

**EVICION SERVICES**

**NAUGATUCK, CONNECTICUT**

**Contract No. 13-15**

**CONTRACT DOCUMENTS**

**PREPARED BY THE  
BOROUGH OF NAUGATUCK  
Department of Public Works**

**April 2013**



**BOROUGH OF NAUGATUCK**

## INVITATION TO BID

### Borough of Naugatuck

Sealed proposals will be received by the Purchasing Office, Borough of Naugatuck, Town Hall, 229 Church Street, Naugatuck, CT 06770 until **Friday May 17, 2013 at 11:00 A.M.** for supplying the Borough of Naugatuck with the following products and services:

#### Contract No. 13-15 Eviction Services

Immediately following the above time and date sealed bids will be publicly opened and read at the Town Hall.

The bid document may be examined and obtained at no cost from the Borough of Naugatuck web site: <http://www.naugatuck-ct.gov/content/77/1629/default.aspx>. All firms obtaining bid documents must submit contact information by e-mail to [whozer@naugatuck-ct.gov](mailto:whozer@naugatuck-ct.gov). Contact information must be submitted three days in advance of the bid opening to be considered.

Bid documents may also be obtained at the Office of the Purchasing Agent upon submission of a non-refundable fee in the form of a check or money order payable to the Borough of Naugatuck in the amount of **\$50.00** per set.

The Borough of Naugatuck reserves the right to waive any informalities or to reject any or all bids.

No Bidder may withdraw his bid within (90) days after the actual date of the opening thereof.

The Borough of Naugatuck is an affirmative action/equal opportunity employer. MBE's, WBE's and SBE's are encouraged to apply.

60 - 1.4 - Equal opportunity clause.

(a) Government contracts. Except as otherwise provided, each contracting agency shall include the following equal opportunity clause contained in section 202 of the order in each of its Government contracts (and modifications thereof if not included in the original contract): During the performance of this contract, the contractor agrees as follows: (1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

(2) The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

(3) The contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments

under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(4) The contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(5) The contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(6) In the event of the contractor's non-compliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be canceled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(7) the contractor will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

## **SECTION A**

### **INFORMATION FOR BIDDERS**

Borough of Naugatuck

#### 1. Engagement of the Contractor

Whereas, the Borough of Naugatuck has a duty, pursuant to Connecticut General Statutes Section 47a-42, to store goods belonging to persons lawfully evicted from premises located in the Borough of Naugatuck and to auction such goods after a period of time; the Borough of Naugatuck hereby engages the Contractor and the Contractor hereby agrees to perform the services in accordance with the terms and conditions set forth below.

The Contractor shall not subcontract any of the services to be performed by it under this document without the prior written approval of the Borough of Naugatuck.

#### 2. Scope of Services

The Contractor shall perform the services set forth under this document in a satisfactory manner, as determined by the Borough of Naugatuck.

The Borough of Naugatuck reserves the right to inspect the premises used by the Contractor for the storage of evictees' goods (hereinafter referred to as the "storage facility") and may enter the storage facility any time for any purpose necessary, incidental to or connected with this document.

The Borough of Naugatuck reserves the right to inspect all records of the Contractor relating to any of the services set forth under this document, including all records which the Contractor is required to maintain under Section 3 of this document.

In performing the services required under this document, the Contractor shall consult with the Borough of Naugatuck and shall meet, as directed by the Borough of Naugatuck, with other persons or entities as may be necessary, and shall fully cooperate with the Borough of Naugatuck in the defense of any legal proceedings brought by or against the Borough of Naugatuck relating to any of the services to be performed by the Contractor under this document, except for a dispute between the Contractor and the Borough of Naugatuck.

The Contractor shall comply with all applicable State, Federal and Local laws, including zoning, building and fire regulations.

The services to be provided by the Contractor shall include:

- (a) Storage of evictee's goods
- (b) Auctioning of evictee's goods
- (c) Lawful disposal of evictee's goods
- (d) Maintenance of records

### 3. Description of Services

The Contractor will be available on a twenty-four (24) hour notice from the Borough of Naugatuck, or a Sheriff, or his Deputy Sheriff, of the County of New Haven, to receive and store the goods of a person or entity being lawfully evicted from premises located in the Borough of Naugatuck.

The Contractor shall store and auction such goods in accordance with Section A and B below.

#### A. **Storage of Evictee's Goods**

The Contractor shall store all evictees' goods in a storage facility.

The Contractor shall use a portion of this storage facility solely for the storage of evictee's goods. The Contractor shall have separate storage areas for each evictee's goods.

If any of the evictee's goods are stored in open boxes, the Contractor shall seal such boxes prior to their removal,

Prior to the storage of any evictee's goods, the Contractor shall make a list, on a form, of all goods removed by the Contractor and the condition of such goods, and shall request that the Sheriff or his Deputy has prepared his own list of the evictee's goods, the Contractor to list items that are stored bin sealed or closed boxes or other closed containers.

The Contractor shall forward copies of each scheduled eviction notice and eviction contents to the Public Works Office, 246 Rubber Avenue, Naugatuck, CT 06770.

The Contractor shall keep the storage facility clean free of debris and vermin, dry and in good repair. The Contractor shall not allow any condition to be created or maintained which would be unsafe or unsanitary. The Contractor shall remove all ice, snow and leaves from the entrances, driveways and sidewalks of the storage facility and remove all trash from the storage facility.

The Contractor shall store the evictee's goods for a minimum of twenty-two (22) days following the date of eviction, unless the evictee authorizes the Contractor, in writing, to dispose of such goods or pays the Contractor for the cost of storing said goods in accordance with the fee schedule listed below for the time period requested by said evictee.

**Storage**

1-5 Rooms of furniture      \$250.00 per month

6-9 Rooms of furniture      \$350.00 per month

For purposes of calculating storage fees, the first month shall be deemed to commence on the day that the evictee's goods are moved to the storage facility and shall be deemed to end thirty (30) days after. For every subsequent month thereafter, the evictee shall be liable for a full month of storage fees for every day during the month that the evictee's goods remain in storage. All fees collected by the Contractor under this subsection shall belong solely to the contractor. The Contractor shall maintain records of all fees collected.

The Contractor shall maintain, in the evictee's file, a written log of every contact made by the evictee and/or the evictee's representative with the Contractor regarding storage, auction and/or claiming of the evictee's goods.

**B. Auctioning and Disposal of Goods**

The Contractor shall not dispose of any goods stored by its pursuant to this document prior to the time period set forth in Section B or this Section or in any manner not specifically provided by the terms of this document.

The Contractor shall use reasonable efforts to notify an evictee, whose goods remain unclaimed after fifteen (15) days following the date of eviction and who has failed to pay moving costs as described in Section B, that the evictee's goods will be sold at public auction. Such reasonable efforts shall include sending a notice of public auction to the evictee's last known address and sending such notice to the State Department of Social Services, General Assistance Administration. The Contractor shall also post notice of such auction for one week on the public signpost nearest to the place where the eviction was made or at an exterior place near the Naugatuck Town Clerk's Office. The Contractor shall maintain copies of all notices provided under this subsection.

The Contractor shall, at its own expense, cause the evictee's goods to be sold at a public auction no sooner than one week following the giving of notice of auction to the evictee

as provided in Section C. Such auction shall be held in conformity with the requirements of Connecticut General Statutes, Section 21-1 et seq.

The Contractor shall keep records of all funds received for each sale of evictee's goods at public auction. The Contractor may deduct from the proceeds of such sale all moving and storage fees permitted under Section B. The Contractor's records shall note all deductions made. If the funds received from the sale of an evictee's goods exceed the storage and moving fees permitted under Section B, the Contractor shall hold such funds for the evictee for thirty days following the date of auction. If, after the expiration of such period, the evictee does not claim such funds, the Contractor shall forward such funds to the Controller of the Borough of Naugatuck. The Contractor may dispose of any goods that are not sold at public auction and for which the evictee has failed to pay storage and moving charges in any manner that it chooses. In the event that the Contractor shall be required to pay any and all charges or fees for disposing of such goods with the Borough of Naugatuck to be held harmless.

#### 4. Terms and Conditions

This document, its terms and conditions and any claims arising there from, shall be governed by Connecticut law. The Contractor shall comply with all applicable law, ordinances, and codes of the State of Connecticut and the Borough of Naugatuck and shall commit no trespass on any private property in performing services under this document.

The parties agree that they waive a trial by jury as to any and all claims, cause of action or disputes arising out of this document or services to be provided pursuant to this document.

Notwithstanding any such claim, dispute, or legal action, the Contractor shall continue to perform services under this document in a timely manner, unless otherwise directed by the Borough of Naugatuck.

#### 5. Subcontracting and Assignability

None of the services covered by this document shall be subcontracted without the prior written approval of the Borough of Naugatuck for the acts and omissions of its contractors, and of persons either directly or indirectly employed by Contractor, as it is for the acts and omissions of persons directly employed by Contractor. The Borough of Naugatuck may, before making payment on the document require either an affidavit from the Contractor that all subcontractors and material men have been paid or may require waiver of mechanics' liens from any and all subcontractors and material men.

The Contractor shall not assign any interest in this document, and shall not transfer any interest in the same (whether by assignment or notation) without the prior written approval of the Borough of Naugatuck; provided, however, that claims for money due or

to become due the Contractor from the Borough of Naugatuck under this document may be assigned to a bank, trust company, or other financial institution, or to a Trustee in Bankruptcy, without such approval. Notice of any such assignment or transfer shall be furnished promptly to the Borough of Naugatuck.

The Borough of Naugatuck may, from time to time, request changes in the scope of services of the Contractor to be performed hereunder. Such changes, including any increase or decrease in the amount of the Contractor's compensation which are mutually agreed upon by and between the Borough of Naugatuck and the Contractor, shall be incorporated in written amendments executed by both parties to this document.

## 6. Termination of Contract

If, through any cause, the Contractor shall fail to fulfill, in a timely and proper manner, his obligations under this document, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this document by giving written notice to the Contractor of termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In the event of such termination all records prepared by the Contractor under this document shall, at the option of the Borough of Naugatuck, become its property.

## 7. Preparation of Proposals

The Proposal must be made upon the forms contained herein. The blank spaces in the Proposals must be filled in correctly where indicated. The Bidder must state, both in words and in numerals, written or printed in ink, the prices for which he proposes to do each Item of the work contemplated. In case of discrepancy between the words and the numerals, the words shall govern. Ditto marks are not considered writing, or printing, and shall not be used. The Bidder shall sign his Proposal correctly. If an individual makes the Proposal, his name and post office address must be shown. If made by a firm, partnership, or corporation, the Proposal must be signed by an official of the firm, partnership, or corporation authorized to sign contracts, and must show the post office address of the firm, partnership, or corporation.

Each bid must be submitted in a sealed envelope bearing on the outside the name of the Bidder, this address, and name of the project for which the bid is submitted. If forwarded by mail, the sealed envelope containing the bid must be enclosed in another envelope addressed to: Purchasing Office, Borough of Naugatuck, City Hall, 229 Church Street, Naugatuck, CT 06770.

## 8. Irregular Proposals

The Borough of Naugatuck reserves the right to reject any proposals if they show any omission, alteration of form, additions not called for, conditional bids, or irregularities of any kind.

## 9. Withdrawal of Proposals

If a Bidder wishes to withdraw his Proposal, he may do so before the time fixed for the opening of bids by communicating his purpose to the office of the Purchasing Agent.



Upon such notice, the Proposal will be handed to him unopened.

## 10. Insurance

Before execution of the Contract, the Bidder will be required to file with the Borough of Naugatuck a certificate of insurance. The certificate, executed by an insurance company satisfactory to the Borough of Naugatuck shall name the Borough of Naugatuck and the State as additional insured parties on the form furnished with these specifications. The "Certificate of Insurance" shall state that at a minimum, with respect to the contract, the bidder carries insurance in accordance with the requirements and stipulations listed below.

Unless requested otherwise by the Borough of Naugatuck, the Bidder and its insurer shall not assert the defense of governmental immunity in the adjustment of claims or in the defense of any claim or suit brought against the Borough of Naugatuck and the State. The Bidder shall assume and pay all cost and billing for premiums and audit charges earned and payable under the required insurance.

A. Workmen's Compensation Insurance: With respect to all operations the Bidder performs and all those performed for it by subcontractors, the Bidder shall carry workmen's compensation insurance in accordance with the requirements and the laws of the State.

B. Contractor's Public Liability and Property Damage Insurance: With respect to the Project operations the Bidder performs and also those performed for it by subcontractors, the Bidder shall carry regular Contractor's Public Liability Insurance. The insurance shall provide coverage for each accident or occurrence in the amount of \$2,000,000 for all damages resulting from (1) bodily injury to, or death of, persons and/or (2) injury to or destruction of property. Subject to that limit per accident or occurrence, the policy shall provide a total or aggregate coverage of \$2,000,000 for all damages during the policy period.

C. Automobile Liability Insurance: The operation of all motor vehicles, including those hired or borrowed, used in connection with the project, shall be covered by Automobile Liability Insurance. The insurance shall provide coverage for each accident or occurrence in the amount of \$500,000 for all damages resulting from (1) bodily injury to, or death of, persons and/or (2) injury to or destruction of property. If an insurance policy shows an aggregate limit as part of the automobile liability coverage, the aggregate limit must be at least \$1,000,000.

D. With respect to the project operations the Bidder performs and also those performed for it by subcontractors, the Bidder shall carry for and on behalf of the Borough of Naugatuck, and State, insurance which shall provide coverage for each accident or occurrence in the amount of \$2,000,000 for all damages resulting from (1) bodily injury to or death of person and/or (2) injury to or destruction of property. Subject to that limit per accident or occurrence, the policy shall provide a total or aggregate coverage of \$2,000,000 for all damages during the policy period.

E. Termination or change of Insurance: Each insurance policy shall be endorsed to provide that the insurance company shall notify the Borough of Naugatuck by certified mail at least thirty (30) days in advance of termination, or any change in the policy. No such change shall be made without prior written approval of the appropriate Official.

F. Claims: Each insurance policy shall state that the insurance company shall agree to investigate and defend the Borough of Naugatuck and State against all damages, even if groundless.

G. Compensation: There shall be no direct compensation allowed the Bidder on account of any premium or other charge necessary to take out and keep in effect all insurance or bonds, but the cost thereof shall be considered included in the general cost of the work.

#### 11. Sales Tax

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

#### 12. Compliance with Federal and State Regulations

The Contractor shall be responsible for full compliance with any Federal and/or State laws, regulations and standards, as applicable to any project fully or partially funded by State and/or Federal funding agency. This project is funded, in part, by the State and Federal government.

#### 13. Permits

All licenses and permits for complying with any applicable Federal, State, and Municipal laws, codes and regulations in connection with the prosecution of the work shall be obtained by the Contractor, at no additional cost to the Borough.

#### 14. Right to Reject

The Borough reserves the right to reject any or all proposals or to accept any bid, should it deem it to be in the best interest of the Borough.

**SECTION B**

**PROPOSAL**

Borough of Naugatuck

Contract No. 13-15 Eviction Services

The undersigned, as Bidder, declares that no person or persons, other than those named herein, are interested in this Proposal; that this Proposal is made without collusion with any person, firm or corporation; that he has carefully examined the location of the proposed work, the proposed Form of Contract, and the Contract Drawings therein referred to; that no person or persons acting in any official capacity for the Borough is directly or indirectly interested therein or in any portion of the profit thereof; and that he proposes and agrees, if this Proposal is accepted, to execute the Form of Contract with the Borough; to provide all necessary equipment, tools, and other means of construction, and to do all work and furnish all materials specified in the Contract, in the manner and time therein prescribed, and according to the requirements of the Borough of Naugatuck Inspector as therein set forth, and that he will take in full payment therefore, the following unit prices and lump sums, to wit:

The Bidder acknowledges receipt of the following addenda:

Addendum No. \_\_\_\_\_ Dated: \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated: \_\_\_\_\_

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) days after the scheduled closing time for receiving bids.

Successful bidders shall defend, indemnify and hold and save harmless the Borough of Naugatuck against and from any and all liabilities, claims, damages, losses, fees, costs, expenses, etc. . . which arise directly or indirectly from successful bidders operations and/or related activities.

The Borough of Naugatuck reserves the right to reject any and all: bids in whole or in part, including low bid, to make partial awards, to waive any irregularities in any quotation, to increase or decrease quantities if quantities are listed in the bid, and may reject any bid that shows any omissions not called for, conditions, or alternate proposals, and may make any such award as is considered to be in the best interest of the Borough of Naugatuck.

The Borough of Naugatuck requests that sealed bids be submitted for the storage, auction and/ or disposal of all good pursuant to Connecticut General Statutes Sections 47a-42 belonging to persons lawfully evicted from residential premises located within the Borough of Naugatuck.

Please include in your sealed bid submission a listing of all municipalities (with contact person) for whom your company has provided eviction services within the past two years.

Fixed Price bid quotation shall be held constant for the time period beginning July 1, 2013 through June 30, 2014 inclusive.

Bidder shall submit (1) fixed price bid quotation as follows:

Fixed price for complete service as per bid document for residential evictions =

\$ \_\_\_\_\_/per each scheduled and completed eviction occurrence.

**In Numbers**

\$ \_\_\_\_\_/per each scheduled and completed eviction occurrence.

**In Words**

Questions may be directed to: James R. Stewart, PE & LS  
Director of Public Works  
246 Rubber Avenue  
Naugatuck, CT 06770  
Tel: 203-720-7071

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Agent Name \_\_\_\_\_

Agent Signature \_\_\_\_\_

**SECTION C**

**REFERENCES**

The Bidder is required to fill out the following form to enable the Borough to make inquiries and judge as to the Bidder's experience, skill, available financial resources, credit, and business standing.

1. Number of years the bidder has been in business: \_\_\_\_\_

2. List three (3) references of similar nature to the work described herein that the Bidder has completed, with name, address, and telephone number of a reference for each.

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2. Has the Bidder ever failed complete work awarded; and if so, state where and why:

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3. Does the Bidder plan to sublet any part of this work; and if so, give details:

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\_\_\_\_\_  
Bidder

## CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person.

As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

\_\_\_\_\_  
Signature

\_\_\_\_/\_\_\_\_/\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Person Signing Proposal

\_\_\_\_\_  
Name of Business