



Torrington Public Schools

DEAN PERGOLA
DIRECTOR OF FACILITIES

MICHAEL J. WILSON
SUPERINTENDENT

TORRINGTON BOARD OF EDUCATION

REQUEST FOR QUOTATIONS FOR TORRINGFORD ELEMENTARY SCHOOL AIR-COOLED SCREW CHILLER REPLACEMENT

1. INTRODUCTION

The Torrington Board of Education (the “**BOE**”) requests sealed quotations from qualified and responsible vendors to provide, as design-builder, turnkey design, construction, and related professional commissioning and start-up services (collectively the “**Work**”) for a project (the “**Project**”) to furnish and install a new air-cooled screw chiller unit (the “**Chiller Unit**”) for the Tarringford Elementary School building (the “**Facility**”) located at 800 Charles St, Torrington, CT 06790. The Chiller Unit will replace the Facility’s existing single 250-ton air-cooled chiller unit (“**Existing Chiller**”).

The Work to be performed and provided by the selected bidder is described in more specific detail in this Request for Quotations (“**RFQ**”). This Project is partially funded by a State of Connecticut school District Repair and Improvement Project grant (“**DRIP Grant**”) through the State Office of Policy and Management. The BOE will evaluate quotations for the Work submitted in response to this RFQ (“**Bids**”) on a best-value basis, considering qualifications, design, compliance, and other factors, and will not select solely on the basis of the lowest price.

2. GENERAL INFORMATION

It is the intention of the BOE in issuing this RFQ to enter into a written agreement with one bidder to perform and provide all the Work for Project for the design and specification, sale, delivery, professional installation, and commissioning and startup of the new Chiller Unit.

3. CHILLER UNIT REQUIREMENTS/SCOPE OF WORK

See Schedule A to this RFQ for: specifications and performance requirements that are the bases of selection for the Chiller Unit as-proposed by bidders in response to this RFQ and which describe the existing conditions, mechanical systems, and existing building management system (“**BMS**”) and (including details and information for the Existing Chiller (McQuay Model AGS250B); the scope of commissioning and startup services to be provided by bidder awarded a contract for the Project; and other information regarding the scope of the Work the selected bidder will be required to provide for the Project.

4. PROJECT SCHEDULE

It is anticipated that the bidder awarded a contract for the Project (the “**Contractor**” or “**Design-Builder**”) will commence on-site construction activities for the Work no later than **AUGUST 1, 2026**, achieve substantial completion of the entirety of the Work no later than **AUGUST 19, 2026**, and that final completion of the Work and the entirety of Project will be achieved, including punch list, no later than **SEPTEMBER 18, 2026**; provided, however, that if the Work is not substantially complete by the date required by the contract between the BOE and the Contractor, the Contractor shall be responsible for providing temporary cooling to the Facility as-needed for the BOE to utilize the Facility for the BOE’s ordinary educational operations, through the date that the Contractor actually achieves substantial completion of the Work, or November 1, 2026, whichever occurs first.

The Contractor will be encouraged to commence acquisition of all materials needed to perform the Work immediately after execution of the contract for between the BOE and the Contractor, to ensure the new Chiller Unit and all materials required for professional removal of the Existing Chiller and installation of the new Chiller Unit on-hand when on site construction is required to commence.

The Contractor will be permitted to perform the Work at the Project site during the work hours of 6:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays; provided that requests to perform the Work outside of the normal hours may be requested by the Contractor and coordinated with the BOE designated representative for the Project. Construction activities will be confined to the immediate work area at the Facility site only, and additional areas that are designated by the BOE upon request by the Contractor.

Each bidder shall include as part of its Bid submission a complete and realistic proposed schedule for the Work which is consistent with BOE’s foregoing anticipated schedule for the Project, which schedule includes, at a minimum: purchase of the new Chiller Unit by the Contractor and delivery to the Facility site, construction activities for the Work, and commissioning and start-up of the new Chiller Unit.

5. LIQUIDATED DAMAGES

Liquidated damages shall apply as provided in the contract between the BOE and the Contractor for the Project. Liquidated Damages may be assessed against the selected Contractor in the amount of **One Thousand Five Hundred and 00/100 Dollars (\$1,500.00)** per calendar day that timely substantial completion of the Work is delayed beyond the time(s) required in the contract.

6. FORM OF CONTRACT

The BOE intends to use the form of contract included as **Exhibit F** as the form of agreement between the BOE and the selected bidder. By submitting a Bid, the bidder warrants and certifies that if the bidder is the bidder awarded the contract for the Work, the bidder will execute the form of contract as the agreement between the BOE and the bidder, without condition, modification, or exception, except as required to incorporate acceptable terms of the selected bidder’s Bid into the form of contract (the “**Agreement**”). **The bidder selected as Contractor shall, execute the Agreement, as Design-Builder thereunder, within ten (10) days after presentation thereof by the BOE to the selected bidder.** Notwithstanding the foregoing, the

BOE reserves the right to modify the form of contract prior to execution of the Agreement as deemed by the Director of Facilities, Superintendent, and or BOE to be in the best interest of the BOE and District.

7. PRICING

- A. The compensation to be paid to the Contractor for the performance of the Work for the Project shall be based on lump sum prices and unit prices for the Work. The Contractor will be required to obtain its own City and building permits required for the Work, if any, at no additional charge to the BOE.
- B. Lump Sum Price proposal. On the Bid Form (Exhibit A), each bidder shall provide a single lump sum price covering the entire scope of Work, including without limitation all services for specification and design for the new Chiller Unit and other equipment, removal and disposal of the Existing Chiller, site preparation, installation, commissioning an startup, shipping and freight, delivery, labor, materials, insurance, permits, bonds, and all other costs necessary to complete the Work (the “**Base Bid Amount**”).
- C. Unit Prices. As the Work progresses, the BOE or the Contractor may identify additional Work required for the Project. On the each bidder’s Bid Form, the bidder shall provide, in addition to the lump sum price for the designated Work as the Base Bid Amount, unit prices for any possible additional work that may be identified during the course of construction of the Project as the Unit Price Bid Amounts, as well as Alternates Bid Amounts for the Work as set forth on the Bid Form. The selected Contractor shall not conduct any additional work or Unit Price Work without prior approval written approval of the BOE.
- D. Tax-Exempt. The BOE is exempt from the payment of taxes imposed by the federal government and/or the State of Connecticut, including pursuant to Connecticut General Statutes Section 12-412. Accordingly, all Bids shall omit from any proposed pricing any State and federal taxes. Invoices for the Work should exclude taxes.
- E. Bid pricing must include all shipping, delivery, equipment, labor, materials, insurance, permits, bonds, and all other costs necessary to complete the Work.

8. BID SECURITY

Except as expressly provided otherwise in this section of this RFQ, each Bid must be accompanied by bid security in an amount equal to ten percent (10%) of the Base Bid Amount proposed by the Bidder on its Bid Form. Bid security must be in the form of a bid bond using the standard bid bond included with this RFQ as **Exhibit C**, executed by the bidder and a surety authorized issue surety bonds in the State of Connecticut, that is listed on the current U.S. Department of Treasury’s Listing of Approved Sureties, and that has a rating of A- or better by A.M. Best. Each Bidder shall attach the required bid bond to its Bid Form.

If a bidder is a small contractor or a minority business enterprise as defined by Connecticut General Statutes (CGS) Section 4a-60g, the bidder may, in lieu of providing a Bid Bond, provide a letter of credit in an amount equal to five percent (5%) of the Base Bid Amount if the Base Bid

Amount is less than One Hundred Thousand Dollars (\$100,000), or an amount equal to twenty-five percent (25%) if the Base Bid Amount exceeds One Hundred Thousand Dollars (\$100,000.00).

Bids submitted without bid security as required by this RFQ may be deemed nonresponsive and may be rejected.

By submitting a Bid, a bidder warrants and certifies that if the Bidder is awarded the Agreement for the Work, the bidder will execute the Agreement with the BOE using the form of contract included with this RFQ as Exhibit F, without condition, modification, or exception, except as required to incorporate the acceptable terms of the selected bidder's Bid into the form of contract. A bidder selected as the Contractor must execute the Agreement with the BOE within ten (10) days after presentation thereof BOE to the bidder. Notwithstanding the foregoing, the BOE reserves the right to modify the form of contract prior to execution of an Agreement for Work the Contractor, as deemed by the BOE to be in the best interest of the BOE. If a bidder selected as the Contractor fails to execute the Agreement within ten (10) days after presentation of the Agreement by or on behalf of the BOE, the bidder shall forfeit its bid security and/or the bidder and its surety issuing a Bid Bond shall be required to perform their obligations under such Bid Bond, at the option of the BOE the award of the Agreement to that bidder shall be deemed withdrawn and shall be null and void, and, the BOE may proceed to award the Agreement to a different bidder or make no award of an Agreement in connection with this RFQ.

Subject to the BOE's rights to retain Bid Security as a forfeiture by a bidder and/or to enforce a bidder's bid bond, all bids security will be returned to unselected bidders after the earlier of (1) the BOE's withdrawal and/or cancellation of this RFQ; (2) the award and execution of the Agreement for the Work and the submission of required performance bond and payment bond (or letters of credit if applicable) by the bidder selected as Contractor; or (3) or ninety (90) days after the date of opening of Bids.

9. PERFORMANCE AND PAYMENT BONDS

- A. Except as expressly provided otherwise in this section of this RFQ, the bidder selected as the Contractor for the Work will be required to provide to the BOE, within ten (10) days after the award of an Agreement to such bidder as Contractor, a payment bond and a performance bond, each having a penal sum equal to the Contract Price in the Agreement between the BOE and the Contractor. The payment bond and performance bond must be issued by a surety rated A- or better by A.M. Best and listed on the U.S. Department of Treasury's Listing of Approved Sureties. The payment bond and performance bond must be submitted to Dean Pergola, Director of Facilities, 50 Major Besse Drive, Torrington, CT 06790 prior to the Contractor's commencement of the Work under the Agreement. The cost of such bonds shall be separately identified on the Bid Form but included in the Base Bid Amount proposed by each bidder.
- B. The bonds shall comply with the following requirements:
 - 1. It is preferred that the bonds be written on the AIA Document A312-2010 forms;
 - 2. Both bonds shall be written in the full amount of the Contract Sum;

3. Both the payment bond and performance bond shall have a date that is the same or later than the date of the Agreement;
 4. The Torrington Board of Education shall be named as the obligee on all bonds provided for the project.
 5. The Contractor shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of the power of attorney.
- C. If the Contractor is a small contractor or a minority business enterprise as defined by CGS Section 4a-60g, the Contractor may: (1) in lieu of providing performance bond, provide a letter of credit in an amount equal to ten percent (10%) of the Contract Price if the Contract Price is less than One Hundred Thousand Dollars (\$100,000.00), or an amount equal to twenty-five percent (25%) if the Contract Price exceeds One Hundred Thousand Dollars (\$100,000.00), and; (2) in lieu of providing a labor and material payment bond, provide a letter of credit in an amount equal to ten percent (10%) of the Contract Price if the Contract Price is less than One Hundred Thousand Dollars (\$100,000.00), or an amount equal to twenty-five percent (25%) if the Contract Price exceeds One Hundred Thousand Dollars (\$100,000.00).
- D. Each bidder shall furnish with its Bid, satisfactory evidence from its surety of such bidder's ability to obtain the required performance bond and labor and materials payment bond, in the full amount of the bidder's total Base Bid Amount, or, satisfactory evidence that it is a small contractor or a minority business enterprise as defined by CGS Section 4a-60g together with satisfactory evidence of its ability to provide to the BOE a letter of credit in lieu of the required performance bond and/or a letter of credit in lieu of the required labor and material payment bond.
- E. A labor and material payment bond will be required from all subcontractors, except that in accordance with Connecticut General Statutes Section 49-41(a), a labor and material payment bond shall not be required to be furnished in relation to any sub-bid in which the total estimated cost of labor and materials under the subcontract with respect to which such sub-bid is submitted is less than One Hundred Thousand Dollars (\$100,000.00).

10. IMPORTANT DATES

Issuance of Request for Quotations:	5/29/2026
Optional Pre-Bid Site Visit/Meeting: 9:00am	6/02/2026
Deadline for Submission of RFIs:	6/03/2026
Addenda/Responses to RFIs:	6/05/2026
Deadline for Bid Submission:	6/09/2026
Anticipated Award of Agreement:	6/10/2026

11. BID SUBMISSIONS

- A. Each bidder shall be required to become familiar with and comply with the terms and conditions, and bid submission instructions in this RFQ. Each bidder must be familiar with all federal, state, and local laws, ordinances, or regulations that may, in any manner,

relate to the Work for which the bidder will be responsible if awarded the Agreement. Submission of a bid shall be construed to mean that the bidder made such examination.

- B. Sealed Bids in response to this RFQ will be received by the District's Director of Facilities at the office of the BOE's Director of Finance in the Torrington Administration Building, 50 Major Besse Drive, Fourth Floor, Torrington, CT 06790, no later than June 9, 2026, 10:00 a.m., at which time Bids received will be opened publicly and read aloud in the Administration Building conference room.
- C. Sealed Bids must be submitted in a sealed envelope marked "**SEALED BID-TORRINGTON ES CHILLER REPLACEMENT PROJECT, June 9, 2026, at 10:00 a.m.**" along with name of the bidder clearly marked on the outer envelope. Bidders not marking Bid submission envelopes as required will have no recourse against the BOE or its employees if their Bid is inadvertently opened prior to the scheduled bid opening time. Bid submissions must include:
1. a completed Bid Form (included with this RFQ as **Exhibit A**), together with documentation inclusive of the following:
 - A detailed design layout and a proposed mechanical plans for the Work at the Facility;
 - Equipment specifications, manufacturer product data sheets, performance information for the proposed new Chiller Unit and all other proposed equipment and materials to be furnished as part of the Work, including, for the new Chiller Unit:
 - General Data, including, without limitation: manufacturer's name; equipment tag; unit type; compressor type; condenser fan type; refrigerant;
 - Performance Data, including, without limitation: nominal capacity; full load efficiency (EER); part load efficiency (IPLV); fluid type; entering fluid temperature (EWT); leaving fluid temperature (LWT); fluid flow rate; evaporator pressure drop; ambient design temperature; sound pressure (at 30 feet);
 - Electrical data, including, without limitation: voltage; single-point power; minimum circuit ampacity (MCA); maximum overcurrent (MOCP); convenience outlet; ground fault protection;
 - Controls and Accessories data, including, without limitation: communication protocol; coil and base guards; flow indicator; isolators;
 - Physical data, including, without limitation: pad dimension requirements; service clearance requirements; operating weight;
 - Warranty and Services information, including, without limitation: commissioning and startup services; Chiller Unit warranty; compressor warranty.
 - Documentation of Chiller Unit manufacturer warranty information
 - The bidder's proposed schedule for the Work
 - Evidence of the bidder's ability to provide required surety bonds (or letters of credit, if applicable)

- Evidence of required insurance coverage
- 2. a completed Non-Collusion Affidavit (included with this RFQ as **Exhibit B**)
- 3. Bid security in the form of the standard form of Bid Bond (included with this RFQ as **Exhibit C**), which Bid Bond must be in an amount equal to ten percent (10%) of the Base Bid Amount proposed by the Bidder on its Bid Form, or letter of credit if permitted accordance with Section 8 of this RFQ;
- 4. The bidder's Certification of Compliance with Connecticut General Statutes Section 31-57b (using the form included with this RFQ as **Exhibit D**)
- 5. The bidder's Statement of Qualifications, including qualifications, experience, and references (minimum 3 references for similar projects for schools or municipalities), and all other information required by **Exhibit E**.

Bidders shall provide all proposed pricing required on the Bid Form which pricing shall be inclusive of all design, shipping, delivery, installation, labor, insurance, certificates, permits, services, and/or other costs pertaining to the Work, as well as all other information required on the Bid Form. Pricing on the Bid Form must be complete and shall be deemed to include all compensation to be paid to the Bidder if awarded the Agreement. All Bid submissions must include one (1) original, three (3) paper copies of all documents required to be included with a bidder's Bid. Any Bid which fails to include all the required documents and information may be deemed non-responsive and invalid. Bids received later than the time specified will not be accepted. Bids may not be submitted and will not be accepted if made orally (e.g. via telephone), by facsimile, or by e-mail. Bid proposals must remain in effect for a minimum of ninety (90) days. Amendments to or withdrawals of any section of the submitted Bid received later than the time and date set for the Bid opening will not be considered.

- D. The BOE reserves the right to reject any Bid which has omissions, alterations of form, additions not called for, conditional or alternate Bids, or irregularities of any kind. All blank spaces in the Bid Form must be filled in (typed or printed in ink) completely, correctly and legibly, and all required price information must be inserted where indicated. If any price required on the Bid Form is omitted, the Bid may be rejected. "Ditto" marks shall not be used. All Bid must be based on the Work required for the project as-described in and required by this RFQ and on the Bid Form. A properly authorized representative of the bidder must sign the Bid Form where indicated. If a Bid is made by an individual, the individual's name and mailing address must be listed. If made by a partnership, limited liability company or a corporation, the Bid must be signed by an official of the partnership, limited liability company or corporation authorized to sign contracts, and must reflect the mailing address of the partnership, limited liability company or corporation.
- E. Bidders are encouraged to "double check" and verify all pricing submitted on their Bid Form. A Bid containing erroneous pricing will nonetheless be deemed by the BOE to be a firm Bid by the bidder, and an award of the Agreement to a bidder based on such erroneous pricing shall be binding on the bidder. "Adjustments" to correct any errors in Bid pricing may not be made to any Bid after the Bid is opened.

- F. Each bidder shall be responsible for all costs incurred in the development and submission of their Bid. The BOE assumes no contractual obligation as a result of the issuance of this RFQ, the preparation or submission of a Bid by a bidder, or the evaluation of a submitted Bid. The BOE shall not be contractually bound until the BOE and any Bid awarded an Agreement execute a written Agreement.

12. BID EVALUATION, SELECTION AND AWARD

- A. In selecting a bidder to whom the Agreement will be awarded, the following selection criteria will be applied by the BOE, not necessarily listed in their order of importance:
1. Bid pricing;
 2. The bidder's previous record of performance and service (if any);
 3. Ability of a bidder to perform and complete the Work to the satisfaction of the BOE;
 4. Compliance with and conformance of a bidder's proposed new Chiller Unit and other Work items with the Project objections, specifications, and requirements included in this RFQ, including without limitation, the Schedule A to this RFQ;
 5. A bidder's qualifications, experience, and references for similar projects;
 6. A bidder's proposed schedule for the Work;
 7. Manufacturer warranty terms;
 8. The bidder's financial condition and ability to perform.
- B. The BOE is an Affirmative Action/Equal Opportunity employer. To be selected, a bidder must be an equal opportunity/affirmative action employer.
- C. Preference for Torrington-based Contractors. The BOE reserves the right to apply a preference to Torrington-based contractors pursuant to Chapter 6, Articles 1.6-1, 1.6-2, and 1.6-3 of the City of Torrington Charter, which provide:

§ 6-1. Definitions.

For the purposes of this article, the following words shall have the following meanings:

BID: bids based upon expenditures of \$10,000.00 or more, as well as quotes for expenditures of less than \$10,000.00.

CITY-BASED BIDDER: A business with a legal principal place of business located within the City of Torrington. A business shall not be considered a city-based business unless evidence satisfactory to the purchasing agent has been submitted with the bid to establish that said business has a bona fide principal place of business within the City of Torrington. Such evidence may include evidence of ownership of or a long-term lease of real estate within the city from which the principal place of business is legally operated.

§ 6-2. Offer of an option to match the lowest bid.

The purchasing agent shall be authorized to offer to City-based bidders that exceed the lowest bid by up to six percent the opportunity to match the lowest bid. A city-based bidder within the six-percent differential who agrees to accept the amount of the

lowest bid will be awarded the bid unless more than one city-based bidder submits a bid not more than six percent higher than the low bid. When multiple city-based bidders agree to accept the award of the bid at 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 be awarded to the lowest responsive, responsible bidder.

§ 6-3. Contents of bid documents.

Bid documents that apply the city-based bidder preference must state that the six percent city-based bidder preference will be applied.

- D. Conditional, Qualified or Non-Responsive Bids. All Bids shall be submitted in the form and manner required by this RFQ. Any Bid which is not so-submitted, or which: contains information, statements, conditions, or qualifications that place conditions or qualifications on the Bid for purposes of making an award of an Agreement for the Work; purports to alter any terms of the Bid Form or the terms of the form of Agreement appended as Exhibit F; contains conditions, specifications, or forms that have not been previously approved by a written addendum to this RFQ; or fails to comply with all applicable legal requirements, may be deemed non-responsive and invalid by the BOE, and rejected without further consideration. Any Bid that does not fully respond to and comply with all the requirements of this RFQ for the submission of Bids may be deemed non-responsive and rejected by the BOE. The BOE shall not be responsible for any errors or omissions of any bidder.
- E. The BOE reserves the right to: amend or withdraw the RFQ for any reason; to accept or reject any or all Bids, in whole or in part; to waive any informalities or nonmaterial deficiencies or irregularities in any Bid; and to make such award (or make no award) of the Agreement in connection with this RFQ, and to award the Agreement for the Work or any part thereof to a bidder other than lowest bidder(s), all as determined by its BOE in its discretion to be in the best interests of the BOE and the Torrington Public School District.

13. PRE-BID SITE VISIT/MEETING

An optional pre-bid meeting and site visit will be conducted at the Torrington Elementary School, 800 Charles Street, Torrington, CT 06790 on 06/02/2026 at 9:00 am. Interested prospective bidders may contact Lauren Howard, Administrative Assistant to the Assistant Superintendent and Facilities Director for Torrington Public Schools via email at lhoward@torrington.org, to arrange for their attendance at the pre-bid site visit and meeting.

14. REQUESTS FOR INFORMATION, INTERPRETATIONS & ADDENDA

- A. Any questions and requests for information and/or interpretation (collectively, “RFIs”) from any prospective bidder regarding this RFQ must be submitted in writing via email to Dean Pergola, Director of Facilities, at dpergola@torrington.org, no later than June 3, 2026, 12:00 pm, to be given consideration. Responses to all RFIs will be provided by written Addenda published by 06/05, 2026.

- B. Addenda, once published, will become a part of this RFQ.
- C. The BOE reserves the right to amend this RFQ by addenda. Addenda will be posted to the BOE's website and the City of Torrington's website (www.torrington.org) by June 5, 2026.
- D. If in the BOE's opinion, revisions to this RFQ made by addenda(dum) are of a magnitude such that additional time is required for the submission of Bids, the deadline for submission of Bids may be extended by addenda. In addition, addenda may change the specifications for the Work, Bid Form, and times/dates for the pre-bid conference, as well as deadlines for RFIs. Each bidder shall confirm in writing as required on the Bid Form submitted as part of its Bid that the bidder is aware of and has reviewed all Addenda issued.
- E. It is the responsibility of each bidder to check the City of Torrington's and BOE's websites for addenda to this RFQ, and the BOE will not provide notification. A bidder's lack of knowledge of any addenda that have been published as described above, shall not relieve the bidder from its obligations under its Bid submission if such bidder is awarded the Agreement.

15. EX-PARTE COMMUNICATIONS

No prospective bidder or bidder may have any *ex parte* communication with any officer, consultant, employee, representative or member of the BOE or District who is involved in evaluation of Bids or award of an Agreement for the Work, other than communications for submission of a RFI, from the date of this RFQ until a decision to award the Agreement (or to award no Agreement) has been made. Prohibited *ex parte* communications may be grounds for disqualifying the offending bidder and their Bid.

16. PREVAILING WAGE

- A. Prevailing wages are required on this project in accordance with the Prevailing Wage Rate Information included in this RFQ or as is otherwise required pursuant to applicable Connecticut law, Connecticut General Statutes Section 31-53(a) through (h), as amended. For further information on prevailing wage requirements, visit the Connecticut Department of Labor's website.
- B. The bidder selected as Contractor, and each subcontractor performing any Work for this project, shall be required to comply with the provisions of the Connecticut General Statutes Section 31-53 and Connecticut General Statutes Section 31-55a concerning annual adjustments to prevailing wages.
- C. The bidder selected as Contractor and all subcontractors shall be responsible for identifying any adjustments made to Connecticut Department of Labor prevailing wage rate requirements throughout the life of the Agreement. Such prevailing wage adjustments shall not be considered a matter for any amendment to the Agreement or adjustment to the Contract Sum. No escalation clauses shall be included in any Bid

submission. Wage Rates will be posted each July 1st on the Department of Labor website: https://portal.ct.gov/dol/divisions/wage-and-workplace-standards/prevailing-wage?language=en_US

- D. The Agreement shall provide, and the Contractor and subcontractors for the project shall comply with the following: “The wages paid on an hourly basis to any person performing the work of any mechanic, laborer or worker on the Work contracted for under the Agreement, and the amount of payment or contribution paid or payable on behalf of each such person to any employee welfare fund, as defined in subsection (i) of Connecticut General Statutes Section 31-53, shall be at a rate equal to the rate customary or prevailing for the same work in the same trade or occupation in the City of Torrington. If the Contractor is not obligated by agreement to make payment or contribution on behalf of such persons to any such employee welfare fund shall pay to each mechanic, laborer or worker as part of such person’s wages the amount of payment or contribution for such person’s classification on each pay day. “Off-site custom fabrication” means the fabrication of mechanical systems that are fabricated at a site located within the State of Connecticut other than the location of the project, but are fabricated specifically for the project, including plumbing systems, heating systems, cooling systems, pipefitting systems, ventilation systems or exhaust duct systems; provided, “off-site custom fabrication” does not include components or materials that are stock shelf items or readily available.”
- E. Certified Payrolls: In accordance with Connecticut General Statutes Section 31-53, certified payrolls with a statement of compliance shall be submitted monthly by the Contractor to the District, and certified payrolls for the Contractor and all subcontractors working during the period shall be submitted with each Application for Payment submitted by the Contractor, covering all activities relating to such Application for Payment. The selected contractor shall provide pay scale verification as may be required by the Connecticut Department of Labor.
- F. Each bidder shall confirm prior to submission of its Bid that the bidder is carrying in its Bid and Bid Amount(s) the proper trade classification for all Work required for the project including composite crews of different trade classifications if needed, as required by the Connecticut Department of Labor and/or union agencies if applicable.
- G. Forms and additional information can be found on the Connecticut Department of Labor’s website.
- H. Additional prevailing wage rate information for the Project is included with this RFQ as **Exhibit G**.

17. TRADE NAME REFERENCES

Any and all references in this RFQ to tradenames, types, styles, model numbers, stock numbers, or catalogs are intended to be descriptive only and not restrictive. Items so-specified are intended to indicate to bidders the type and quality of the articles and/or materials that will be satisfactory to the BOE in a Contractor’s performance of the Work. In reviewing such information, it is the

responsibility of a prospective bidder to inform the BOE of any discrepancy of which bidder becomes aware (i.e. number listed does not fit item description).

18. COMPLIANCE WITH APPLICABLE LAWS

By submitting a Bid, a bidder shall be deemed to acknowledge and agree that if the bidder is awarded the Agreement for the Work, all commodities, services, work, materials, or equipment provided by such bidder in connection with the Work shall comply in every respect with the laws, specifications, and requirements of the State of Connecticut and the United States government, and that the bidder (as Contractor) shall comply with the provisions of the Connecticut Fair Employment Practices Law.

19. INDEMNIFICATION

- A. The Contractor shall required to indemnify, defend, and hold harmless the Torrington Board of Education, Torrington Public School District, the City of Torrington, and all of their respective directors, members of governing boards, officials, officers, partners, employees, members, managers, beneficiaries, agents and representatives, in accordance with the terms and conditions of Agreement, including, unless agreed otherwise by the BOE in the Agreement, that: To the fullest extent permitted by applicable law, the Contractor shall indemnify, defend and hold harmless the Torrington Board of Education, Torrington Public School District, the City of Torrington, and all of their respective directors, members of governing boards, officials, officers, partners, employees, members, managers, beneficiaries, agents and representatives (each an "Indemnitee") from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work and/or the Contractor's performance of the Agreement, or breach of contract by the Contractor, its subcontractors, or directly or indirectly employed by them, or anyone for whose acts they may be liable. The obligations of the Contractor under the foregoing indemnity shall include, without limitation, to the fullest extent permitted by law, any and all claims (including attorneys' fees resulting therefrom) directly or indirectly arising or alleged to arise (1) out of the performance of or the failure to perform the Work, or the condition of the Work, and from any and all claims by workmen, suppliers or subcontractors who are involved in the performance of the Work. These indemnification obligations are not intended to include liability for damage arising out of bodily injury to person or damage to property to the extent caused by or resulting from the negligence of the indemnitee, such indemnitee's agents or employees, nor shall such obligations be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this section of this RFQ. The provisions of this section shall survive the expiration or early termination of any Agreement for Work between the BOE and the Contractor; shall be separate and independent of any term or requirement hereof; and shall not be limited by reason of any insurance coverage.
- B. The Contractor must protect all property of the BOE, District and/or the City of Torrington from injury or damage. Any damage so-caused shall be repaired by the Contractor at its own expense. At the completion the Agreement between the BOE and the Contractor, the Contractor must remove from the School grounds, all surplus materials and all debris created by the Contractor. Until the Work is complete, the

Contractor shall furnish adequate protection from damage for all Work and the equipment for the Contractor's own performance of its obligations under the Agreement, and shall repair damage to the School premises of any kind for which the Contractor or its employees are responsible.

- C. It is the responsibility of the Contractor to be thoroughly familiar with the conditions of School grounds where the Work is to be performed, as well as the equipment required for the performance of Work. The submission of a Bid in response to this RFQ shall be construed as evidence that prior to submitting such Bid, the bidder examined the conditions of the School, including the areas where the Work is to be performed.

20. INSURANCE

- A. The Contractor shall purchase and maintain without interruption, from the effective date of the Agreement until completion of all Work and any applicable correction/warranty period, or until the Agreement is earlier terminated by the BOE, and for any additional periods specified in the Agreement, insurance in accordance with the requirements set forth in this RFQ and in the form of Agreement, and all insurance that is otherwise required under any applicable laws. The Contractor shall submit to the BOE, certificates of insurance or other evidence of compliance with the following insurance requirements. The cost of the required insurance shall be included in all Bid prices stated on a bidder's Bid form.
- B. Before commencing performance of the Work, the Contractor shall procure and thereafter maintain insurance of the following types with the following minimum coverage limits:
 - 1. **Commercial General Liability Insurance**, written on an occurrence form with policy limits of not less than One Million Dollars (\$1,000,000) each occurrence, Two Million Dollars (\$2,000,000) general aggregate, and Two Million Dollars (\$2,000,000) aggregate for products-completed operations hazard.
 - 2. **Commercial Automobile Liability Insurance**, written on the most recent ISO form CA 00 01 or its equivalent, covering vehicles owned, hired vehicles, and non-owned vehicles, including trailers, used by the Contractor and/or used in connection with the Work, with policy limits of not less than One Million Dollars (\$1,000,000) combined single limit per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.
 - 3. **Worker's Compensation Insurance**, at statutory minimum limits for Connecticut.
 - 4. **Employer's Liability Insurance**, with policy limits not less than One Million Dollars (\$1,000,000) each accident, One Million Thousand Dollars (\$1,000,000) each employee, and One Million Dollars (\$1,000,000) policy limit.
 - 5. **Umbrella or Excess Liability** insurance, on an occurrence basis in excess of the coverages and limits required above for the Contractor's Commercial General

Liability insurance, Commercial Automobile Liability insurance, and Employer's Liability insurance, in an amount not less than Five Million Dollars (\$5,000,000) per occurrence and Five Million Dollars (\$5,000,000) unimpaired general aggregate per policy year. Umbrella or Excess coverage shall be follow-form on a primary and non-contributory basis. The Umbrella or Excess insurance policy shall provide the same or greater coverage as the Contractor's Commercial General Liability insurance, Commercial Automobile Liability insurance, and Employer's Liability insurance, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The Umbrella or Excess insurance policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers. Umbrella or Excess coverage must include as additional insureds all entities that are additional insureds on the Commercial General Liability coverage, Automobile Liability, and Employer's Liability insurance. Umbrella or Excess coverage for such additional insureds shall apply as primary and non-contributory before any other insurance or self-insurance or self-insured retention, including any deductible maintained by or provided to the additional insured, and shall apply without the need for privity of contract as to any additional insured.

6. Professional Liability insurance, covering professional services furnished as part of the Work, including without limitation, surveying, design, engineering, stamping of drawings or specifications, consulting, programing or development of software, with policy limits not less than One Million Dollars (\$1,000,000) per claim and One Million Dollars (\$1,000,000) in the aggregate. The Professional Liability insurance shall be effective from the earliest date that the design services of Contractor or of any of its sub-consultants or subcontractors providing professional services, are commenced for the Project until seven (7) years after the date of the Work is substantially completed.
7. Pollution Liability insurance with policy limits not less than of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) in the aggregate, covering the transportation, dissemination, use, or release of pollutants, which coverage shall apply on per-project basis and be location specific.

- C. **Certificates of Insurance.** Certificates of insurance or other evidence that a Contractor has satisfied the insurance coverage requirements in this RFQ shall be filed with the BOE Business Services Administrator, within ten (10) days after the award of the Agreement for the Work between the BOE and Contractor.
- D. Certificates of insurance must name the Torrington Board of Education, Torrington Public School District, and the City of Torrington, and their members, affiliates, employees, volunteers, directors, and officers as additional insureds. Certificates of insurance shall be filed with the District's Director of Business Services prior to the commencement of the Work. Renewal Certificates of Insurance must be mailed to the Director of Business Services ten (10) days prior to the expiration of the required coverage.

- E. All insurers must have an AM Best rating of A-VII and be authorized to issue insurance in the State of Connecticut.
- F. All insurance policies must include waiver of subrogation in favor of the Torrington Board of Education, Torrington Public School District, City of Torrington, and their members, affiliates, employees, volunteers, directors, and officers.
- G. **Additional Security:** The BOE reserves the right to require the Contractor to enter into such security arrangements as are deemed necessary to protect the BOE, its property, and its goods.

21. PERMITS

The Contractor awarded the Agreement for the Work shall obtain all permits that are required before performing any Work (if any). The cost of obtaining permits shall be the Contractor's responsibility. In submitting a Bid, each bidder agrees that if awarded the Agreement for the Work, that where property lines are to be considered in the performance of the Work the bidder agrees to verify said property lines and measurements with proper City of Torrington officials prior to the commencement of the Work.

22. SAFETY

- A. **Occupational Safety and Health Act of 1971 as amended ("OSHA").** The Contractor shall warrant that the machinery, equipment, or other materials utilized by such Contractor in the performance of the Work at the School, shall be in compliance with the standards required by OSHA, as amended, 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 such machinery, equipment or materials are used at the School.
- B. **Machines and/or Equipment Lockout/Tagout.** In an effort to comply with OSHA's final rule on the control of hazardous energy sources, the Contractor shall warrant that any and all machines and/or equipment within the scope of the Work will be supplied and/or installed, equipped with lockout/tagout devices as prescribed by OSHA.
- C. **Toxic Substance Control Act (PL94-469).** In submitting a Bid in response to this RFQ, a bidder shall be deemed to warrant to the BOE that each and every chemical substance constituting or contained in the products sold or otherwise transferred to the BOE as a result of the performance of the Work by the Contractor, is not on the list of prohibited chemical substances compiled and published by the Administrator of the Environmental Protection Agency pursuant the Toxic Substance Control Act (PL94-469) and is otherwise in compliance with said Act.
- D. **Hazardous Materials.** Any materials required for the Work which are designated hazardous under federal, state, or local statute, ordinance, regulation, or agency order shall be packaged, labeled, marked, and shipped by the Contractor as necessary to comply with all federal, state, and local regulations then in effect, including but not limited to the provisions of the Hazardous Materials Transportation Act, 40 U.S.C. 1801, and federal regulations promulgated thereunder, 49 C.F.R. Parts 171 – 180, the

Contractor will further comply with any special requirements and any policies and procedures of the BOE relating to the purchase of hazardous materials as required by the Agreement between the Contractor and the BOE, or as otherwise communicated by the BOE to the Contractor in writing.

23. NON-RESIDENT CONTRACTORS

Any bidder that is a Non-Resident Contractor shall be prepared, if selected by the BOE as the Contractor, to provide upon award of the Agreement, a certificate from the Connecticut Commissioner of Revenue Services which evidences that the bidder has complied with the requirements of CGS Section 12-430(7). For further information, contact the Connecticut Department of Revenue Services.

24. SUBCONTRACTORS

The Contractor shall not employ any subcontractor to fulfill any duties of the Contractor under the Agreement, unless prior written approval is obtained from the BOE or its designated agent.

25. BACKGROUND CHECKS

The bidder selected as the Contractor shall comply with all applicable laws including, without limitation, Connecticut General Statutes Section 10-222c, as applicable. To the extent permitted by law, the Contractor shall perform (or cause to be performed) as regards all of its employees, agents, and representatives (each, a “Contractor Employee”), and all of the employees, agents, and representatives of subcontractors and sub-subcontractors (each, a “Subcontractor Employee”), who will be physically present at the School, appropriate background checks on all such Contractor Employees and Subcontractor Employees. Such background checks shall include, at a minimum and without limitation, a search of both the Connecticut Department of Emergency Services and Public Protection’s sexual offender registry and the Abuse and Neglect Registry of the Connecticut Department of Children.

26. EQUAL EMPLOYMENT OPPORTUNITY AND COMPLIANCE WITH CONNECTICUT GENERAL STATUTES SECTION 4a-60 and 4a-60g

- A. The Agreement will be funded, in part, by the DRIP Grant from the State of Connecticut through OPM. The Agreement will be subject State contract compliance requirements, including spending allocation goal requirements and non-discrimination requirements enforced by the Commission on Human Rights and Opportunities. The Contractor must comply with CGS Sections 4a-60, 4a-60g, and 46a-68b through 46a-68f, inclusive, and Sections 46a-68j-21 through 43 of the Regulations of Connecticut State Agencies (RCSA).
- B. NONDISCRIMINATION. In the Agreement, the Contractor will be required to agree, pursuant to Connecticut General Statutes Section 4a-60, as follows:
 - “(a)(1) The contractor agrees and warrants that in the performance of the contract such contractor will not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, religious creed, age, marital status, national origin, ancestry, sex, sexual orientation, gender identity or expression, status as a veteran, status as a victim of domestic violence, status as a victim of sexual assault or status as a victim of trafficking in persons, intellectual disability, mental disability or physical disability,

including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved, in any manner prohibited by the laws of the United States or of the state of Connecticut; and the contractor further agrees to take affirmative action to ensure that applicants with job-related qualifications are employed and that employees are treated when employed without regard to their race, color, religious creed, age, marital status, national origin, ancestry, sex, gender identity or expression, sexual orientation, status as a veteran, status as a victim of domestic violence, status as a victim of sexual assault or status as a victim of trafficking in persons, intellectual disability, mental disability or physical disability, including, but not limited to, blindness, unless it is shown by such contractor that such disability prevents performance of the work involved;

(2) The contractor agrees, in all solicitations or advertisements for employees placed by or on behalf of the contractor, to state that it is an “affirmative action-equal opportunity employer” in accordance with regulations adopted by the Commission on Human Rights and Opportunities (“CHRO”);

(3) The contractor agrees to provide each labor union or representative of workers with which such contractor has a collective bargaining agreement or other contract or understanding and each vendor with which such contractor has a contract or understanding, a notice to be provided by the Commission on Human Rights and Opportunities advising the labor union or workers’ representative of the contractor’s commitments under this section, and to post copies of the notice in conspicuous places available to employees and applicants for employment;

(4) The contractor agrees to comply with each provision of this section and sections 46a-68e and 46a-68f and with each regulation or relevant order issued by said commission pursuant to sections 46a-56, 46a-68e, 46a-68f and 46a-86; and

(5) The contractor agrees to provide the Commission on Human Rights and Opportunities with such information requested by the commission, and permit access to pertinent books, records and accounts, concerning the employment practices and procedures of the contractor as relate to the provisions of this section and section 46a-56.

(b) If the contract is a public works contract as defined by Connecticut General Statutes 4a-60, the Contractor agrees and warrants that it will make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on the Project.”

It shall be the responsibility of each bidder to be familiar with and knowledgeable about the non-discrimination requirements.

- C. **SPENDING ALLOCATION GOAL PARTICIPATION:** The Agreement will be subject to State contract compliance requirements, including spending allocation goals. The Contractor must comply CGS Sections 4a-60, 4a-60g, and 46a-68b through 46a-68f. Connecticut State law requires a minimum spending allocation goal of twenty-five (25%) percent of the state-funded portion of the contract for award to subcontractors holding current certification from the Connecticut Department of Administrative Services under the provisions of CGS Section 4a-60g (25% of the total state-funded value with DAS-certified Small Businesses and 6.25% of the total state-funded value with DAS-certified Minority-, Women-, and/or Disabled-owned Businesses). The Contractor

must demonstrate good faith efforts to meet the spending allocation goals. The Contractor is responsible for ensuring the SBE/MBE firms that have been selected are eligible contractors. A Good Faith Efforts Plan must be filed by the Contractor with the CHRO within thirty (30) days following the intent to award notice, and must be approved by the CHRO prior to the award of the Agreement. If required by CHRO, the Contractor must file a written or electronic non-discrimination certification with the CHRO. Information and required forms can be found at:

<https://portal.ct.gov/chro/contract-compliance/contract-compliance/contract-compliance>

- D. All provisions of all applicable State labor standards must be complied with under the Agreement. The Torrington Public School District and the Torrington Board of Education are an Affirmative Action Equal Opportunity Employer. Each bidder, in submitting a Bid, shall be deemed to have confirmed and represented that it is an equal opportunity employer. The Contractor shall provide required affirmative action statements, fair employment plans, and non-discrimination programs as may be required by the BOE
- E. The Contractor shall not discriminate or permit discrimination against any person or group of persons, including without limitation employees or applicants for employment, on the grounds of race, color, religious creed, age, sex, gender identity or expression, marital status, national origin, ancestry, present or past history of mental disability, intellectual disability, learning disability, physical disability, including, but not limited to, blindness or status as a veteran except as permitted by law in the case of a bona fide occupational qualification or need. The Contractor must comply with all applicable rules and regulations of the Connecticut Department of Labor and all applicable rules and regulations of the United States Department of Labor regarding equal employment opportunities. The selected Contractor shall provide CHRO with such information requested by the CHRO concerning the employment practices and procedures of the selected Contractor.

27. GRANT COMPLIANCE

- 1. The Project is partially funded by the DRIP Grant from the State of Connecticut.
- 2. The Contractor must comply with all applicable grant requirements, including but not limited to reporting, record-keeping, and audit requirements.
- 3. The Contractor must maintain records and documentation relating to the Project for a period of not less than seven (7) years after completion of the project or as otherwise required by the grant.
- 4. The BOE reserves the right to audit the Contractor's records related to the project at any time during the term of the Agreement and for a period of seven (7) years after completion of the Work.
- 5. The Contractor shall cooperate fully with any audits conducted by the BOE, the State of Connecticut, or their designees.

SCHEDULE A

PROJECT REQUIREMENTS AND SCOPE OF WORK

The basis of design, equipment and production selection, and other professional services, the construction Work for the Project, and the commissioning and startup services to be performed and provided by the Contractor (as ‘Design-Builder’ under the Agreement”) as part of the Work, shall be based on and conform to the following objectives, specifications and performance requirements, Existing Chiller information and existing conditions and space requirements information, flexibility and expandability requirements, special equipment and systems, and Project site requirements.

I. PROJECT OBJECTIVES

The Project will include the **turnkey** design, professional removal and disposal of the Existing Chiller, furnishing and professional installation of the new air-cooled screw Chiller Unit, other related improvements, and related professional commissioning and start-up services (collectively the “Work”) for the replacement of the Existing Chiller with the new Chiller Unit at the Torrington Elementary School building at 800 Charles St, Torrington, CT 06790.

The Contractor’s obligations and responsibilities pursuant to the Agreement (as ‘Design-Builder’ thereunder) for performance of work and services required for design and construction of the Project will include all design and other professional consultant services and construction work needed to perform and complete the Work (as defined in the Agreement) at the Worksite (as defined in the Agreement), required to be performed or provided by the Contractor for the removal of the Existing Chiller, and installation, commissioning and startup of the new Chiller Unit at the Facility. As Design-Builder under Agreement, the selected Contractor shall be responsible for all design, construction, and related services which are necessary to complete the Project and which are part of the Work required to be performed or provided by Design-Builder pursuant to the Agreement and the other Contract Documents (as defined in the Agreement), subject to services and work which are expressly excluded from the scope of the Work by the terms and conditions of the Contract Documents.

The Contractor, as Design-Builder, will be responsible for retaining any design professionals and other project consultants, licensed contractors including without limitation mechanical, electrical and plumbing contractors, and other contractors, as necessary for the Design-Builder to complete its obligations under the Agreement and the Contract Documents for the completion of design, permitting, construction work, and commissioning and startup services which are required for the Project.

After execution of the Agreement by the BOE and the Contractor, further development of the design and specifications for the Project by the Contractor (as Design-Builder), including without limitation any Design Development Documents (as defined in the Agreement) and any Construction Documents (as defined in the Agreement), construction Work for removal of the Existing Chiller and installation of the new Chiller Unit, and other improvements required for same, and commissioning and startup services, shall all be consistent with and in conformance

with the Project requirements, and the Facility conditions and limitation set forth in this Schedule A.

The Work shall be performed to achieve replacement of the Existing Chiller with the new Chiller Unit, and the full operation of the new Chiller Unit, to achieve the BOE's needs in operating and elementary school at the Facility. The new Chiller Unit, related improvements to the Facility building, and other Work, are to include the equipment, dimensions, materials, and elements described in, or which are equivalent in quality, function and performance as those described this SCHEDULE A.

Equipment must come ready for integration BMS system (BACnet), but integration is excluded. BMS vendor is SNE, they will provide specifications for existing. BACnet connections to the Chiller.

II. NEW CHILLER UNIT SPECIFICATIONS/PERFORMANCE REQUIREMENTS

The new Chiller Unit to be furnished and installed as part of the Work shall satisfy and conform to the following performance requirements and specifications, and each bidder's Bid shall include documentation demonstrating that the chiller unit proposed by the bidder complies with and satisfies the following requirements and specifications.

A. GENERAL DATA

Item	Specification/Requirement
Equipment Tag	CH-1 / DST Air-Cooled Chiller 002
Unit Type	Packaged Air-Cooled Screw Chiller
Compressor Type	VFD-Driven Screw Compressor
Condenser Fan Type	MicroChannel Coil Fins / 18 Fans Total
Refrigerant	R-513A or R-515B (Low GWP) - Bidders should propose a low-GWP alternative and specify which refrigerant is utilized in the bidder's selection.

B. PERFORMANCE REQUIREMENTS

Item	Specification/Requirement
Nominal Capacity	250 Tons
Full Load Efficiency (EER)	Minimum 10.91 EER
Part Load Efficiency (IPLV)	Minimum 15.48 EER
Fluid Type	30% Propylene Glycol (All capacity and pressure drop calculations must be run with 30% propylene glycol)
Entering Fluid Temp (EWT)	54.00°F
Leaving Fluid Temp (LWT)	44.00°F

Fluid Flow Rate	Target: 598.2 GPM
Evaporator Pressure Drop	Max: 31.3 ft H ₂ O
Ambient Design Temp	95.0°F
Sound Pressure (at 30 ft)	Max 68 dBA (at 100% Load)

C. ELECTRICAL DATA

Item	Specification/Requirement
Voltage	460 V / 3 Ph / 60 Hz
Single-Point Power	Required (w/ Disconnect Switch)
Min. Circuit Ampacity (MCA)	446 A (Reference Only)
Max Overcurrent (MOCP)	600 A (Reference Only)
Convenience Outlet	Unit-powered GFI outlet required
Ground Fault Protection	Required on the Chiller Unit

D. CONTROLS & ACCESSORIES

Item	Specification/Requirement
Communication Protocol	BACnet MSTP
Coil & Base Guards	Wire Mesh Required
Flow Indicator	Thermal Dispersion Type (Factory Supplied)
Isolators	RIS Isolator Kit

E. PHYSICAL DATA

Item	Specification/Requirement
Existing Pad Dimension	102" x 336"
Service Clearance	Must fit pad with 4' side/8' end clearance
Operating Weight (of Existing Chiller)	16,930 lbs (Reference Only)

F. WARRANTY & SERVICES

Item	Specification/Requirement
Startup Services	Factory Startup Included
Chiller Unit Warranty	Minimum 1 Year Parts & Labor (Entire Unit)
Compressor Warranty	5-Year Parts Only (Total duration)

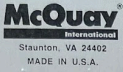
G. BMS COMPATIBILITY: The new Chiller Unit must be compatible and capable of integration with the existing BMS system (BACnet) at the Facility. Integration and connection with the existing BMS system will be performed by the BOE's BMS vendor SNE Building Systems, including:

1. BACnet connections to the new Chiller Unit;
2. low voltage electrical work for the BMS connection to the new Chiller Unit;
3. All programming and interface with the new Chiller Unit and graphics;

4. wiring only of flow switch(es) by the BOE's automatic temperature controls contractor; switch(es) to be furnished and installed by the Design-Builder and/or its mechanical subcontractor.

III. EXISTING CHILLER DETAILS AND INFORMATION

A. PLATE FOR THE EXISTING CHILLER (McQuay Model AGS250B)

		☐ WATER COOLED CONDENSING UNIT ☐ WATER COOLED CHILLER OR TEMPLIFIER HEAT PUMP		☒ AIR COOLED CONDENSING UNIT ☒ AIR COOLED WATER CHILLER UNIT		MODEL NO. AGS250B27-ER10 SERIAL NO. STNU050200110	
COMPRESSOR	QTY. 1	H.P. (EA) --	195 RLA	LRA (EA) 585	VOLTS/HZ/PH 480/60/3	MAX. RELIEF PRESSURE	350 PSIG
COMPRESSOR	1	--	225 RLA	875	480/60/3	HIGH SIDE DESIGN PRESSURE	281 PSIG
COND. FAN MTR.	14	2	3 FLA	20	480/60/3	LOW SIDE DESIGN PRESSURE	90 PSIG
COND. FAN MTR.	--	--	-- FLA	--	--	REFRIGERANT	134g
CRANKCASE HTRS.	2	--	35 A	--	115/60/1	TOTAL CHARGE	620 LBS.
CRANKCASE HTRS.	--	--	-- A	--	--	CIRCUIT 1 CHARGE	310 LBS.
EVAPORATOR HTR.	2	--	5.2 A	--	115/60/1	CIRCUIT 2 CHARGE	310 LBS.
SEPARATOR HTR.	2	--	3.5 A	--	115/60/1	CIRCUIT 3 CHARGE	-- LBS.
						CIRCUIT 4 CHARGE	-- LBS.
						FACTORY CHARGED	YES
SINGLE POWER SUPPLY ALL LOADS: COMMON SUPPLY CIRCUIT ALL MOTOR LOADS: COMMON SUPPLY CIRCUIT CONTROL CIRCUIT: SEPARATE SUPPLY CIRCUIT EVAP. HEATER: SEPARATE SUPPLY CIRCUIT		POWER SUPPLY VOLTS/HZ/PH 480/60/3		MINIMUM BRANCH CIRCUIT AMPACITY 519 AMPS		MAX. FUSE OR MAX. CKT. BKR. (HACR TYPE PER NEC) 700 AMPS	
MULTIPLE POWER SUPPLY ELECTRICAL CIRCUIT #1 ELECTRICAL CIRCUIT #2 ELECTRICAL CIRCUIT #3 CONTROL CIRCUIT: SEPARATE SUPPLY CIRCUIT EVAP. HEATER: SEPARATE SUPPLY CIRCUIT				AMPS AMPS AMPS AMPS AMPS		AMPS AMPS AMPS AMPS AMPS	

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B. AVAILABLE INFORMATION FROM INSTALLATION OF THE EXISTING CHILLER

1. Based on the mechanical schedules and plans provided, the Existing Chiller is a single **250-ton air-cooled chiller** manufactured by McQuay. While the raw engineering

heat gain calculations (Manual N/J or similar) are not included here, the design loads are reflected in the equipment capacities and flow rates listed in the schedules.

2. **Existing Chiller Specifications:** The primary cooling source is identified in the air-cooled chiller schedule as unit tag CHI. The specified equipment is a McQuay Model AGS250B.

3. **Existing Chiller Key Technical Data:**

- Nominal Capacity: 250 Tons
- Actual Capacity: 243 Tons
- Efficiency (EER): 10.8
- Electrical: 480 Volts, 3-Phase, 60 Hz
- Compressors: 4 screw compressors
- Refrigerant Circuits: 2 circuits
- Condenser Fans: 24 fans total
- Dimensions: Approximately 40' length x 7.5' width (derived from scaled footprint in site plans; though specific dimensions are not textually listed, the unit is described as having 24 fans).

4. **Load and Hydraulic Calculations:** The system load requirements are defined by the temperature differential (Delta T) and fluid flow rates established in the equipment schedules. The design utilizes a **30% glycol** solution rather than pure water.

5. **Operational Parameters:**

- Design Flow Rate (Chiller): 678 GPM.
- Design Flow Rate (Pumps): 625 GPM (scheduled for pumps CHAP-1 and CHAP-2).
- Entering Fluid Temperature (EWT): 54°F.
- Leaving Fluid Temperature (LWT): 44°F.
- Delta T: 10°F.
- Evaporator Pressure Drop: 18.6 ft. head.
- *Note: There is a minor discrepancy between the chiller schedule (678 GPM) and the pump schedule (625 GPM). The pumps are designed to operate at 50 ft. of head.*

6. **System Configuration and Location:** The chilled water system is designed as a **packaged duplex pumping system** located in the mechanical room, feeding an outdoor air-cooled chiller.

- **Pumping:** The system uses two pumps, tags **CHAP-1** and **CHAP-2** (Canariis Model), arranged in a duplex package including controls and valves.
- **Location:** The pumps and the "Packaged Chilled Water Assembly" are located in the boiler room. The chiller unit itself is located outdoors, with piping running to the Phase I site utility connection.
- **Components:** The piping diagram indicates the inclusion of an air separator, expansion tank (Model TACO CA-140), and a glycol makeup unit (5-gallon shot feeder).

IV. INSTALLATION WORK

- A. The construction Work performed and provided by the Contractor (as Design-Builder) shall include, without limitation, the following:
1. Coordinate with the Chiller Unit manufacturer for delivery of the Chiller Unit;
 2. All rigging of new equipment and removal of old equipment;
 3. Recover refrigerant from existing mechanical systems #1 and #2 and dispose of per EPA requirements and all other Applicable Law;
 4. Furnish and install two (4) new gear-driven butterfly valves for isolation on the lines going to the Chiller Unit barrel;
 5. Furnish required piping from the supply and return lines to the barrel connections;
 6. Fill new lines and test for water leaks;
 7. Furnish and install new self-regulating heat trace tape on the outside supply and return lines to the Chiller unit barrel;
 8. Finish the new insulation with vinyl covering the new outside supply and return lines;
 9. Supply and verify glycol for the entire chilled water system;
 10. Coordinate with the manufacturer for the Chiller Unit startup according to the manufacturer's specifications;
 11. Clean up the area and remove all refuse and debris generated during the Work from the Facility;
 12. Permit with fees;
 13. Prevailing wage compliance;
 14. Furnish required high-voltage wiring to the power cabinet on the Chiller Unit;
 15. Control wiring must be coordinated and be compatible with the existing BMS system at the Facility;
 16. All Work at the Project site must be performed during 6:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays; provided that requests to perform the Work outside of the normal hours Work may be requested through and coordinated with the BOE designated representative for the Project. Construction activities will be confined to the immediate work area at the Facility site only, and additional areas that are designated by the BOE upon request by the Contractor.

V. COMMISSIONING AND STARTUP SERVICES

The commissioning and startup Work performed and provided by the Contractor (as Design-Builder) shall include such services per specifications and guidelines by the Chiller Unit manufacturer, including the following:

1. Specifications and guidelines for commissioning and startup by the Chiller Unit manufacturer shall govern and control the entire startup process. Manufacturer's specifications and guidelines shall include a comprehensive start-up checklist that must be completed step-by-step, and should include the following:
 - Factory-Certified Technician: The actual startup must almost always be performed by a direct employee of the manufacturer (e.g., a Johnson Controls or Trane technician) or a specifically authorized factory representative;

- Warranty Validation: The technician will record operating logs, voltage readings, and system pressures. These are submitted to the factory to register the unit and activate the warranty.
2. Pre-Start Visual and Mechanical Check, shall be performed by a technician prior to the new Chiller Unit being turned on in order to verify that the Chiller Unit has been installed correctly, and should include the following:
 - Piping & Flow Verification: Ensuring the chilled water pipes (e.g., the 6-inch or 8-inch grooved connections) are properly fitted, isolation valves are open, and there is adequate water/glycol flow through the evaporator;
 - System Flushing: Confirming the water loop was properly flushed to prevent debris from clogging the chiller's heat exchangers;
 - Leak Testing: Checking the factory refrigerant charge and looking for any signs of leaks that may have occurred during shipping or rigging.
 3. Electrical and Controls Verification, for verification of electrical safety before Chiller Unit startup, which should include the following:
 - Power Supply: Verifying that the incoming voltage, phase balance, and wire sizing meet the Chiller Unit's Minimum Circuit Ampacity (MCA) requirements;
 - Sensors and Safeties: Testing flow switches, temperature sensors, and high/low-pressure safety cut-outs to ensure the Chiller Unit will shut itself down in an emergency;
 - BMS Integration: Connecting the Chiller Unit's onboard controller to the Facility's BMS System to ensure remote monitoring is functioning.
 4. Operational Start-Up and Testing, after pre-checks are passed, which should include the following:
 - the Chiller Unit is powered on;
 - Compressor Start: The technician will bump the compressors to ensure proper rotation and gradually bring the unit up to speed;
 - Refrigerant & Oil Levels: Monitoring the system under load to ensure refrigerant superheat/subcooling and oil pressures are operating at factory specifications;
 - Performance Logging: The technician will log how the chiller performs at different capacities to ensure it is hitting its expected Part-Load (IPLV) and Full-Load efficiency targets.
- VI. Owner Training. At the end of a successful commissioning process, the factory technician should spend time with the Facility's facility management team to provide training, which should include:
- training for navigation of the Chiller Unit's control panel;
 - training for how to check alarms and perform basic resets;
 - training on required preventative maintenance and a preventative maintenance schedule.

EXHIBIT A

BID FORM

BIDDER: _____
(name)

(address)

Contact Person: _____

Tel. No. _____

Email Address: _____

To: Torrington Board of Education (“**BOE**”)

Attn: Dean Pergola

Director of Facilities

50 Major Besse Drive

Torrington, CT 06790

Project: TORRINGFORD ELEMENTARY SCHOOL AIR-COOLED SCREW CHILLER REPLACEMENT

800 Charles Street

Torrington, CT 06790

Pursuant to and in compliance with the Torrington Board of Education's Request for Quotations for Torrington Elementary School Air-Cooled Screw Chiller Replacement, issued on May 29 2026 ("**RFQ**"), the undersigned, Bidder proposes and agrees, if this Bid is accepted by the BOE, to enter into a contract with the BOE in the form included in the RFQ ("**Agreement**") to perform and furnish for the Torrington Public Schools District ("**District**"), all work and services described as the Work in the RFQ ("**Work**") and all work and services proposed in this Bid Form submitted by the Bidder, the times set forth in the RFQ and the Agreement, in accordance with the other terms and conditions of the RFQ, for the sums of money proposed herein.

BASE BID AMOUNT:

1. Entire Work for the lump sum Base Bid Amount of: _____ and __ /100 Dollars (\$_____.__).

a. Cost of surety bonds included in the Base Bid Amount: _____ and __ /100 Dollars (\$_____.____).

ALTERNATES

The undersigned Bidder proposed to furnish all labor, materials, equipment and services necessary for the items of work listed below, for the following stipulated sums to be added or deducted from the Base Bid Amount proposed above:

Add Alternate No. 1: _____
 Add to the Base Bid Amount the following sum: _____ and ____/100 Dollars (\$_____.____)

Add Alternate No. 2: _____
 Add to the Base Bid Amount the following sum: _____ and ____/100 Dollars (\$ _____ . ____)

Add Alternate No. 3: _____
 Add to the Base Bid Amount the following sum: _____ and ____/100 Dollars (\$_____.____)

Add Alternate No. 4: _____
 Add to the Base Bid Amount the following sum: _____ and ___ /100 Dollars (\$ _____ . ____)

Deduct Alternate No.1: _____
 Deduct from the Base Bid Amount the following sum: _____ and ___ /100 Dollars (\$ _____ . ____)

Deduct Alternate No.2: _____
 Deduct from the Base Bid Amount the following sum: _____ and ___ /100 Dollars (\$ _____ . ____)

Deduct Alternate No.3: _____
 Deduct from the Base Bid Amount the following sum: _____ and ___ /100 Dollars (\$ _____ . ____)

UNIT PRICES:

As required by the RFQ, in addition to the Base Bid Amount, should the following additional work and services be required for the completion of the Project, as determined by Owner and the undersigned Bidder, the undersigned Bidder agrees that cost for such additional work and services (or credit for specified material not provided or installed) including all labor, material, equipment, and related furnishings, shall be the following Unit Prices, which are inclusive of all costs associated with the complete performance, furnishing, and installation of the portion of the Work subject to Unit Prices including, without limitation, labor, materials, equipment, machinery, services, engineering, transportation, taxes and insurance as well as overhead and profit. Unit Prices shall be applicable to both additions to and deductions from the Work:

Unit Price Work Item	Units and Limitations	Price/Cost per Unit
1.		\$
2.		\$
3.		\$
4.		\$
5.		\$
6.		\$
7.		\$
8.		\$
9.		\$
10.		\$

The Bid Amounts proposed above include all professional services, labor, materials, equipment, fixtures, systems, supplies, tools, temporary facilities, temporary transportation, supervision and other services necessary to complete the Work for the Project as described in the RFQ inclusive of, without limitation all charges such as overhead, profit, general conditions, general requirements, bonds, insurance and permits.

In submitting this Bid, Bidder represents and acknowledges that:

1. Bidder has examined and carefully studied the RFQ and any Addenda;
2. Bidder's failure to gain familiarity with the RFQ, if any, shall in no way relieve Bidder of responsibility for all aspects of its Bid and the obligations set forth in the RFQ;

3. The Bidder understands the requirements of the RFQ and the scope of the Work to be performed by or on behalf of a Bidder;
4. Bidder has visited the Worksite or otherwise become familiar with and is satisfied as to the general, local and site conditions under which the Work is to be performed, that may affect cost, progress, performance and furnishing of the Work and have correlated Bidder's personal observations with the requirements of the RFQ;
5. Bidder is familiar with and agrees to comply with all federal, state, and local laws and regulations, ordinances, codes and orders that relate to the project and/or performance of the Work described in the RFQ and/or which may affect cost, progress, performance and furnishing of the Work;
6. Bidder has checked all of the amounts set forth in this Bid and the schedules attached hereto and understands that the BOE will not be responsible for any errors or omissions on the part of the Bidder in preparing this Bid;
7. The Base Bid Amount, the Alternates Bid Amounts, and Unit Price Bid Amounts set forth in this Bid Form includes all labor, materials, equipment, fixtures, systems, supplies, tools, temporary facilities, transportation, supervision and other services necessary to complete the Work for the project as described in the RFQ, inclusive of, without limitation, overhead, profit, general conditions, general requirements and insurance and bond costs, all without exception or qualification;
8. Bidder has confirmed and incorporated into its Bid and Base Bid Amount, the proper prevailing wage rate(s) applicable to the Work;
9. In submitting this Bid, it is understood that the right is reserved by the BOE to reject any or all Bids and waive all technicalities and informalities in connection therewith, including negotiating with the selected Bidder, all as may be in the best interest of the BOE and the District. It is agreed that this Bid may not be withdrawn for a period of ninety (90) days after the actual date the Bids are opened;
10. Bidder will complete the Work in accordance with the RFQ, and the exhibits and schedules appended thereto, for the price set forth above in the Base Bid Amount or the Contract Sum as otherwise agreed to by the BOE in the Agreement;
11. Bidder agrees that the Work will be substantially completed and ready for final payment in accordance with the RFQ and the exhibits and schedules appended thereto, on or before the dates or within the number of calendar days indicated in the RFQ (if any);
12. Bidder received RFQ, all exhibits and schedules thereto, and all the addenda, receipt all of which is hereby acknowledged by the Bidder (list Addenda by Addendum number and date):

Request for Quotations:	Date: _____	Initials: _____
Addendum #: _____	Date: _____	Initials: _____
Addendum #: _____	Date: _____	Initials: _____
Addendum #: _____	Date: _____	Initials: _____
Addendum #: _____	Date: _____	Initials: _____
Addendum #: _____	Date: _____	Initials: _____
Addendum #: _____	Date: _____	Initials: _____

13. The following documents are attached to and made a part of this Bid:
 - (1) This Bid Form, together with all items and documentation required by Section 11.C of the RFQ, including:
 - A detailed design layout and a proposed mechanical plans for the Work at the Facility;
 - Equipment specifications, manufacturer product data sheets, performance information for the proposed new Chiller Unit and all other proposed equipment and materials to be furnished as part of the Work
 - Documentation of Chiller Unit manufacturer warranty information
 - Proposed schedule for the Work
 - Evidence of the Bidder's ability to provide required surety bonds (or letters of credit, if applicable)

- Evidence of required insurance coverage
- (2) Completed and executed Non-Collusion Affidavit
- (3) Bid Security:
 - ☐ Executed Bid Bond
 - ☐ Letter of Credit (small contractor or minority business enterprise only)
- (4) Completed and executed Certification re: CGS Section 31-57b
- (5) Bidder's Contractor Statement of Qualifications (including three (3) references of relevant and recent similar projects)
- (6) ☐ Evidence of Bidder's Ability To Obtain Performance Bond and Labor and Materials Payment Bond
 - or
 - ☐ Evidence of Bidders Ability to Provide Letters of Credit in Lieu of Performance Bond and Payment Bond (small contractor or minority business enterprise only)

Communications by the BOE to the Bidder concerning this Bid shall be addressed to the contact person for the Bidder identified on the first page of this Bid Form.

Under penalty of perjury, Bidder certifies, through its undersigned duly authorized representative, that: (1) the information in this Bid Form and its Bid is true and accurate; (2) that the copy of any Bid Bond submitted with this Bid Form is a true, accurate and unmodified copy of the original bond issued by the Bidder's surety for the project; (3) that the Bid was made without fraud or collusion with any person; (4) that no person or persons other than members of Bidder's own organization are interested in the project or in the Contract proposed to be awarded; (5) that no persons acting for or employed by the City of Torrington, Torrington Public School District, or Torrington Board of Education are directly or indirectly interested in the Contract proposed to awarded, or in the supplies or works to which it relates or will receive any part of the profit or any commission therefrom in any manner which is unethical or contrary to the best interests of the Torrington Public School District and Torrington Board of Education; (6) and that Bidder is in compliance, and shall continue to comply, with all terms, conditions, requirements and other directives contained in any applicable local, state or federal regulation, law, statute, policy or other directive including but not limited to those pertaining to equal employment opportunity and non-discrimination, and prevailing wages, as applicable.

In submitting this Bid, it is understood that the right is reserved by BOE to reject any or all Bids and waive all technicalities and informalities in connection therewith, including negotiating with the selected Bidder or Bidders, all as may be in the best interest of the BOE. It is agreed that this Bid may not be withdrawn for a period of ninety (90) days after the actual date the Bids are opened.

The undersigned declares that the person or persons signing this Bid is/are fully authorized to sign on behalf of the Bidder.

Signed this day ____ of _____, 2026

_____(Name of Bidder)

By: _____ (Signature of individual signing on behalf of Bidder)

_____(Print name of individual signing on behalf of Bidder)

Its _____ (Title)

EXHIBIT B
NON-COLLUSION AFFIDAVIT

STATE OF _____)
) ss: _____
COUNTY OF _____)

I, _____, being first duly sworn, depose and say that:

1. I am over the age of 18 and understand the obligations of an oath;
2. I am the owner, partner, officer, representative or agent of _____
(name of bidder) ("Bidder"), the Bidder that has submitted the attached Bid/Proposal to the Torrington Board of Education for turnkey design, construction, and related professional commissioning and start-up services for a project to furnish and install a new air-cooled screw chiller unit for the Torrington Elementary School building located at 800 Charles St, Torrington, Connecticut;
3. I am fully informed regarding the preparation and contents of the attached Bid/Proposal and of all pertinent circumstances regarding such Bid/Proposal;
4. Such Bid/Proposal is genuine and is not a collusive or sham Bid/Proposal;
5. Neither the said Bidder nor any of its officers, partners, owner, agents, representatives, employees or parties in 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 contract for which the attached Bid/Proposal has been submitted or to refrain from bidding in connection with such contract, or has 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/Proposal or of any Bidder, or to fix any overhead, profit or cost element of the Bid/Proposal price or the Bid/Proposal price of any other Bidder or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage with the Torrington Board of Education or Torrington Public School District and/or any person interested in the proposed contract;
6. The price(s) quoted in the attached Bid/Proposal are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest; and
7. That no officer, agent, employee or consultant for the Torrington Public School District, Torrington Board of Education, or the City of Torrington is directly or indirectly interested in the Bid/Proposal, or in supplies, materials, equipment, work or labor to which it relates, or in any of the profits thereof.

Signed: _____

Name: _____
(print name)

Title: _____

Subscribed and sworn to before me, the undersigned officer, this ____ day of _____, 202__.

Notary Public
My Commission expires:
Commissioner of the Superior Court

EXHIBIT C
STANDARD BID BOND FORM

KNOW ALL MEN BY THESE PRESENTS, That we _____
(hereinafter "Principal"), as principal, and, _____ (hereinafter
"Surety"), a corporation organized and existing under the laws of the State of _____,
and duly authorized to transact a surety business in the State of Connecticut, as surety, are held and
firmly bound unto the **Torrington Board of Education**, as Obligee, in the penal sum of ten (10)
percent of an amount equal to the Base Bid Amount set forth in a bid hereinafter mentioned, lawful
money of the United States of America, for the payment of which, well and truly to be made to the
Obligee, the Principal and the Surety bind themselves, their heirs, executors, administrators,
successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that, whereas the Principal has submitted a
Bid to the Torrington Board of Education for turnkey design, construction, and related professional
commissioning and start-up services for a project to furnish and install a new air-cooled screw chiller
unit for the Torrington Elementary School building located at 800 Charles St, Torrington,
Connecticut.

NOW, THEREFORE, if the Principal shall not withdraw said Bid within the period specified therein
after the opening of the same, and shall within the period specified therefor enter into a written
contract with the Obligee in accordance with the Bid as accepted, and give bond with good and
sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment
of such contract, then this obligation shall be void; otherwise to remain in full force and effect.

It is further agreed that the liability of the Surety hereunder shall in no event exceed the penal sum
stated above.

Signed and sealed this ____ day of _____, 20__.

PRINCIPAL:

(Company Name)

By: _____ (Signature)

Print Name: _____

Title: _____

SURETY:

(Surety Company Name)

By: _____ (Attorney-in-Fact)

Print Name: _____

Title: _____

(Surety Seal)

EXHIBIT D
CERTIFICATE OF COMPLIANCE WITH
CONNECTICUT GENERAL STATUTES SECTION 31-57b

I, the undersigned, hereby certify that all the statements herein contained below have been examined by me and to the best of my knowledge and belief are true and correct.

_____ (bidder name):

1. [] has [] has not: been cited for three or more wilful or serious violations of any occupational safety and health act or of any standard, order or regulation promulgated pursuant to such act, during the three-year period preceding the Bid, provided such violations were cited in accordance with the provisions of any state occupational safety and health act or the Occupational Safety and Health Act of 1970, and not abated within the time fixed by the citation and such citation has not been set aside following appeal to the appropriate agency or court having jurisdiction;
2. [] has [] has not: received one or more criminal convictions related to the injury or death of any employee in the three-year period preceding the Bid.

The list of violations (if applicable) is as follows:

BIDDER NAME: _____

Signed: By _____

_____ Date

Its _____ (Title)

Subscribed and sworn to before me, the undersigned officer, on this _____ day of _____, 202__.

Notary Public
Commissioner of the Superior Court
My Commission expires:

EXHIBIT E
STATEMENT OF QUALIFICATIONS

1. A Letter of Transmittal signed by a principal of the bidder, not to exceed two (2) pages, describing in narrative form the company and the company's qualifications for the Project.
2. Company Overview:
 - a. Name and location, including the office location that will be serving the BOE.
 - b. Number of years the company has been in the business of providing the services or performing the work upon which they are bidding.
 - c. Number of employees and how many of them will be dedicated to the project.
 - d. Evidence of the company's licensing/authority to do business in the State of Connecticut.
3. Client Base:
 - a. Names and contact information for the three (3) references for whom or which the bidder has provided services or performed work for school districts in the last five (5) years in connection with projects similar in size and scope to the services and/or work upon which they are bidding. Provide the owner's/awarding authority's name and telephone number for each project.
 - b. Provide a description of each of the three (3) projects and the bidder's role in each project.
4. Company Information:
 - a. Name, email and telephone number of the bidder's contact person.
 - b. A list of the subcontractors that the bidder would engage for the project (subject to BOE approval).
 - c. A list of projects for which the company has provided services in the last five years which projects have similar challenges to this project and indicate if any claims, disputes, arbitration or litigation proceedings have occurred on any of these projects. If so, identify if they were between Owner/Contractor or Contractor/Subcontractor and give the status of each.
5. Litigation/Disputes: Provide information concerning any suits filed, judgments entered or claims made against your company during the last five (5) years with respect to contractual services provided by your company, or any declaration of default or termination for cause against your company with respect to such services.
6. Additional information, not included above, that the company feels may be useful and applicable to this project and helpful to the BOE's evaluation of the bidder (limit response to two pages).

EXHIBIT F
FORM OF CONTRACT

EXHIBIT G
PREVAILING WAGE RATE INFORMATION

3f) Terrazzo Mechanics & Marble Setters	40.6	39.93
-----LABORERS-----		
4) Group 1: General laborers, carpenter tenders, concrete specialists, wrecking laborers and fire watchers.	37.0	30.47
4) Group 1a: Acetylene Burners (Hours worked with a torch)	38.0	30.47
4a) Group 2: Mortar mixers, plaster tender, power buggy operators, powdermen, fireproofers/mixer/nozzleman (Person running mixer and spraying fireproof only).	37.25	30.47
4b) Group 3: Jackhammer operators/pavement breaker, mason tender (brick), mason tender (cement/concrete), forklift operators and forklift operators (masonry).	37.5	30.47
4c) **Group 4: Pipelayers: Licensed P6 -P7 (one or two employees of the total crew who primary task is to perform mating of pipe sections).	38.0	30.47
4d) Group 5: Air track operator, sand blaster and hydraulic drills.	37.75	30.47
4e) Group 6: Blasters, nuclear and toxic waste removal.	40.0	30.47
4f) Group 7: Asbestos/lead removal and encapsulation (except it's removal from mechanical systems which are not to be scrapped).	40.0	30.47
4g) Group 8: Bottom men on open air caisson, cylindrical work and boring crew.	37.5	30.47
4h) Group 9: Top men on open air caisson, cylindrical work and boring crew.	37.0	30.47

As of: May 14, 2026

4i) Group 10: Traffic Control Signalman	22.2	30.47
4j) Group 11: Toxic Waste Removers A or B With PPE	40.0	30.47
5) Carpenter, Acoustical Ceiling Installation, Soft Floor/Carpet Laying, Metal Stud Installation, Form Work and Scaffold Building, Drywall Hanging, Modular-Furniture Systems Installers, Lathers, Piledrivers, Resilient Floor Layers.	44.48	29.74
5a) Millwrights	45.14	30.24
5b) Carpenter - Welder	44.98	29.74
5c) Carpenter: Working with creosote lumber or acid	45.48	29.74
6) Electrical Worker (including low voltage wiring) (Trade License required: E1,2 L-5,6 C-5,6 T-1,2 L-1,2 V-1,2,7,8,9)	47.4	35.32+3% of gross wage
7a) Elevator Mechanic (Trade License required: R-1,2,5,6)	69.55	38.985+a+b
-----OUTSIDE LINE CONSTRUCTION-----		
Groundman	32.1	13.95
Linemen/Cable Splicer	58.37	33.94
8) Glazier (Trade License required: FG-1,2)	43.13	26.50+ a

9) Ironworker, Ornamental, Reinforcing, Structural, and Precast Concrete Erection	45.25	43.62 + a
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----OPERATORS----

Group 1: Crane Handling or Erecting Structural Steel or Stone, Hoisting Engineer (2 drums or over), Deep Shaft over 14". (Trade License Required)	60.66	30.95 + a
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Group 1a: Front End Loader (7 cubic yards or over); Work Boat 26 ft. and Over	55.6	30.95 + a
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Group 2: Cranes (100 ton rate capacity and over). (Trade License Required)	60.24	30.95 + a
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Group 2a: Cranes (under 100 ton rated capacity), Magni Type-360 Rotating Forklift.	59.2	30.95 + a
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Group 2b: Excavator over 2 cubic yards; Pile Driver (\$3.00 premium when operator controls hammer), HF-1 Forklift, Drills with self contained power units, Micropile up to 14 inches helical pile.	55.17	30.95 + a
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Group 3: Excavator; Gradall; Master Mechanic; Hoisting Engineer (all types of equipment where a drum and cable are used to hoist or drag material regardless of motive power of operation), Rubber Tire Excavator (Drott-1085 or similar); Grader Operator; Bulldozer Finegrade. (slopes, shaping, laser or GPS, etc.). (Trade License Required)	54.13	30.95 + a
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Group 4: Trenching Machines; Lighter Derrick; CMI Machine or Similar; Koehring Loader (Skooper); Goldhofer.	53.61	30.95 + a
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Group 5: Specialty Railroad Equipment; Asphalt Spreader, Asphalt Reclaiming Machine; Line Grinder; Concrete Pumps; Drills with Self Contained Power Units; Boring Machine; Post Hole Digger; Auger; Pounder; Well Digger; Milling Machine (over 24 mandrel).	52.78	30.95 + a
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Group 5 continued: Side Boom; Combination Hoe and Loader; Directional Driller, Geothermal Drill.	52.78	30.95 + a
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Group 6: Front End Loader (3 up to 7 cubic yards); Bulldozer (rough grade dozer).	52.35	30.95 + a
Group 7: Asphalt Roller; Concrete Saws and Cutters (ride on types); Vermeer Concrete Cutter; Stump Grinder; Scraper; Snooper; Skidder; Milling Machine (24" and under mandrel).	51.89	30.95 + a
Group 8: Mechanic; Grease Truck Operator; Hydroblaster; Barrier Mover; Power Stone Spreader; Welding; Work Boat Under 26 ft.; Transfer Machine; Rigger Foreman.	51.34	30.95 + a
Group 9: Front End Loader (under 3 cubic yards); Skid Steer Loader regardless of attachments; (Bobcat or Similar); Forklift, Power Chipper; Landscape Equipment (including Hydroseeder); Vacuum Excavation Truck and Hydrovac Excavation Truck (27 HG pressure or greater).	50.74	30.95 + a
Group 10: Vibratory hammer; ice machine; diesel and air, hammer, etc.	47.91	30.95 + a
Group 11: Conveyor, earth roller, power pavement breaker (whiphammer), robot demolition equipment.	47.91	30.95 + a
Group 12: Wellpoint Operator.	47.82	30.95 + a
Group 13: Compressor Battery Operator.	47.04	30.95 + a
Group 14: Elevator Operator; Tow Motor Operator (solid tire no rough terrain).	45.45	30.95 + a
Group 15: Generator Operator; Compressor Operator; Pump Operator; Welding Machine Operator; Heater Operator.	44.89	30.95 + a
Group 16: Maintenance Engineer and Articulating End Dump.	43.99	30.95 + a

Group 17: Portable Asphalt Plant Operator; Portable Crusher Plant Operator; Portable Concrete Plant Operator; Portable Grout Plant Operator; Portable Water Filtration Plant Operator.	49.95	30.95 + a
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Group 18: Power Safety Boat; Vacuum Truck; Zim Mixer; Sweeper; (Minimum for any job requiring a CDL license); Rigger; Signalman.	46.6	30.95 + a
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Surveyor: Chief of Party	50.21	30.95 + a
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Surveyor: Assistant Chief of Party	46.3	30.95 + a
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Surveyor: Instrument Man	44.55	30.95 + a
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Surveyor: Rodman or Chainman	38.34	30.95 + a
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-----PAINTERS (Including Drywall Finishing)-----

10a) Brush and Roller	39.57	26.50
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10b) Taping Only/Drywall Finishing	40.32	26.50
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10c) Paperhanger and Red Label	40.07	26.50
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10d) Spray	42.57	26.50
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10e) Spray Helper	40.57	26.50
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10f) Blast	44.57	26.50
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10g) Blast Helper	40.57	26.50
11) Plumber (excluding HVAC pipe installation) (Trade License required: P-1,2,6,7,8,9 J-1,2,3,4 SP-1,2)	50.58	36.30
12) Well Digger, Pile Testing Machine	37.26	24.05 + a
13) Roofer (composition)	45.15	23.44
14) Roofer (slate & tile)	45.65	23.44
15) Sheetmetal Worker (Trade License required for HVAC and Ductwork: SM-1,SM-2,SM-3,SM-4,SM-5,SM-6)	55.29	47.42
16) Pipefitter (Including HVAC work) (Trade License required: S-1,2,3,4,5,6,7,8 B-1,2,3,4 D-1,2,3,4, G-1, G-2, G-8 & G-9)	50.58	36.30
-----TRUCK DRIVERS-----		
17) Block Truck	39.98	33.00 + a
17a) 2 Axle	38.66	33.00 + a
17ab) Helpers	36.16	33.00 + a
17b) 3 Axle, 2 Axle Mixer	38.77	33.00 + a
17c) 3 Axle Mixer	38.83	33.00 + a

17d) 4 Axle	38.89	33.00 + a
17e) 4 Axle Mixer	40.69	33.00 + a
17ef) 5 Axle	38.89	33.00 + a
17eg) 5 Axle Mixer	40.69	33.00 + a
17f) Heavy Duty Trailer (40 Tons and Over)	41.16	33.00 + a
17g) Euclids and Semi-Trailer	38.94	33.00 + a
17h) Heavy Duty Trailer up to 40 tons	39.89	33.00 + a
17i) Snorkle Truck	39.04	33.00 + a
17j) Swivel Dump and Tack Truck	38.89	33.00 + a
18) Sprinkler Fitter (Trade License required: F-1,2,3,4)	56.78	35.24 + a
19) Theatrical Stage Journeyman	25.76	7.34

Welders: Rate for craft to which welding is incidental.

Surveyors: Hazardous material removal: \$3.00 per hour premium.

*Note: Hazardous waste removal work receives additional \$1.25 per hour for truck drivers.

**Note: Hazardous waste premium \$3.00 per hour over classified rate.

Truck Drivers: Trainers Premium: \$3.00 over wage rate.

Truck Drivers: Night Premium - Mixer Drivers: \$2.00 over wage rate.

As of: May 14, 2026

Crane with 150 ft. boom (including jib) - \$1.50 extra
Crane with 200 ft. boom (including jib) - \$2.50 extra
Crane with 250 ft. boom (including jib) - \$5.00 extra
Crane with 300 ft. boom (including jib) - \$7.00 extra
Crane with 400 ft. boom (including jib) - \$10.00 extra

All classifications that indicate a percentage of the fringe benefits must be calculated at the percentage rate times the "base hourly rate".

Apprentices duly registered under the Commissioner of Labor's regulations on "Work Training Standards for Apprenticeship and Training Programs" Section 31-51-d-1 to 12, are allowed to be paid the appropriate percentage of the prevailing journeymen hourly base and the full fringe benefit rate, providing the work site ratio shall not be less than one full-time journeyman instructing and supervising the work of each apprentice in a specific trade.

The Prevailing wage rates applicable to this project are subject to annual adjustments each July 1st for the duration of the project.

Each contractor shall pay the annual adjusted prevailing wage rate that is in effect each July 1st, as posted by the Department of Labor.

It is the contractor's responsibility to obtain the annual adjusted prevailing wage rate increases directly from the Department of Labor's website.

The annual adjustments will be posted on the Department of Labor's Web page:

www.ct.gov/dol. For those without internet access, please contact the division listed below.

The Department of Labor will continue to issue the initial prevailing wage rate schedule to the Contracting Agency for the project.

All subsequent annual adjustments will be posted on our Web Site for contractor access.

Contracting Agencies are under no obligation pursuant to State labor law to pay any increase due to the annual adjustment provision.

Effective October 1, 2005 - Public Act 05-50: any person performing the work of any mechanic, laborer, or worker shall be paid prevailing wage

All Person who perform work ON SITE must be paid prevailing wage for the appropriate mechanic, laborer, or worker classification.

All certified payrolls must list the hours worked and wages paid to All Persons who perform work ON SITE regardless of their ownership i.e.: (Owners, Corporate Officers, LLC Members, Independent Contractors, et. al)

Reporting and payment of wages is required regardless of any contractual relationship alleged to exist between the contractor and such person.

~~Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clause (29 CFR 5.5 (a) (1) (ii)).

Please direct any questions which you may have pertaining to classification of work and payment of prevailing wages to the Wage and Workplace Standards Division, telephone (860)263-6790.