each bidder shall carry and maintain the following insurance coverage during the period of the contract: The Certificate of Insurance for the Limits of Liability stated below should be submitted with your bid to the Purchasing Department at Town Hall. **Bidders may not perform any work until all insurance requirements are met.**

1. **Comprehensive General Liability Insurance** as will protect him, the Town, and any subcontractor performing work covered by this Contract, from claims for damages for personal injury, including accidental or wrongful death, as well as claims for property damages, which may arise from operations under this Contract whether such operations be by himself or by any subcontractor or by anyone directly or indirectly employed by either of them. Liability insurance shall include premises and operations, products, contractual, owners, and contractors protective. The minimum amounts of such insurance shall be as follows:
 - Bodily Injury Liability and Property Damage Liability:
\$1,000,000 each occurrence.
 - **The Town shall be named as an Additional Insured**
This **MUST** be stated explicitly on the Certificate or you will be **disqualified**
2. **Worker's Compensation Insurance and Employer's Liability** for all of his employees, employed at the site and in case any work is sublet, the Contractor shall require the subcontractor similarly to provide Workmen's Compensation Insurance for all employees of the later unless such employees are covered by the protection afforded by the Contractor.
 - Worker's Compensation and Employer Liability:
Statutory Limits
3. **Comprehensive Auto Liability Insurance:**
 - **Bodily Injury Insurance and Property Damage Insurance** covering the operation of all Motor Vehicles owned, hired and/or non-owned by the Contractor, or used by the Contractor in the Prosecution of the work under the Contract, shall be in the minimum of **\$1,000,000 each occurrence.**

All policies relating to this Contract shall be so written so that the Town shall be notified of cancellation or change at least thirty (30) days prior to the effective date for each policy and type of coverage except for nonpayment which shall be ten (10) days prior to the cancellation. Renewal certificate covering the renewal of all policies expiring during the life of the Contract shall be filed with the Town not less than ten (10) days before the expiration of such policies. Failure to do so will result in work stoppage and possible contract cancellation.

CONTRACTOR'S QUALIFICATION STATEMENT

List below references for similar projects, including all information requested. This page must be completed and submitted with the bid.

1. Client: _____

Project Address: _____

Approximate Value: _____ Date: Started _____ Completed _____

Contact: Name _____ Telephone _____

2. Client: _____

Project Address: _____

Approximate Value: _____ Date: Started _____ Completed _____

Contact: Name _____ Telephone _____

3. Client: _____

Project Address: _____

Approximate Value: _____ Date: Started _____ Completed _____

Contact: Name _____ Telephone _____

4. Client: _____

Project Address: _____

Approximate Value: _____ Date: Started _____ Completed _____

Contact: Name _____ Telephone _____

Company: _____ Bid Title: _____

Street: _____ Bid No.: _____

City, State: _____ Telephone No.: _____

CONTRACTOR'S LIST OF SUBCONTRACTORS

List below the subcontractors intended to be utilized for this project. This page must be completed and submitted with the bid.

1. Firm: _____

Firm's Address: _____

Contact: Name _____ Telephone _____

Type of Work to be Performed: _____

2. Firm: _____

Firm's Address: _____

Contact: Name _____ Telephone _____

Type of Work to be Performed: _____

3. Firm: _____

Firm's Address: _____

Contact: Name _____ Telephone _____

Type of Work to be Performed: _____

4. Firm: _____

Firm's Address: _____

Contact: Name _____ Telephone _____

Type of Work to be Performed: _____

Company: _____

Bid Title: _____

Street: _____

Bid No.: _____

City, State: _____

Telephone No.: _____

CONTRACTOR'S LIST OF SUBTRACTORS

Q-3

SPECIMEN CONTRACT

This Agreement made as of the _____ day of _____
the year _____ by and between the Town of Ridgefield, 400 Main
Street, Ridgefield, Connecticut, (herein after called the Owner), and
_____, doing business at
_____, (herein after called the
Contractor).

Witnesseth that the Owner and the Contractor in consideration of the mutual
covenants herein after set forth, agree as follows:

Article 1. Work:

The contractor will perform all work as shown in the Contract Documents for the
completion of the Project generally described as follows:

Fire Suppression System Repairs, PJB Building and Auditorium

The work to be done consists of the furnishing of all labor, materials, tools, and
equipment necessary to construct the project as shown on the plans and as
described in the specifications prepared by Charles R. Fisher, P.E.,L.S. Town
Engineer .

Article 2. Engineer:

Charles R. Fisher, P.E.,L.S., Town Engineer, will act as the Engineer in
connection with completion of the Project in accordance with the Contract
Documents.

Article 3. Contract Time:

The work shall be completed within sixty (60) days after the date which the
Contractor is to start the work as provided in the Contract Documents.

Article 4. Contract Price:

The Owner will pay the Contractor for performance of the Work and completion of the Project in accordance with the Contract Documents subject to adjustment by modifications as provided therein in current funds as follows:

Article 5. Progress and Final Payments:

The Owner will make progress payments on account of the Contract Price as provided in the General Conditions. Progress and final payments will be on the basis of the Contractor's application for payment as approved by the Engineer.

Article 6. Contract Documents:

The Contract Documents which comprise the contract between the Owner and the Contractor are attached hereto and made a part hereof and consist of the following:

- A. This agreement
- B. Exhibits to this Agreement
- C. Contractor's Bid and Bid Bonds
- D. Specifications
- E. Drawings as referenced by the Specifications or attached hereto
- F. Addenda numbers: _____
- G. Any modifications, including change orders, duly delivered after execution of this agreement.

Article 7. Miscellaneous:

- A. Terms used in this Agreement which are defined in Article 1 of the General Conditions shall have the meanings indicated in the General Conditions.

- B. Neither the Owner nor the Contractor shall, without the prior written consent of the other, assign or sublet in whole or in part his interest under any of the Contract Documents and, specifically, the Contractor shall not assign any moneys due or to become due without the prior written consent of the Owner.
- C. The Owner and the Contractor each binds himself, his partners, successors, assigns and legal representatives to the other party hereto in respect of all covenants, agreements and obligations contained in the Contract Documents.
- D. The Contract Documents constitute the entire agreement between the Owner and the Contractor and may only be altered, amended or repealed by a duly executed written instrument.

In witness whereof, the said parties hereto have caused this instrument to be signed by their respective duly constituted officers, attested, and sealed pursuant to proper resolutions.

Signed and sealed in
the presence of:

Town of Ridgefield

By _____

Date _____

Contractor

By _____

Date _____

Town of Ridgefield
Office of the Town Engineer

Energy Conservation and Building Maintenance
Fire Suppression System Repairs
PJB and Auditorium, 36 Old Quarry Road, Ridgefield
February, 2017

Project Scope

The intent of this project is to repair the existing fire suppression system within the PJB building and Auditorium located at 36 Old Quarry Road and render it operational. Due to demolition of adjacent buildings, the water supply for the Auditorium's existing fire suppression system has been disconnected. The fire suppression system for the PJB building has been recently tested and is fully functional. Under this project, the Auditorium's fire suppression system will be reconnected to the existing system located within the adjacent PJB building. The selected Contractor shall fully design and construct the improvements as required. The work is generally described below. It is the Contractor's responsibility to provide any additional labor, materials, tools, or equipment necessary to repair the Auditorium's fire suppression system meeting the project's intent.

1. It is the Contractor's responsibility to determine and provide the amount of work and materials necessary to meet the project's intent.
2. The Contractor shall provide design services necessary to complete the noted repairs. The design shall be fully approved by the Engineer prior to starting construction.
3. Scaled plans and drawings of the buildings are not available.
4. Upon approval of the submitted design, the Contractor shall obtain all required building permits and pay all associated fees.
5. Demolish all electrical, plumbing, mechanical, and structural items necessary to complete the described repairs. All demolished items are to be disposed of legally at the Contractor's expense. The work area is to be cleaned on a daily basis.
6. Install a new 4" fire sprinkler pipe between the PJB building and the Auditorium as required and make the necessary connections between the new pipe and the existing fire suppression systems.
7. Investigate the use of an existing 4" chill water return pipe for use as a portion of the new sprinkler pipe noted above by conducting air and hydrostatic pressure tests and flushing the pipe as required. If allowed, incorporate the use of the chill water pipe into the new 4" fire sprinkler pipe installation.
8. Replace existing 3" and 2 1/2" piping with new 4" fire sprinkler pipe as required with the PJB building.
9. Fully test the new fire sprinkler pipe and connections as required within the various codes.

10. Conduct air tests of the existing Auditorium fire suppression system to locate damaged piping and sprinkler heads. Repair damaged items on a time and material basis.
11. Provide all plumbing work and materials as necessary to complete the installation and in conformance to all building codes.
12. Provide all mechanical work and materials as necessary to complete the installation in conformance to all building codes.
13. Provide all other services, trades, and materials including but not limited to equipment installation, painting, and any other work as necessary to complete the renovations.
14. Thoroughly clean all work areas and remove all construction materials, debris, tools, and unused equipment from the site.
15. All work must be completed within sixty (60) calendar days.
16. All work shall be warrantied for a period of one year from the date of completion.

The Contractor is responsible to familiarize himself with all aspects of the existing conditions prior to submitting a bid. By submitting his bid, the Contractor acknowledges that he has visited the site and is aware of the conditions involved in meeting the project's intent. Arrangements to visit the facility shall be made through Brian Hubbard, Building Maintainer, who can be contacted at 203-994-0347 **during normal business hours.**

It is the Contractor's responsibility to determine the exact amount of effort required to meet the project's intent and reflect that effort in his submitted bid. **The Contractor shall submit on his letterhead the total lump sum cost for completing the above-described installation including all testing and investigations noted under item 7 above and any other costs necessary to provide for a complete project. The Contractor shall also list a credit for the use of the existing 4" chill water return pipe as noted under item 7 above and labor rates for repairs to damaged piping and sprinkler components noted under item 10 above.** In addition to the lump sum cost, the contractor shall note his proposed work schedule, all work to be completed and any exceptions that the Contractor may have. The contract award will be based on the lowest total lump sum cost exclusive of the credit bid that meets the project's intent as determined through a review of all bids received, the contractor's specific experience in municipal and commercial installations of this type, and past work experience with the Town of Ridgefield.

The Contractor shall include with his bid all attached forms completely filled out and a copy of his valid F-1 and S-1 licenses.

The Town reserves the right to eliminate any item, quantity, or portion of the work that it deems to be in the best interest of the Town.

Any inconsistencies shall be reported to the Town Engineer. The Town Engineer shall make the final decision on any inconsistencies and their intent.

All work must be completed within 60 days from the date of contract award. The Contractor shall submit with his bid the following information:

- a. Insurance certificates
- b. Hold Harmless Agreement
- c. Contractor's Qualification Statement
- d. Contractor's List of Subcontractors
- e. Copy of the Contractor's current F-1 and S-1 licenses.
- f. The Contractor's Bid Proposal on his letterhead
- g. Project Schedule

SECTION 210500 - COMMON WORK RESULTS FOR FIRE SUPPRESSION

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submittals:

1. Product Data: For each type of product indicated.

PART 2 - PRODUCTS

2.1 SLEEVES

- A. Mechanical Sleeve Seals: Modular rubber sealing element unit, designed for field assembly, to fill annular space between pipe and sleeve.
- B. Galvanized-Steel Sheet: 0.0239-inch minimum thickness; round tube closed with welded longitudinal joint.
- C. Galvanized-Steel Pipe Sleeves: ASTM A 53, Type E, Grade B, Schedule 40, galvanized, plain ends.
- D. PVC Pipe: ASTM D 1785, Schedule 40.

2.2 ESCUTCHEONS & FLOOR PLATES

- A. Description: Manufactured wall and ceiling escutcheons and floor plates, with an ID to closely fit around pipe, tube, and insulation of insulated piping and an OD that completely covers opening.
- B. One-Piece, Stamped-Steel Type: With set screw and chrome-plated finish.
- C. Split-Plate, Stamped-Steel Type: With chrome-plated finish, concealed or exposed-rivet hinge, and spring-clip fasteners.
- D. One-Piece Floor Plates: Cast-iron flange with holes for fasteners.
- E. Split-Casting Floor Plates: Cast brass with concealed hinge.

2.3 GROUT

- A. Description: ASTM C 1107, Grade B, nonshrink and nonmetallic, dry hydraulic-cement grout.

2.4 SEISMIC-RESTRAINT DEVICES

- A. Channel Support System: MFMA-4, shop- or field-fabricated support assembly made of slotted steel channels with accessories for attachment to braced component at one end and to building structure at the other end and other matching components and with corrosion-resistant coating; and rated in tension, compression, and torsion forces.
- B. Resilient Isolation Washers and Bushings: One-piece, molded, oil- and water-resistant neoprene, with a flat washer face and matched to type and size of attachment devices used.
- C. Mechanical Anchor Bolts: Drilled-in and stud-wedge or female-wedge type in zinc-coated steel for interior applications and stainless steel for exterior applications. Select anchor bolts with strength required for anchor and as tested according to ASTM E 488. Minimum length of eight times diameter.
 - 1. Adhesive Anchor Bolts: Drilled-in and capsule anchor system containing polyvinyl or urethane methacrylate-based resin and accelerator, or injected polymer or hybrid mortar adhesive. Provide anchor bolts and hardware with zinc-coated steel for interior applications and stainless steel for exterior applications. Select anchor bolts with strength required for anchor and as tested according to ASTM E 488.

PART 3 - EXECUTION

3.1 GENERAL PIPING INSTALLATIONS

- A. Install piping free of sags and bends.
- B. Install fittings for changes in direction and branch connections.
- C. Sleeves:
 - 1. Install sleeves for piping passing through penetrations in floors, partitions, roofs, and walls.
 - 2. For sleeves that will have sleeve-seal system installed, select sleeves of size large enough to provide 1-inch annular clear space between piping and concrete slabs and walls.
 - 3. Install sleeves in concrete floors, concrete roof slabs, and concrete walls as new slabs and walls are constructed.
- D. Escutcheons & Floor Plates:
 - 1. Install escutcheons for piping penetrations of walls, ceilings, and finished floors.
 - 2. Install escutcheons with ID to closely fit around pipe, tube, and insulation of piping and with OD that completely covers opening.
 - 3. Install floor plates for piping penetrations of equipment-room floors.
 - 4. Install floor plates with ID to closely fit around pipe, tube, and insulation of piping and with OD that completely covers opening.
- E. Install unions at final connection to each piece of equipment.

3.2 SEISMIC-RESTRAINT DEVICE INSTALLATION

A. Piping Restraints:

1. Comply with requirements in MSS SP-127 and NFPA 13.

B. Install seismic-restraint devices using methods approved by an agency acceptable to authorities having jurisdiction providing required submittals for component.

C. Install bushing assemblies for anchor bolts, arranged to provide resilient media between anchor bolt and mounting hole in concrete base.

D. Install bushing assemblies for mounting bolts, arranged to provide resilient media where equipment or equipment-mounting channels are attached to wall.

E. Attachment to Structure: If specific attachment is not indicated, anchor bracing to structure at flanges of beams, at upper truss chords of bar joists, or at concrete members.

F. Drilled-in Anchors:

1. Do not damage existing reinforcing or embedded items during coring or drilling.
2. Do not drill holes in concrete or masonry until concrete, mortar, or grout has achieved full design strength.
3. Wedge Anchors: Protect threads from damage during anchor installation. Heavy-duty sleeve anchors shall be installed with sleeve fully engaged in the structural element to which anchor is to be fastened.
4. Adhesive Anchors: Clean holes to remove loose material and drilling dust prior to installation of adhesive. Place adhesive in holes proceeding from the bottom of the hole and progressing toward the surface in such a manner as to avoid introduction of air pockets in the adhesive.
5. Set anchors to manufacturer's recommended torque, using a torque wrench.
6. Install zinc-coated steel anchors for interior and stainless-steel anchors for exterior applications

END OF SECTION 210500

SECTION 211000 - WATER-BASED FIRE-SUPPRESSION SYSTEMS**PART 1 - GENERAL****1.1 SECTION REQUIREMENTS****A. Submittals:**

1. Product Data for valves, sprinklers, specialties, and alarms.
2. Submit sprinkler system drawings identified as "working plans" and calculations according to NFPA 13. Submit required number of sets to authorities having jurisdiction for review, comment, and approval. Include system hydraulic calculations.
3. Submit test reports and certificates as described in NFPA 13.

PART 2 - PRODUCTS**2.1 PERFORMANCE REQUIREMENTS**

- A. Design and Installation Approval: Acceptable to authorities having jurisdiction.
- B. Hydraulically design sprinkler systems according to NFPA 13.
- C. Comply with NFPA 13 and NFPA 70.
- D. UL-listed and -labeled and FM-approved pipe and fittings.

2.2 PIPE AND FITTINGS

- A. Steel Pipe: ASTM A 53/A 53M, ASTM A 135, or ASTM A 795.
- B. Copper Tube: ASTM B 88, Type L or M; drawn temper.
- C. CPVC Plastic Pipe: ASTM F 442/F 442M, UL 1821, 175-psig rating, made in NPS for sprinkler service. Include "Listed" and "CPVC Sprinkler Pipe" marks on pipe.
- D. Cast-Iron Threaded Flanges: ASME B16.1, Class 250, raised ground face, bolt holes spot faced.
- E. Cast-Iron Threaded Fittings: ASME B16.4, Class 250, standard pattern.
- F. Grooved-End Fittings: UL-listed and FM-approved, ASTM A 536, Grade 65-45-12 ductile iron or ASTM A 47 Grade 32510 malleable iron, with grooves or shoulders designed to accept grooved couplings.
- G. Grooved-End Couplings: UL 213, ASTM A 536 ductile-iron or ASTM A 47 malleable-iron housing, with enamel finish. Include gaskets, bolts, and accessories.

- H. Wrought-Copper Fittings: ASME B16.22, streamlined pattern.
- I. Steel Press-Seal Fittings: UL 213, FM approved, 175-psig pressure rating, for use with Schedule 5, plain-end, steel pipe and fittings; with butylene O-rings, and pipe stop.
- J. CPVC Plastic Pipe Fittings: ASTM F 438 for NPS 3/4 to NPS 1-1/2 and ASTM F 439 for NPS 2, UL listed, 175-psig rating, for sprinkler service. Include "Listed" and "CPVC Sprinkler Fitting" marks on fittings.
- K. Provide hangers, supports, and seismic restraints with UL listing and FM approval for fire-protection systems.

2.3 VALVES

- A. Fire-Protection Service Valves: UL listed and FM approved, with 175-psig nonshock minimum working-pressure rating. Indicating valves shall be butterfly or ball type, bronze body, and integral indicating device with visual indicator.
- B. Gate Valves: UL 262, cast bronze, solid wedge, outside screw and yoke, rising stem.
- C. Swing Check Valves, NPS 2 and Smaller: UL 312 or MSS SP-80, Class 150; bronze body with bronze disc.
- D. Swing Check Valves, NPS 2-1/2 and Larger: UL 312, cast-iron body and bolted cap, with bronze disc or cast-iron disc with bronze-disc ring.
- E. Alarm Check Valves: UL 193, 175-psig working pressure, designed for horizontal or vertical installation, with cast-iron, bronze grooved seat with O-ring seals, and single-hinge pin and latch design. Include trim sets for bypass, drain, electric sprinkler alarm switch, pressure gages, retarding chamber, fill-line attachment with strainer, and drip cup assembly.
- F. Ball Drip Valves: UL 1726, automatic drain valve, NPS 3/4, ball check device.

2.4 SPRINKLERS

- A. Automatic Sprinklers: With heat-responsive element complying with the following:
 - 1. UL 199, for applications except residential.
 - 2. UL 1626, for residential applications.
 - 3. UL 1767, for early-suppression, fast-response applications.
- B. Sprinkler Types and Categories: Nominal 1/2-inch orifice for "Ordinary" temperature classification rating unless otherwise indicated or required by application.
- C. Sprinkler types include the following:
 - 1. Upright, pendent, and sidewall sprinklers.
 - 2. Extended coverage sprinklers.
 - 3. Quick-response sprinklers.
 - 4. Pendent and sidewall, dry-type sprinklers.

- D. Sprinkler Finishes: Chrome-plated and bronze.
- E. Sprinkler Escutcheons: Chrome-plated steel, one piece,; with finish to match sprinklers.
- F. Sprinkler Guards: Wire-cage type, including fastening device.
- G. Sprinkler Cabinets: Finished steel cabinet and hinged cover, with space for minimum of six spare sprinklers plus sprinkler wrench, suitable for wall mounting. Include number of sprinklers required by NFPA 13 and one wrench for sprinklers. Include separate cabinet with sprinklers and wrench for each style sprinkler on Project.

2.5 PIPING SPECIALTIES AND ALARM DEVICES

- A. Fire Department Connection: UL 405, flush, wall type, with cast-brass body; NH-standard thread inlets matching local fire department threads.
 - 1. Finish: Polished chrome-plated.
- B. Water-Motor-Operated Alarms: UL 753, mechanical-operation type with pelton-wheel operator with shaft length, bearings, and sleeve to suit wall construction and 10-inch- diameter, cast-aluminum alarm gong with red-enamel factory finish. Include NPS 3/4 inlet and NPS 1 drain connections.
- C. Water-Flow Indicators: UL 346; electrical-supervision, vane-type water-flow detector; with 250-psig pressure rating; and designed for horizontal or vertical installation. Include two single-pole, double-throw, circuit switches for isolated alarm and auxiliary contacts, 7 A, 125-V ac and 0.25 A, 24-V dc; complete with factory-set, field-adjustable retard element to prevent false signals and tamperproof cover that sends signal if removed.
- D. Pressure Switches: UL 753; electrical-supervision-type, water-flow switch with retard feature. Include single-pole, double-throw, normally closed contacts and design that operates on rising pressure and signals water flow.
- E. Valve Supervisory Switches: UL 753; electrical; single-pole, double throw; with normally closed contacts. Include design that signals controlled valve is in other than fully open position.
- F. Pressure Gages: UL 393, 3-1/2- to 4-1/2-inch- diameter dial with dial range of 0 to 250 psig.

PART 3 - EXECUTION

3.1 EARTHWORK

- A. Comply with requirements in Section 312000 "Earth Moving" for excavating, trenching, and backfilling

3.2 SERVICE-ENTRANCE PIPING

- A. Water-Main Connection: Arrange with water utility company for tap of size and in location indicated in water main.
- B. Water-Main Connection: Tap water main according to requirements of water utility company and of size and in location indicated.
- C. Connect sprinkler piping to water-service piping for service entrance to building.
- D. Install shutoff valve, backflow preventer, pressure gage, drain, and other accessories indicated at connection to water-service piping
- E. Install shutoff valve, check valve, pressure gage, and drain at connection to water service.

3.3 PIPING INSTALLATION

- A. Install "Inspector's Test Connections" in sprinkler piping, complete with shutoff valve.
- B. Install sprinkler zone control valves, test assemblies, and drain headers adjacent to standpipes.
- C. Install ball drip valves to drain piping between fire department connections and check valves. Drain to floor drain or outside building.
- D. Install alarm devices in piping systems and connect to fire-alarm system.
- E. Protect piping from earthquake damage as required by NFPA 13.
- F. Install pressure gages on riser or feed main, at each sprinkler test connection, and at top of each standpipe. Install gages to permit removal, and install where they will not be subject to freezing.
- G. Install fire-protection service valves supervised-open, located to control sources of water supply except from fire department connections. Where there is more than one control valve, provide permanently marked identification signs indicating portion of system controlled by each valve.
- H. Install check valve in each water supply connection. Install backflow preventers in potable-water supply sources.
- I. Install alarm check valves for proper direction of flow, including bypass check valve and retard chamber drain line connection.

3.4 SPRINKLER SCHEDULE

- A. Rooms without Ceilings: Upright sprinklers.
- B. Rooms with Suspended Ceilings: Pendent sprinklers.
- C. Wall Mounting: Sidewall sprinklers.

- D. Sprinklers Subject to Freezing: Upright, pendent, or sidewall, dry sprinklers as indicated.
- E. Special Applications: Extended coverage or quick-response sprinklers as indicated.
- F. Sprinkler Finishes: Chrome plated in finished spaces, rough bronze in unfinished spaces, and dull chrome in residential spaces. Provide escutcheons in finished and residential spaces.
- G. Install sprinklers in suspended ceilings in center of ceiling panels.

3.5 PIPING SCHEDULE

- A. Use steel pipe with threaded, press-seal, roll-grooved, or cut-grooved joints.
 - 1. For steel pipe joined by threaded fittings, use Schedule 40.
 - 2. For steel pipe joined by welding or roll-grooved pipe and fittings, use Schedule 10.
 - 3. For steel pipe NPS 2 and smaller, joined by press-seal fittings, use Schedule 5 pipe, fabricated with manufacturer's press-seal tools.
- B. Use copper tube with wrought-copper fittings and brazed joints.
- C. Use CPVC plastic pipe and fittings and metal-to-plastic transition fittings with solvent-cemented joints.
- D. Pipe between Fire Department Connections and Check Valves: Use galvanized-steel pipe with flanged or threaded joints.
- E. Install shutoff valve, check valve, backflow preventer, pressure gage, drain, and other accessories indicated at connection to water service piping.

3.6 TESTING

- A. Flush, test, and inspect sprinkler piping systems according to NFPA 13.

END OF SECTION 211000