

**Request for Proposals (RFP)
Town of Columbia
DPW Office HVAC
Columbia, CT
Solicitation Number 02-2023**



TOWN OF COLUMBIA

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

The Town of Columbia is accepting sealed bids for the RFP for DPW Office HVAC at 89 RT 6., Columbia CT at the Town Administration Office at Town Hall, 323 Route 87, Columbia, Connecticut, until **2:00 PM on March 16, 2023**. Thereafter, the names of those submitting qualifications and proposals will be read aloud.

The RFP documents will be available from the Town Administration Office at Town Hall, 323 Route 87, Columbia, Connecticut, telephone number (860) 228-0110 or the Town's website, www.columbiact.gov. After bids are received, the Town Administrator may analyze whether vendors have submitted comparable bids and meet the requirements called for. In reviewing the bids, the Town Administrator may consider the past performance, financial responsibility, and sales and service experience of the vendors. The Town, in its sole discretion, reserves the right to reject any or all bids, to waive any defects in same, or to choose to make purchases other than strictly in accordance with price considerations, and/or to choose other than the lowest bidder, if it be deemed in the best interest of the Town of Columbia.

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INTRODUCTION

THE TOWN OF COLUMBIA is soliciting bids from Qualified firms, including individuals (hereinafter “Contractor” or “Firm”) interested in providing construction services at its DPW facility at 89 RT 6.

No oral or facsimile bid proposals are permitted or shall be considered as valid for the purposes of the DPW Office HVAC at 89 RT 6., Columbia CT **Solicitation Number 02-2023**.

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

KEY EVENT DATES

Advertisement of RFP	March 3, 2023
Public Opening of Responses	2:00 pm, March 16, 2023
Work Start	Immediately following Bid Award

OBTAINING RFP & PLAN DOCUMENTS

Specifications and RFP documents may be obtained from The RFP documents will be available from the Town Administration Office at Town Hall, 323 Route 87, Columbia, Connecticut, telephone number (860) 228-0110 or the Town’s website, www.columbiact.org. A copy of the plans can be obtained at Columbia Town Hall in the **Building Department**. Questions may be addressed through the building office 860-228-0440.

QUESTIONS ABOUT PROPOSAL REQUIREMENTS

Respondents with questions regarding the submission requirements may contact the following purchasing agent of the Town of Columbia in writing at least three (3) days before bid opening by email: Jason Nowosad, jnowosad@columbiact.org.

SPECIAL INSTRUCTIONS

All questions or inquiries must be **submitted in writing at least three (3) days** before bid opening.

RFQ&P RESPONSE SUBMISSION INSTRUCTIONS

- SUBMISSION OF BIDS:** One (1) original and two (2) copies of all responses must be submitted in a sealed envelope clearly marked “**DPW OFFICE HVAC BID**”. If

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forwarded by mail or courier, the sealed envelope must be addressed to "Town Administrator Town of Columbia, 323 Route 87, Columbia, Connecticut 06237". Responses must be at the office of the Town Administrator by the time of the Public Opening of Responses date noticed in Key Event Dates. Postmarks are NOT an acceptable waiver of this policy. Corrections and/or modifications received after the first response is publicly opened will NOT be accepted.

All information must be submitted in ink or typewritten. Mistakes may be crossed out and corrections inserted. Corrections must be initialed by the person signing the response.

Responses are considered valid for ninety (90) days after response(s) are opened. Consultants submitting responses may not withdraw, cancel or modify their response for a period of ninety (90) days after response(s) are opened.

Responses must be signed by an authorized person representing the legal entity of the firm submitting the response.

The inability to meet any specified requirements(s) must be stated in writing and attached to the response form or written on the response form.

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

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

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

- 2. AWARDING THE CONTRACT:** The TOWN of COLUMBIA in its sole discretion reserves the right to accept or reject, any, all, or any part of responses, to waive formalities or informalities, and to make awards that are deemed to be in the best interests of the Town. It is the Town's policy to not award to those who owe TOWN of COLUMBIA prior year(s) property taxes. The contract will be awarded to "The Lowest Responsible and Qualified Bidder". The lowest responsible and qualified bidder is the bidder whose bid is the lowest of those bidders possessing the skill, ability and integrity necessary to faithfully perform the work.

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3. **PERMITS:** All Town of Columbia Permit Fees associated with the work under this contract are hereby waived by the Town of Columbia. The work to be conducted is at a Town owned and maintained facility. Contractor shall obtain any and all necessary State and/or local permits required pertaining to Lead Paint removal.
4. **LICENSURE AND/OR CERTIFICATES:** If applicable, the successful Contractor awarded the bid shall provide to the Town his applicable and active license and/or Certificates required to successfully perform the work contemplated under this RFP.
5. **PERFORMANCE BOND:** The Successful Bidder may be required to furnish a performance bond for the full amount of this Contract, at the discretion of the Town. The performance bond shall have a value equal to 100% of this Contract. This bond shall be conditioned upon faithful performance of the contract in accordance with the plans, specifications and conditions of the contract. The performance bond shall be solely for the protection of the Town.
6. **FAIR EMPLOYMENT PRACTICES:** The successful bidder shall participate and comply with all applicable affirmative action, equal opportunity employment, non-discrimination and local hiring preferences established by the Town of Columbia for the DPW Office HVAC project. The Town of Columbia is An Affirmative Action/Equal Opportunity Employer. Minority/Women's Business Enterprises are encouraged to apply.
7. **INTERPRETATION OF ACCEPTABLE WORK:** The specifications, response and contract documents are to be interpreted as meaning those acceptable to the TOWN of COLUMBIA. Any substantive changes or interpretations will be issued by the Town in writing as an addendum.
8. **TAX EXEMPTIONS:** The TOWN of COLUMBIA is exempt from Federal Excise taxes and Connecticut Sales and Use taxes. Firms shall avail themselves of these exemptions.
9. **RETAINAGE:** The Town of Columbia shall retain five percent (5%) of the total bid amount for up to a period of one year from date of completion.
10. **WARRANTY OF WORK:** The successful bidder shall provide a minimum of a one (1) year warranty for all work, material installations conducted under the Scope of Work and this contract.
11. **COMMENCEMENT OF WORK:** No work shall commence under the contract without the issuance of a Notice to Proceed or Award and a Purchase Order from the Town of Columbia Administration. The successful Contractor shall not exceed the total contract price without advance written approval from the Town of Columbia Administration.

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

- 12. TERM OF CONTRACT:** The contract shall be for a term of six (6) weeks from the start of work. This term may be modified by the Town of Columbia at any time or by the Contractor with written consent and approval by the Town of Columbia administration.
- 13. HOURS OF WORK:** Under this contract work may continue between the hours of 7 a.m. and 5 p.m. daily, Monday through Friday, holidays excluded. Exceptions to the aforementioned hours of work can only be made through a request and approval by the Town of Columbia's Facilities Manager, Jason Nowosad.
- 14. DISPOSAL OF EQUIPMENT AND MATERIALS:** All materials and equipment replaced under this contract shall be disposed of by the contractor at his/her sole expense unless otherwise specified or approved of by the Town of Columbia's Facilities Manager, Jason Nowosad. The Contractor shall submit any and all copies of any Hazardous Materials manifest for disposal indicating volume for disposal, date, location for disposal and signed off by the vendor used for disposal.

INSURANCE

The firm awarded this contract must provide a current Certificate of Insurance to the Town Administrator PRIOR to commencement of work, with the following requirements:

1) General Conditions:

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

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

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requirements or failure of the town to identify a deficiency from evidence provided will not be construed as a waiver of the contractor/insured's obligation to maintain such insurance.

- B. **Insurer Qualifications:** All Insurance will be provided through companies authorized to do business in the State of Connecticut and considered acceptable by the Town.
- C. **Additional Insured:** The policy or policies providing insurance as required, with the exception of professional liability and worker's compensation, Contractor shall add the Town of Columbia on all insurance policies as an additional insured. Contractor shall provide the Town of Columbia with a certificate of insurance. Contractor insurance shall be primary and non-contributory.
- D. **Retroactive Date and Extended Reporting Period:** Any coverage written on a claims made basis requires an extended reporting period of at least 36 months upon final payment or date of project completion, whichever occurs later.
- E. **Subcontractors' Insurance:** The contractor will require and cause each subcontractor hired and/or employed by the contractor to purchase and maintain insurance of the types specified below. The contractor will furnish copies of certificates of insurance evidencing coverage and additional insured status of Town for each subcontractor. Any coverage written on a claims made basis requires an extended reporting period of at least 36 months upon final payment or date of project completion, whichever occurs later.
- F. **Waiver of Subrogation:** The contractor and any subcontractor who will perform work on this project shall waive subrogation and all rights of recovery against the Town of Columbia. Contractor will require all insurance policies related to the work and secured and maintained by the contractor to include clauses waiving subrogation in the certificate of insurance. The contractor/insured will require of subcontractors, by appropriate written agreements, similar waivers each in favor of all parties enumerated in this section. This applies to general liability, Auto, Excess and workers' compensation insurance policies.
- G. **Indemnification and Hold Harmless:** To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless the Town of Columbia, and their boards, employees and agents from and against all claims, damages, losses, judgments and expenses, including but not limited to attorney fees of

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counsel selected by the Town, that arise from or may arise from the performance of the work, the supplying of materials and/or the breach of this Agreement provided that such claim, loss, damage, judgment and/or loss expense is attributable to bodily injury, sickness, disease or death, or to injury or destruction of tangible property (other than the work itself) but only to the extent caused by the negligent acts or omissions, in whole or in part, of the Contractor, subcontractors, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. This provision will survive the termination of the Agreement.

2) Insurance Limits and Coverage:

- A. To the extent applicable, the amounts and types of insurance will conform to the minimum terms and conditions and coverages of the national Insurance Services Office (ISO) policies, forms, and endorsements.
- B. If the contractor/insured has self-insured retention' s or deductibles under any of the following minimum required coverage's, the contractor/insured must identify on the certificate of insurance the nature and amount of such self-insured retentions or deductibles and provide satisfactory evidence of financial responsibility for such obligations. All self-insured retentions or deductibles will be the contractor/insured's sole responsibility.
- C. Commercial General Liability: The contractor/insured will maintain commercial general liability insurance covering all operations by or on behalf of the contractor/insured on an occurrence basis against all claims for personal injury (including bodily injury or death) and property damage (including loss of use).

Such insurance will have these minimum limits:

- \$ 1,000,000 each occurrence.
 - \$ 1,000,000 each occurrence if blasting is required.
 - \$ 2,000,000 general aggregate with dedicated limits per project site.
 - \$ 2,000,000 products and completed operations aggregate.
 - \$ 1,000,000 personal and advertising injury.
- D. Automobile Liability: The contractor/insured will maintain business auto liability coverage for liability arising out of any auto, including owned, hired, and non-owned autos of at least 1 million dollars.
 - E. Workers' Compensation: The contractor/insured will maintain workers' compensation and employer's liability insurance in the following minimum limits:

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- Workers' Compensation: statutory limits.
- Employer's Liability: \$1,000,000 bodily injury for each accident.
- Employer's Liability: \$1,000,000 bodily injury by disease each employee.
- Employer's Liability: \$1,000,000 bodily injury disease aggregate.

F. Professional Liability: \$1,000,000 if the project requires it.

G. Governing Law: This agreement shall be governed by the laws of the State of Connecticut.

H. These are, minimum insurance limit requirements only. Additional insurance coverages and amounts may be required or waived by the Town of Columbia on a per project basis.

I. All coverages, excluding professional liability, require waiver of subrogation in favor of the Town. All coverages, excluding WC and professional liability, require Town to be an additional insured per contract on a primary and non-contributory basis.

J. All contractors and subcontractors are independent contractors. No employment relationship, express or implied, exists between the Town and Contractor / subcontractor.

END OF STANDARD INSTRUCTIONS TO PROPOSERS

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GENERAL INSTRUCTIONS

INSTRUCTIONS FOR CONTRACTORS SUBMITTING RESPONSES

The services to be performed under the Contract are more particularly described in Exhibit A attached hereto. Requirements as to how the services are to be performed are set forth in the Sample Contract, Exhibit C, attached hereto.

EVALUATION AND SELECTION CRITERIA

THE TOWN OF COLUMBIA will base its evaluation of responses on the following criteria, which are not necessarily in order of importance:

- a) The Contractor's understanding of the work as evidenced by the quality of the response submitted.
- b) The background and experience of the Contractor in providing services requested and past successful history of assignments on an as-needed basis.
- c) The demonstrated effectiveness of the Contractor's proposed service delivery system to ensure quality service and timely completion of services in an efficient manner.
- d) The background, education, qualifications and relevant experience of key personnel to be assigned to this contract that would work with the Town on a regular basis. Also, the qualifications of any subcontractors or subcontractors the Contractor intends to use in the performance of this contract.
- e) The appropriate licenses, if applicable held by Contractor's staff and subcontractors.
- f) References attesting to the quality of similar services performed.
- g) Competitiveness of proposed fees and costs, although the Town is not bound to select the Contractor(s) who proposes the lowest fees and costs.
- h) The Town reserves the right to negotiate fees with the selected Contractor(s).
- i) Any other factor or criterion that THE TOWN OF COLUMBIA, in its sole discretion, deems or may deem relevant or pertinent for such evaluation.
- j) Contractor's willingness to execute the contract as provided.

SELECTION PROCEDURES

- a) The Town of Columbia reserves the right to reject any and all bids, to waive technical defects and make such award including accepting a bid, although not the low bid, as it deems in its sole discretion to be in the best interest of the Town of Columbia, or as funding allows.
- b) Responses submitted in response to this RFQ&P will be reviewed against the Selection Criteria listed above.
- c) A Selection Committee may assist the Town in choosing a Contractor(s) to provide the requested services.
- d) Contractors submitting the most comprehensive and qualified responses may be invited to an interview with a Selection Committee.
- e) The Town intends to enter into contracts with the Contractor(s) whose responses are determined to best meet the needs of the Town.

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**TOWN OF COLUMBIA, CONNECTICUT
RESPONSE FORM # 1 REQUIRED RESPONSE**

DPW OFFICE HVAC penalty of perjury and other remedies available to the TOWN of COLUMBIA, the undersigned certifies this response is submitted without collusion and all responses are true and accurate. If selected to perform services(s) hereunder, it is agreed this form's a contractual obligation to provide such services at fees specified in Response Form #2, subject to and in accordance with all instructions, responses and contract documents, including any addenda, which are all made part of this response.

Signature of Authorized Person	Date
Printed Name of Authorized Person	
Company Title of Authorized Person	
Name of Company	
Address of Company	
Address of Company	
City, State, and Zip Code	
Telephone Number	Facsimile Number
e-mail address	

END OF RESPONSE FORM #1

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TOWN OF COLUMBIA, CONNECTICUT
RESPONSE FORM #2 REQUIRED RESPONSE

DPW OFFICE HVAC

I, WE, the undersigned, hereby agree to furnish and deliver at the lump sum cost named herein, the following items, subject to and in accordance with specifications and conditions contained herein, all of which are made a part of this proposal.

Specifications:

Provide and install, in new DPW Office Building; two (2) Fujitsu AOU36RLXFZH outdoor condensing units; 1 unit to supply 1 ASU7RLF, 1 AUU12RLF, and 1 ASU15RLF; 1 unit to supply 1 AUU18RLF, and 1 ASU 18RLF. Units should have local thermostat controls as well as web-based controls.

Excluding: Line-voltage electrical labor and materials

Base Bid: _____

BIDDING
COMPANY: _____

ADDRESS: _____

COMPANY REP: _____

SIGNATURE: _____ DATE: _____

TELEPHONE: _____ EMAIL: _____

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

END OF RESPONSE FORM #2

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EXHIBIT A – GENERAL DESCRIPTION OF WORK, MATERIALS AND SCOPE OF SERVICES

**TOWN OF COLUMBIA, CONNECTICUT
DPW OFFICE HVAC**

PART 1 – GENERAL

1.1 Description of Work

The Town of Columbia is seeking proposals for HVAC work for a new Office Building at its DPW facility at 89 RT 6. The following, as well as the plans titled Columbia Department of Public Works Office Building dated October 30, 2022 are the general requirements, please feel free to propose different materials or methods, but please provide justification for those differences as part of your proposal.

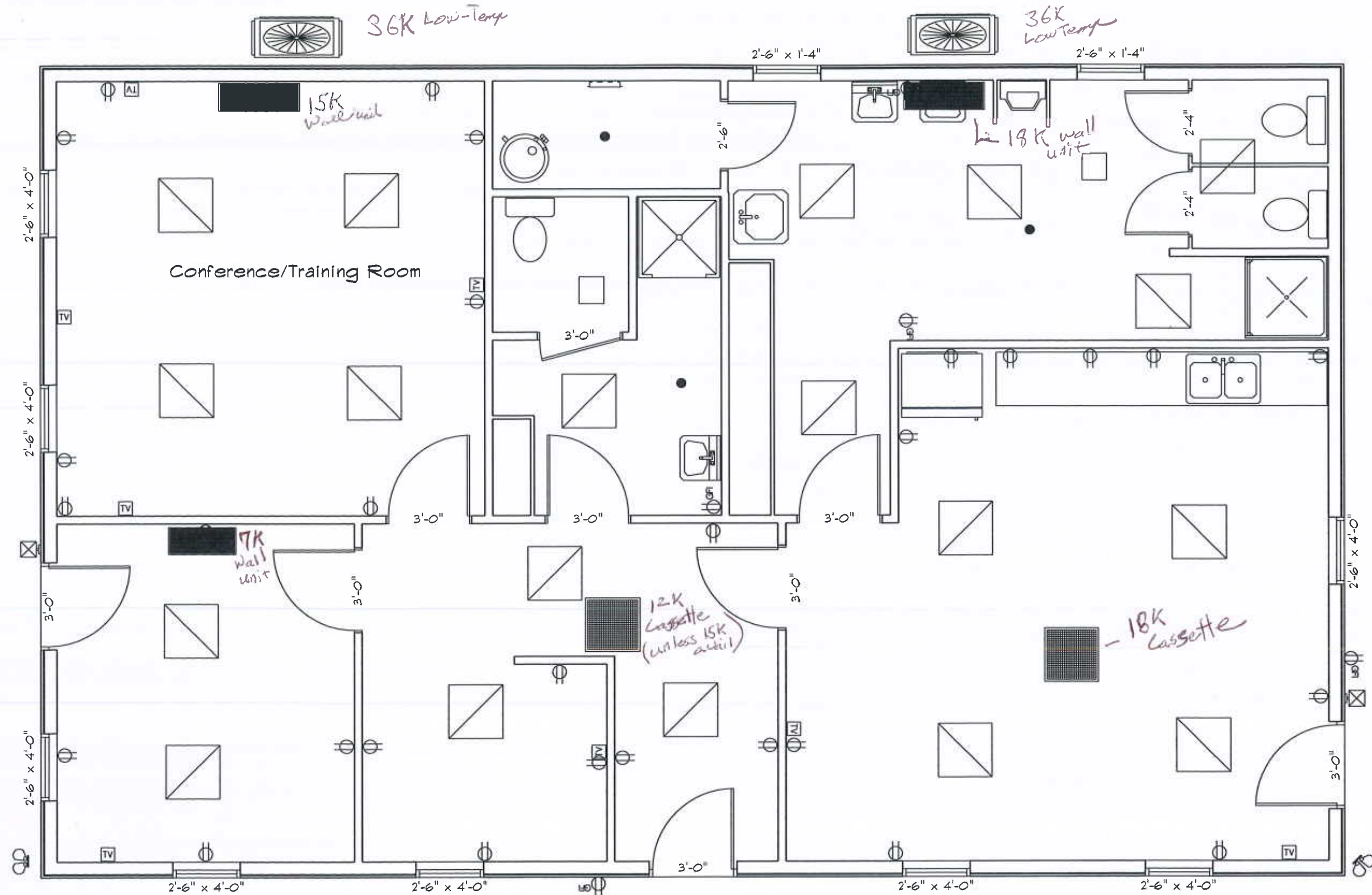
Bid should include a lump sum cost for the following:

Provide and install, in new DPW Office Building; two (2) Fujitsu AOU36RLXFZH outdoor condensing units; 1 unit to supply 1 ASU7RLF, 1 AUU12RLF, and 1 ASU15RLF; 1 unit to supply 1 AUU18RLF, and 1 ASU 18RLF. Units should have local thermostat controls as well as web-based controls.

A copy of the plans can be obtained at Columbia Town Hall in the Building Department.

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EXHIBIT B – DPW OFFICE HVAC DRAWINGS



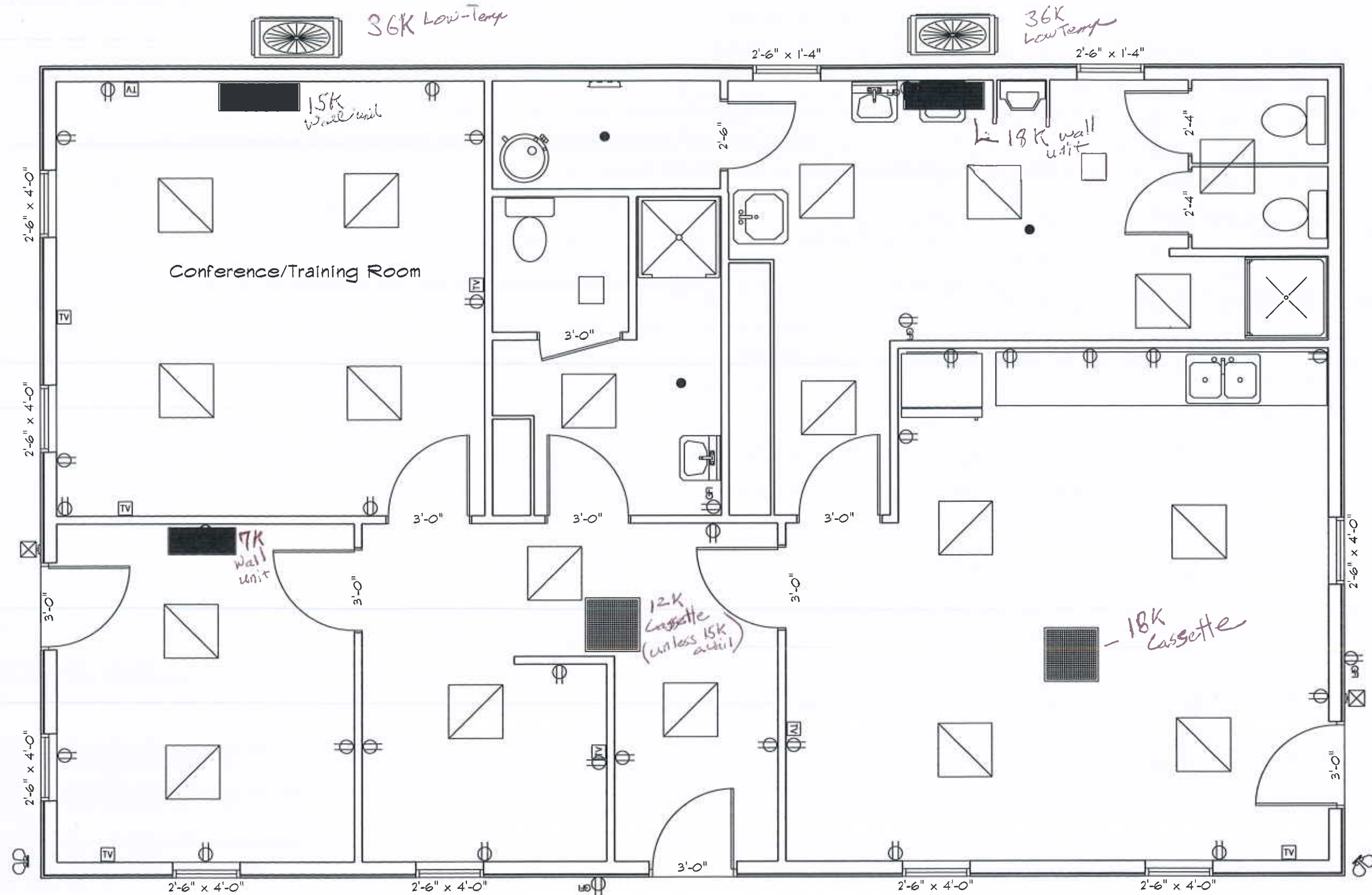
TV = Data connection point

○ Recessed LED in soffitt ceiling

⊗ Double motion detector spot sim.

Columbia Department of Public Works
Office Building

Rev. Date
10/30/22



TV = Data connection point

○ Recessed LED in soffitt ceiling

⊗ Double motion detector spot sim.

Columbia Department of Public Works
Office Building

Rev. Date
10/30/22

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EXHIBIT C – SAMPLE CONTRACT FOR DPW OFFICE HVAC

Contract for
DPW Office HVAC
by and between
THE TOWN OF COLUMBIA
and

This Contract is by and between THE TOWN OF COLUMBIA, a municipal corporation having its territorial limits within the County of Tolland, and State of Connecticut, hereinafter referred to as the **Town**, and _____, whose address is _____, hereinafter referred to as the **Contractor**.

WHEREAS, the Town is seeking qualified firms (including individuals) interested in providing Labor and Materials for the framing, roofing, and siding of a Pavilion building at Rec Park.

WHEREAS, the Contractor is qualified, ready, willing, and able to perform such services for an agreed upon compensation,

NOW, THEREFORE,

The Town and Contractor do mutually covenant and agree as follows:

1. Scope of Services

1.1 General

The Contractor agrees to provide, THE TOWN OF COLUMBIA construction of HVAC work for an office building per the attached documents at its DPW facility at 89 RT 6.

Description of Work

Provide and install, in new DPW Office Building; two (2) Fujitsu AOU36RLXFZH outdoor condensing units; 1 unit to supply 1 ASU7RLF, 1 AUU12RLF, and 1 ASU15RLF; 1 unit to supply 1 AUU18RLF, and 1 ASU 18RLF. Units should have local thermostat controls as well as web-based controls.

END OF SECTION

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SAMPLE

2. Technical Standards

The Contractor shall perform all work in accordance with good construction practice and all applicable local, state and federal industry standards.

3. Term of Contract

The term of this Contract shall be determined by the annual contract service, inclusive.

4. Compensation

4.1 Negotiated Fee

The fee proposal shall include the lump sum cost to the Town of providing the proposed services, unless another cost basis is approved by the Town (e.g., unit cost). If applicable, the costs shall be listed for each task or phase. If requested by the Town, additional information such as the estimated number of man-hours of each position classification per task or phase shall be submitted. The fee proposal shall include an allowance for estimated reimbursable expenses for normal reimbursable out-of-pocket costs such as outside printing costs and approved subcontractor and subcontractor fees. All anticipated reimbursable expenses for each specific project shall be itemized in the fee proposal, with unit and estimated total costs listed for each expense.

Reimbursement shall be for actual out-of-pocket costs including the services of subcontractors and shall not include a mark-up and shall not be made for normal overhead expenses such as office supplies, telephone charges, mileage, and inside copying and printing.

Once the scope of services, schedule, proposed staffing plan, and the proposed compensation have been accepted by the Town, the Town will authorize the Contractor to proceed with the work, which shall be performed in accordance with the accepted proposal and the terms and conditions of this Contract.

The Contractor shall prepare and submit invoices accompanied by such documentation as may be required by the Town. Payments will be made to the Contractor within 30 days of Town approval of each invoice. Payments are conditioned upon the satisfactory performance of all work. In the event that the Town determines the Contractor to be in nonconformance with the terms of this Contract or if in the Town's judgment the Contractor's work is not satisfactory, the Town may take corrective action, including, but not limited to, the following:

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- 1) Delay of payment
- 2) Adjustment of payment
- 3) Suspension or termination of this Contract

The Contractor agrees to meet with representatives of the Town, at no cost to the Town, to discuss billing issues as the Town deems necessary. Payments to the Contractor will be made on a periodic basis in accordance with the percentage of work actually completed. Payments for each phase of the work within the project will be prorated based upon the amount of work actually completed within that phase. Except in the case of work, which is performed on an hourly rate basis, the amount of the payment for a fixed fee task will not be based simply on the amount of hours expended by the Contractor on the task.

The Contractor agrees to meet with representatives of the Town, at no cost to the Town, to discuss billing issues as the Town deems necessary. Payments to the Contractor will be made on a periodic basis in accordance with the percentage of work actually completed. Payments for each phase of the work within the project will be prorated based upon the amount of work actually completed within that phase. Except in the case of work which is performed on an hourly rate basis, the amount of the payment for a fixed fee task will not be based simply on the amount of hours expended by the Contractor on the task.

5. Management and Administration of the Contract

The Town's designated Managing Authority for this Contract will be the Town Administrator, or his authorized designee, who will have complete authority to act for and on behalf of the Town and control, supervise, and direct the Contractor's activities hereunder. The Managing Authority will make all arrangements for services by the Contractor. All proposals for work to be done under this Contract and any resulting expenditures must be approved by said Managing Authority before any work is initiated or any expenditure made. Services are to be provided by the Contractor, except where the use of specific subcontractors or subcontractors has been approved in writing by the Town for a particular project.

The Contractor's primary contact person will be _____, who will communicate and report directly to the Town's Managing Authority, be responsible for directing and coordinating the activities of the firm's personnel and approved subcontractors and subcontractors, provide information for projects assigned under this Contract as may be required from time to time by the Town and shall be authorized to prepare and execute proposals, including scopes of services, fee proposals, proposed staffing plans, and schedules as requested by the Town under this Contract.

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SAMPLE

The Contractor and the Town shall work closely together in all aspects of this program, and each shall follow the reasonable suggestions of the other to improve the operation of the program.

6. Relationship Between the Parties

It is mutually agreed that the Contractor, including its employees, is an independent contractor and not an officer, employee, or agent of the Town, and that this Contract is a contract for services and not a contract of employment, and that, as such, the Contractor and its employees shall not be entitled to any employment benefits from the Town such as, but not limited to: vacation, sick leave, insurance, workers' compensation, pension and retirement benefits. All personnel matters affecting Contractor's staff will be the sole responsibility of the Contractor.

In no event shall anything in this Contract be deemed to confer upon any person or entity agency status or third-party beneficiary rights against the Town.

7. Indemnification and Hold Harmless Contract

To the fullest extent permitted by law the Contractor shall at all times defend, indemnify and save harmless the Town and its officers, agents, and employees from and against any and all claims, damages, losses, workers' compensation payments, judgments, litigation expenses, and legal counsel fees arising out of and alleged to arise out of the performance of this agreement, injuries to persons (including death) or damage to property alleged to have been caused in whole or in part by the willful, wanton, or negligent acts or omissions of the Contractor, his employees, subcontractors, subcontractors, or materialmen. The existence of insurance shall in no way limit the scope of this indemnification. The Contractor shall reimburse the Town for damage to property of the Town caused by the Contractor, or his employees, subcontractors, subcontractors, or materialmen. This provision shall survive the termination of this Agreement.

8. Insurance

The selected Contractor shall furnish a Certificate of Insurance evidencing the following insurance coverage in effect on or before the date of execution of this Contract. Insurance coverage shall remain in full force for the duration of the Contract term, including any extensions. Renewal certificates shall be furnished at least thirty (30) days prior to policy expiration. Failure to maintain insurance coverage as required and to name the Town as an Additional Insured will be grounds for termination of the Contract. The interest of the Town shall be included in all insurance policies required herein, except Workers' Compensation and Professional Liability, as Additional Insured on a primary and non-contributory basis as its interest may appear, which shall be noted on the Certificate of Insurance, and shall include,

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but not be limited to, investigation, defense, indemnification and payment of settlement or judgment. Such insurance must be written by companies of recognized standing, qualified and licensed to engage in the insurance business in the State of Connecticut. All deductibles are the sole responsibility of the Contractor to pay and/or indemnify. Waiver of subrogation will apply in favor of Town on all insurance policies, including workers' compensation.

The Contractor awarded this proposal must provide a current Certificate of Insurance to the Town Administrator PRIOR to commencement of work, with the following requirements:

Insured Limits and Coverage:

- A. To the extent applicable, the amounts and types of insurance will conform to the minimum terms and conditions and coverages of the national Insurance Services Office (ISO) policies, forms, and endorsements.

- B. If the contractor/insured has self-insured retention' s or deductibles under any of the following minimum required coverage's, the contractor/insured must identify on the certificate of insurance the nature and amount of such self-insured retentions or deductibles and provide satisfactory evidence of financial responsibility for such obligations. All self-insured retentions or deductibles will be the contractor/insured's sole responsibility.

- C. Commercial General Liability: The contractor/insured will maintain commercial general liability insurance covering all operations by or on behalf of the contractor/insured on an occurrence basis against all claims for personal injury (including bodily injury or death) and property damage (including loss of use).

Such insurance will have these minimum limits:

- \$ 1,000,000 each occurrence.
 - \$ 1,000,000 each occurrence if blasting is required.
 - \$ 2,000,000 general aggregate with dedicated limits per project site.
 - \$ 2,000,000 products and completed operations aggregate.
 - \$ 1,000,000 personal and advertising injury.
- D. Automobile Liability: The contractor/insured will maintain business auto liability coverage for liability arising out of any auto, including owned, hired, and non-owned autos in minimum amount of 1 million dollars.

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

9. Ethics and Conflict of Interest

In order to avoid perceived or actual conflicts of interest, the Contractor shall disclose to the Town any known special personal or financial interests, beyond those applicable to the general public, of the Contractor, its employees, subcontractors, or subcontractors, regarding any matter that they are working on under this Contract. The Town will determine if a significant conflict of interest exists, and if necessary, will assign the work to others to avoid the conflict of interest.

10. Events of Default and Remedies

10.1 Events of Default

Any of the following occurrences or acts shall constitute an Event of Default under this Contract:

- 10.1.1 If in the opinion of the Town, default shall have been made by the Contractor, its successors or assigns, in the performance or observance of any of the covenants, conditions or Contracts on the part of the Contractor set forth in this Contract; or
- 10.1.2 If in the opinion of the Town, the Contractor fails to deliver services by the dates agreed upon for any specific project and the Contractor has not received written approval from the Town for an extension to the agreed upon schedule; or

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- 10.1.3 If any determination shall have been made by a competent authority such as, but not limited to, any authorized federal, state or local government official, or a certified public accountant, that the Contractor's management or any accounting for its funding, from whatever source, is improper, inadequate or illegal, as such management or accounting may relate to the Contractor's performance of this Contract; or
- 10.1.4 If a decree or order by a court having jurisdiction in the matter shall have been entered adjudging the Contractor as bankrupt or insolvent or approving as properly filed a petition seeking reorganization, readjustment, arrangement, composition or similar relief for the Contractor under the federal bankruptcy laws, or any other similar applicable federal or state law.

10.2 Election of Remedies

If any Event of Default hereunder shall have occurred and be continuing, the Town may elect to pursue any one or more of the following remedies, in any combination or sequence:

- 10.2.1 Take such action as it deems necessary, including, without limitation, reduction of payment or temporary withholding of payment.
- 10.2.2 Require the Contractor to pay Liquidated Damages in the amount of five hundred dollars (\$500), or one percent of the total compensation for the project on which it has contracted to work, whichever is less, per calendar day to the Town until the work is complete.
- 10.2.3 5.10.3 Suspend work under the Contract; Require the Contractor to correct or cure such default to the satisfaction of the Town; and Board of Education.
- 10.2.4 Require the Contractor to correct or cure such default to the satisfaction of the Town.
- 10.2.5 Terminate this Contract for cause in accordance with Section 11 hereof.

The selection of any remedy shall not prevent or stop the Town from pursuing any other remedy and shall not constitute a waiver by the Town of any other right or remedy.

11. Termination of Contract

11.1 Termination

"Termination", for purposes of this Contract, shall mean the cessation, upon the effective date of termination, of the following obligations only: The Contractor's obligation to perform the services described in Section 1, Scope of Services, of this Contract, and the Town's obligation, as described in Section 4, Compensation, of this Contract, to pay for such services.

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11.2 Termination for Cause

Upon the occurrence of any Event of Default, as set forth in Section 10.1 hereof, the Town may terminate this Contract by giving five (5) days' written notice thereof to the Contractor.

11.3 Termination for Program Change

In the event the on-call engineering program shall be terminated or significantly changed, the Town may terminate this Contract by giving ten (10) days' written notice thereof to the Contractor.

11.4 Termination for Non-availability of Funds

In the event the Town shall not have funds available for this program, the Town may terminate this Contract by giving ten (10) days' written notice thereof to the Contractor.

11.5 Termination for Convenience

The Town may terminate this Contract for convenience at any time, and for any reason, or for no reason, by giving ten (10) days' prior written notice thereof to the Contractor.

11.6 Payment upon Termination

In the event this Contract is terminated as herein provided, the Town shall make full payment to the Contractor for all authorized services performed up to and including the date of termination.

12. Amendments

This Contract may be amended by written instrument executed by the parties hereto, acting therein by their duly authorized representatives. The Contractor's duly authorized representative shall be _____, and the Town's duly authorize representative shall be the Managing Authority.

13. Establishment and Maintenance of Records

The Contractor agrees to establish and maintain fiscal control and accounting procedures that assure proper accounting for all funds paid by the Town to the Contractor under this Contract. The Contractor agrees that all records with respect to all matters covered by this Contract shall be maintained during the term of this Contract, including any renewal or extension, and for one full year following termination or expiration.

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14. Audits

At any time during normal business hours, and as often as may be deemed necessary, the Contractor shall make available to the Town, for examination, all records with respect to all matters covered by this Contract.

15. Reports and Information

The Contractor shall furnish the Town with such information and reports concerning the progress and management of this project as may be required from time to time. The form of said reports shall be determined by the Town.

16. Non-Assignability

The Contractor shall not assign or transfer any interest in this Contract without prior written consent of the Town.

17. Severability

If any provision of this Contract is held invalid, the remainder of this Contract shall continue in full force and effect.

18. Cumulative Remedies

All rights and remedies of the Town hereunder shall be cumulative and the exercise or beginning of the exercise by the Town of any of its rights or remedies hereunder shall not preclude the Town from exercising any other right or remedy granted hereunder or permitted by law.

19. Governing Law

This Contract shall be governed by, and construed in accordance with, the laws of the State of Connecticut.

20. Subcontractors and Subcontractors

Portions of this work may be subcontracted, provided that:

20.1 The Town shall give prior approval to such subcontract in writing.

20.2 All of the terms, covenants, conditions and provisions of this Contract shall have been incorporated in such subcontract(s) and the subcontractor(s) and subcontractor(s) shall have agreed in writing to assume, perform and be bound by this Contract and all the terms, covenants, conditions and provisions hereof.

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20.3 The Town shall not be liable for payment of any wages, materials, or other expenses of any subcontractors or subcontractors.

21. Gender/Number/Title

Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular shall be held and construed to include the plural, unless the Contract requires otherwise. In the event of any discrepancy or conflict between the name and title of any person referred to in this Contract, the title shall prevail.

22. Notices

All notices, approvals, demands, requests, or other documents required or permitted under this Contract, other than routine communications necessary for the day-to-day operation of this contract, shall be deemed properly given if hand delivered or sent by United States mail, first class postage, to the following addresses:

As to the Town:

As to the Contractor:

(The Managing Authority designated
in Section 5 of this Contract)
323 Route 87
Columbia, CT 06237

23. Non-Waiver

Any failure by the Town or the Contractor to insist upon the strict performance by the other of any of the terms and provisions hereof shall not be a waiver, and each party hereto, notwithstanding any such failure, shall have the right thereafter to insist upon the strict performance by the other, of any and all of the terms and provisions of the Contract and neither party hereto shall be relieved of such obligation by reason of the failure of the other to comply with or otherwise enforce any of the provisions of this Contract.

24. Delinquency in Obligations

The Contractor hereby agrees that throughout the period of the Contract, all taxes, debts, contractual obligations, and audit responsibilities owed to the Town shall be and shall remain current.

25. Ownership of Work Product

All work produced under this Contract shall be the property of the Town. The Contractor shall turn over to the Town all original documents and other work products upon completion or demand.

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26. Entire Contract

This Contract, and its exhibits attached hereto and referenced herein, contain the entire understanding between the parties hereto and supersedes any and all prior understandings, negotiations, and Contracts, whether written or oral, between them respecting the written subject matter.

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IN WITNESS THEREOF, the TOWN OF COLUMBIA and the CONTRACTOR have executed this Contract on this _____ day of _____, 2023.

TOWN OF COLUMBIA

Reviewed:

By: Jason Nowosad
Title: Facilities Manager

Approved:

By: Mark B. Walter
Title: Town Administrator

Witness:

CONTRACTOR

Approved:

Signature

Title: _____

Witness:

Signature

Title: _____