



City of Torrington

Bid Name Serbeck, 204 Oxford Way, Torrington

Bid Number T018-019

Date of Opening March 8, 2019

Time of Opening 10:00 AM

VENDOR	BID BOND	NON-COLLUSION	BID AMOUNT	ADDENDUM
Titan Enterprises Inc. 540 Main St. Ansonia CT 06401			\$ 22,150-	Alt #1 \$ 3,750- #2 \$ 1,500-
Leake Builders LLC 25 O'Neill Rd Oxford CT			\$ 21,622-	Alt #1 \$ 1,319- Alt #2 \$ 1,510- Alt #3 \$ 940-

PART 1: INVITATION TO BID

January 29, 2019
Project # TO18-019
Project Address:
204 Oxford Way
Torrington, CT 06790

All bids are to be sealed (no emails or fax) and are due at City Hall, Attention: Pennie Zucco, Purchasing Agent, Finance Office, 140 Main St., Torrington CT 06790 by 10:00 AM no later on March 8th, 2019. They will be opened and read aloud starting at 10Am that same day in Finance Room (TBA). Bid Proposals must be submitted in a sealed manila envelope with a completed Bid Envelope Label (last page of Part 4) attached to the front.

-All proposals must include (1) one original and (1) copy of the following:

- Invitation to Bid (Part 1)
- Bid Proposal Form (Part 4)
- Addenda (if applicable)

-Attach and complete bid envelope label.

-A mandatory site walk/pre-bid will be held on Friday, March 1st, 2019 at the following location and time:

12:00 Noon
204 Oxford Way
Torrington, CT 06790

-Late arrivals to the pre-bid meeting will not be permitted entry.

The Town of Torrington is an Affirmative Action/Equal Opportunity Employer

Section 3 and WBE/MBE/SBE are encouraged to reply

For further questions; please contact Lisa Low & Associates, Grant Administration, 293 Riggs St. Oxford, CT 06478

Office # 203.888.5624

Fax # 203.888.8800

PART 4: BID PROPOSAL FORM

January 29, 2019

Project # TO18-019

Project Address: 204 Oxford Way
Torrington, Ct 06790

Prospective Bidders:

The undersigned agrees, declares and represents the following:

- 1) The bidder has carefully examined the Bidding Documents. The bidder has personally and carefully examined the Site of Work as well as adjacent areas and has sought other usual sources of information regarding site conditions, together with the local sources of supply. The bidder understands the requirements as to the quantities, submitted project schedule and conditions relating to and affecting the performance of the Work and hereby waives any and all rights to claim any misunderstanding regarding the same.
- 2) The bidder is to perform and complete the work required by and in conformity with the Bidding Documents and that the bidder is to receive and accept in full compensation for the performance and completion of the Work, the amount of its lump sum bid set forth in section A, and as further adjusted in accordance with the unit prices, if any, listed in section B and section C.
- 3) The contract will be awarded to the bidder submitting the lowest bid who is qualified to perform the work and in the opinion of the Town of Torrington Community Development Office, Purchasing Department and Lisa Low & Associates is responsible and responsive. The Town of Torrington Community Development Office, Purchasing Department and Lisa Low & Associates reserve the right to reject any proposal if the alternates set forth in Section B are not fair and reasonable prices for the items of Work and to reject any proposal or all proposals.
- 4) If written Notice of Award of The Contract is delivered to the bidder within seven (7) days after the date of opening of proposals, the bidder will execute the Agreement contained in the Bidding Documents and deliver the same together with the required Certificates of Workers Compensation, proof of Liability Insurance and Lead safe work certification.
- 5) Contractor is responsible for all permit fees, labor, material, and taxes related to the work listed herein. All work must be performed in compliance with all applicable National, State and local Codes, and must be coordinated with the work of all other trades specified elsewhere. The contractor is responsible to provide complete, thorough and code compliant services to all work.
- 6) The Contractor shall comply with all federal, state and local laws in the performance of this Agreement;
- 7) The contractor shall submit a tentative project schedule consistent with the one set forth in section G. At Notice of Contract Award, the Contractor shall submit and be accountable for a revised project schedule. This revised schedule shall be submitted at the pre-construction meeting post contract execution.
- 8) In addition with the other terms of this Agreement, the Contractor shall comply with the provisions of Connecticut General Statutes Section 20-418 et seq.

Section "A" Itemized Lump Sum Base Bid

*Note: All lines must be filled in with a dollar amount.

Division 01

Waste Removal

\$ 1065.00

Division 7

Fascia, Soffit & Casings

\$ ~~5564~~ 5564.00

Siding Repair

\$ 1420.00

Roofing

\$ 8065.00

Division 8

Exterior Patio Door

\$ 2026.00

Division 21

Smoke/CO Detectors

\$ Omit

Division 22

Tub & Surround

\$ 2392.00

Division 23

Chimney Top

\$ 1090

Division 26

Electrical

\$ Omit

Total Base Bid

\$ 21,622.00

Section "B" Addenda

Addenda received and attached

1^u

Dated 03/01/19

Addenda received and attached

Dated _____

Section "C" Alternates as applicable

Alternate #1 Window Casings

\$ 1319.00

Alternate #2 Fire Door

\$ 1510.00

Alt #3 Power Washing.

\$ 940

Section "D" Plumbing and Electrical Contractors Information

Name of Licensed CT. Plumber Lee Berardi

Business Address 16 Anna St / Shelton

EIN# or SS# 047-80-9613

Phone # 1-203-736-2548

Fax# _____

Name of Licensed CT. Electrician J.T. Electric

Business Address 59 Academy Mill Rd / Derby

EIN# or SS# 66-2587589

Phone # 1-203-906-2591

Fax# _____

Name of Licensed CT. HVAC Contractor _____

Business Address _____

EIN# or SS# _____

Phone # _____ Fax# _____

Name of Licensed CT Lead Abatement Contractor _____

Business Address _____

EIN# or SS# _____

Phone # _____ Fax# _____

Section "E" Acknowledgement of Bidder

I, THE UNDERSIGNED AS AN AUTHORIZED OFFICER OF:

Heake Builders Inc
(Company Name)

03/05/19
(Date)

25 ONELL RD
(Address)

203-922-2577
(Telephone)

Oxford CT 06478
(Town/State/Zip)

(Fax No.)

46-1473941
(FEIN)

I HEREBY SUBMIT THE FOLLOWING PRICES FOR THE PROJECT IDENTIFIED ABOVE: (Indicate in words and numerals)

BASE BID PRICE:

Cost \$21,622

AMOUNT IN WORDS:

Twenty one thousand six hundred
Twenty Two - 00100

[Signature]
(Signature)

03/05/19
(Date)

Russell Heake
(Printed Name)

Owner
(Title/Position)

heakedowna AT COMCAST.NET
(Email Address)

Section "G" Project Schedule

Date	Owner	Address		Project #		
TASK	RESPONSIBLE CONTRACTOR	Date Material Ordered	Task Duration	Start Date	Finish Date	
Contract Signing	hwa how Ass.					
Notice to Proceed	u					
Permit	Hecke Builders Inc					
Waste Container	u					
Demolition	u					
RRP/ Lead Abatement						
Electrical	J.S. Electric					
Fire Detection						
Plumbing	hee Bergardi					
HVAC						
Windows						
Doors	hecke					
Roofing						
Gutters	hecke					
Insulation						
Siding	hecke					
Drywall						
Finish Carpentry	hecke					
Counter Tops						
Interior Painting	hecke					
Exterior Painting	u					
Flooring						
Power Washing	hecke					
Deck Repairs						
Masonry						
Metal Work						
Earth Removal						
Drainage						
Driveway Paving						
Tree Work						
Grading						
Close-out	hecke					

NON-COLLUSION AFFIDAVIT

Town Of Torrington
140 Main St..
Torrington, CT 06790

State of CT
County of Newtown

I state that I am the Owner of Leake Builders LLC
(Title) (Name of Firm)

and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors and officers. I am the person responsible in my firm for the price(s) and the amount of this proposal.

I state that:

- (1) The price and amount on this proposal has been arrived at independently and without consultation, Communication, or agreement with any other bidder/proposer.
- (2) Neither the price(s) nor the amount of this proposal and approximate price(s) nor approximate Amount of this proposal has been disclosed to any other firm or person who is a bidder/proposer And that no disclosure of these items will be made prior to proposal openings.
- (3) No attempt has been or will be made to induce any firm or person to refrain from proposing on this contract, or to submit a proposal higher than this proposal, or to submit any intentionally Higher or non competitive proposal.
- (4) Neither the said Bidder nor any of its officers, partners, owners, representatives, employees or Parties in interest, including this affidavit, 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 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 or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the municipality, owner, or any person interested in the proposed Contract.
- (5) The proposal of my firm is made in good faith and not pursuant to any agreement or discussion With, or inducement from, any firm or person to submit a complementary or other noncompetitive proposal.
- (6) I state that Leake Builders LLC understands and acknowledges that all
(Name of my firm)

representations of this affidavit are material and important, and will be relied on by the municipality in awarding a contract for which this is submitted. I understand and my firm understands That any misstatement in this affidavit is and shall be treated as fraudulent concealment from the municipality of the true facts relating to the submission of proposals bids for this contract.

[Signature]
SIGNATURE OF PROPOSER

SWORN TO AND SUBSCRIBED BEFORE
THIS 6th DAY OF
March, 2019

[Signature] MY COMMISSION EXPIRES April 30, 2023
My Commission Expires

NOTARY PUBLIC

Addendum #1

Date: March 1, 2019
Re: Additions, Clarifications to Pre-bid site walk
Project #: # TO18-019
Address: 204 Oxford Way, Torrington

Please Add the following to the scope of work, *Write in on page 17 -Alternate #3 Power Washing*

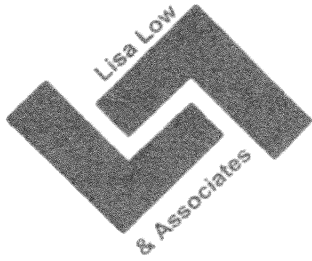
1) Power Washing – Division 7

- a) Clean and wash exterior walls of home
- b) Power washing shall be performed by an insured professional
- c) Cover all landscape plantings prior to washing exterior of home
- d) Use a sodium per carbonate solution to treat mildew areas and refer to the product label for specific mixing concentrations
- e) Use a standard house wash on other areas
- f) Use low pressure to wash the exterior siding and trim

Omit the following from the Scope of Work

7) Smoke & CO Detectors – Division 21 – All Tasks (completed by homeowner)

10) Electrical – Division 26 – All Tasks (to be completed by homeowner)



Lisa Low, Ph.D.

Lisa Low & Associates

Project #TO18-019
Homeowners Ronald SERBEK
204 Oxford Way
Torrington, CT 06790

HOUSING REHABILITATION PROGRAM MODIFICATION AGREEMENT SUMMARY

BASIC CONTRACT AMOUNT 21,622.00

Alternate #1 1,319.00
Alternate #2
Alternate #3

TOTAL CONTRACT AMOUNT 22,941.00

Limited Title Search 70.00
Lead Based Paint Inspection
Risk Assessment
Wipes

TOTAL MORTGAGE AMOUNT 23,011.00

Change Order #001 5,496.00
Change Order #002 1,490.00
Change Order #003

MODIFICATION AGREEMENT 29,997.00

Vol.1282 Pg.1052

Vol. Pg.

CHANGE ORDER FORM

Contractor: Leake Builders

Contractor Address: 25 O'Neil Rd. Oxford, CT 06478

Project #: T018-019

Contract Date: March 20, 2019

Homeowner: Ronald Serbek

Homeowner Address: 204 Oxford Way Torrington 06790

Change Order #: 001

Effective Date: 5/22/19

Contract for: Housing Rehab

Please make the following changes in this contract: (mark add/delete w/+ or - sign)

1. Deduct	(-\$2,129.00)	Tub & Surround-Division 22
2. Add	(+\$7,625.00)	Vinyl Siding

Total extra cost: **\$5,496.00**

Reason for change:

1. The homeowner requested to remove the tub & shower surround work from the contract cost. Division - 22 cost per contract was \$2,392.00 minus \$263.00 for contractor overhead & profit.
2. The existing siding is in disrepair and will be entirely replaced. Included is strip to sheathing, install rigid insulation, house wrap and new vinyl siding

This form is not valid until signed by both the owner and the contractor and approved by the program. Signature indicates agreement of all parties hereto, including any adjustment in the contract price

By execution of this change order the owner agrees to sign a Modification Agreement after the conclusion of the project. Failure by the owner to sign a Modification Agreement, the owner will be personally liable for all associated costs in this change order.

The Original Contract Price was: \$22,941.00
Net Change w/Prior Change Orders: \$5,496.00
The Contract Cost prior to this Change Order was \$28,437.00
The Contract Cost will increase by this Change Order \$1,490.00
The Contract including this Change Order will be \$29,927.00
The Contract Time will increase by 0 day(s)

Program Review:

Lisa Low 6/14/19
Lisa Low, Lisa Low & Associates (signature) (date)

Ronald Serbek 204 Oxford Way 7-23-19
Owner Name & Address (please print)

Ronald Serbek 204 Oxford Way 7-23-19
Owner (signature) (date)

Heath Brinkley Inc / 25 Owen Rd Olathe
Contractor Name & Address (please print)

Museu 07/24/19
Contractor (signature) (date)

CHANGE ORDER FORM

Contractor: Leake Builders

Contractor Address: 25 O'Neil Rd. Oxford, CT 06478

Project #: T018-019

Contract Date: March 20, 2019

Homeowner: Ronald Serbek

Homeowner Address: 204 Oxford Way Torrington 06790

Change Order #: 002

Effective Date: 6/14/19

Contract for: Housing Rehab

Please make the following changes in this contract: (mark add/delete w/+ or - sign)

1. Add	(+\$1,360.00)	Fire Door
2. Add	(+\$130.00)	Sheathing

Total extra cost: **\$1,490.00**

Reason for change:

1. The homeowner requested to have the fire rated door added back to the contract. Contractor to install new fire rated door with self-closing hinges, homeowner to paint door and trim
2. Unforeseen condition, upon removal of the exterior side wall sheathing it was noticed that 2 sheets were water damaged, deteriorated and needed replacement

This form is not valid until signed by both the owner and the contractor and approved by the program. Signature indicates agreement of all parties hereto, including any adjustment in the contract price

By execution of this change order the owner agrees to sign a Modification Agreement after the conclusion of the project. Failure by the owner to sign a Modification Agreement, the owner will be personally liable for all associated costs in this change order.

The Original Contract Price was: \$22,941.00

Net Change w/Prior Change Orders: \$0

The Contract Cost prior to this Change Order was \$22,941.00

The Contract Cost will increase by this Change Order \$5,496.00

The Contract including this Change Order will be \$28,437.00

The Contract Time will increase by 15 day(s)

Program Review:

Lisa Low
Lisa Low, Lisa Low & Associates (signature)

(date)

Ronald Serbek 204 Oakwood Way
Owner Name & Address (please print)

Ronald Serbek
Owner (signature)

(date)

Heate Boudier Inc / 25 Overly Rd / Oakton
Contractor Name & Address (please print)

[Signature]
Contractor (signature)

05/23/19
(date)



Lisa Low, Ph.D.

Grant Writing • Grant Administration • Project Management

293 Riggs Street, Oxford, CT 06478

Payment Requisition Form

Municipality: City of Torrington

Date: August 1, 2019

Pay from Account – Program Income

Grant Number: HRRL

Requisition Number: TO-HRRL-135

Charge to Line Item: HR Cost

1. Make Check Payable To:

Leake Builders
25 O'Neill Road
Oxford, CT 06478

2. Description of Services:

Final Payment for Housing Rehabilitation Services for Project #T018-019 (Serbek, 204 Oxford Way, Torrington, CT 06790). See invoice attached for detail.

3. Amount:

\$29,927.00

0250... 5910... *af*

4. Grant Administrator Approval

Lisa Low, Ph.D., Lisa Low & Associates

Date

8/1/19

5. Municipality Approval

Elinor Carbone, Mayor

Date

8/6/2019

Check #: _____

Leake Builders

25 O'Neill Road
Oxford, CT 06478
203-922-2577

Bill To

City of Torrington
75 main street
Torrington Ct 06790

Attn: HOUSING REHABILITATION PROGRAM

Invoice

Date

7/23/19

Invoice #

1

Homeowner

Project: TO18-019
Name: Serbeck
Address: 204 Oxford Way

Divison	Description	Contract Amount	% Completed	Previously Billed	Amount Due
	WASTE	1065	100	0	1065 ✓
7	Facia Soffit Casing	5564	100	0	5564 ✓
7	Siding Repair	1420	100	0	1420 ✓
7	Roofing	8065	100	0	8065 ✓
8	Doors	2026	100	0	2026 ✓
9	Flooring	2444	100	0	2444 ✓
22	Tub/Surround	2342	100	0	2342 ✓
23	Chimney Top	1090	100	0	1090 ✓
Alt#1	Casing	1319	100	0	1319 ✓
CO#1	Vinyl Siding	5496	100	0	5496 ✓
CO#2	Fire Door Sheathing	1490	100	0	1490 ✓
0			\$29,877.00	29,927.08	

Comments:

6857



Lisa Low, Ph.D.

Grant Writing • Grant Administration • Project Management

203 Riggs Street, Oxford, CT 06478

Approved by City Council
Date: APR 15 2019

Payment Requisition Form

Municipality: City of Torrington

Date: April 3, 2019

Pay from Account – Program Income *And 0250*

Grant Number: HRRL

Requisition Number: TO-HRRL-120

Charge to Line Item: HR Cost

1. Make Check Payable To:

Robert Green Associates LLC
6 Old Waterbury Road
Terryville CT 06786

2. Description of Services:

Title Search Payment for Housing Rehabilitation Services for Project #TO18-019 (Serbek, 204 Oxford Way, Torrington, CT 06790). See invoice attached for detail.

3. Amount:

\$70.00

0250... 5910.0000

al

4. Grant Administrator Approval

Lisa Low

Lisa Low, Ph.D., Lisa Low & Associates

4/3/19

Date

5. Municipality Approval

Elinor Carbone

Elinor Carbone, Mayor

4/9/19

Date

Check #: _____

2019 APR 10 AM 8:25

RECEIVED FOR RECORD
TORRINGTON TOWN CLERK

CC: S. Lewis



6 Old Waterbury Rd. • Terryville, CT 06786
Telephone: (860) 589-0135 • Fax: (860) 589-1342
e-mail: green@rga-ct.com

INVOICE

To: City of Torrington
140 Main Street
Torrington, CT 06790

Re: 204 Oxford Way – Torrington

Invoice Number – 12
Invoice Date – 3/21/2019

Serbek
#T018-019

Services Rendered:

1. Provided title search (limited title search) services for housing rehabilitation program.

TOTAL AMOUNT DUE THIS INVOICE – \$70.00