

INSTRUCTIONS TO BIDDERS

Mail or deliver this entire completed bid package in a sealed envelope to be received no later than 2:00 P.M. on June 22, 2026.

TO: Town of Ledyard
Mayor's Office
741 Colonel Ledyard Highway
Ledyard, CT 06339

To be noted on the outside of the envelope:

DO NOT OPEN UNTIL 2:00 P.M. on June 22, 2026.

Project # 072-PI-35
Raleigh & Heather Aboy
70 Christy Hill Road
Gales Ferry, CT 06335

Mandatory Pre-Bid Conference 9:00 A.M. June 12, 2026
70 Christy Hill Road
Gales Ferry, CT 06335

NOTE: CONTRACTOR IS TO SUBMIT THE ENTIRE BID PACKAGE AND ANY ADDENDUM ISSUED. ALL BIDS MUST BE FILLED IN COMPLETELY. IT IS SUGGESTED THAT THE CONTRACTOR RETAIN A COPY OF THE ENTIRE BID PACKAGE.

ALL BIDS SHALL REMAIN IN EFFECT FOR FORTY-FIVE (45) CALENDAR DAYS AFTER THE RECEIPT OF BIDS.

CONTRACTOR'S BUSINESS NAME: _____

AN AFFIRMATIVE ACTION/ EQUAL OPPORTUNITY EMPLOYER
WBE/ SBE/ MBE & SECTION 3 DESIGNATED BUSINESSES
ARE ENCOURAGED TO APPLY

GENERAL CONDITIONS

OWNER: Raleigh & Heather Aboy
ADDRESS: 70 Christy Hill Road
Gales Ferry, CT 06335

PROJECT: #072-PI-35

1. The Contractor, unless otherwise specified, shall provide all labor, materials, tools, equipment, and related items, and pay all necessary taxes, fees, and permits necessary to complete all of his work as detailed on the attached scope of work.
2. The Contractor certifies that he has familiarized himself with the requirements of the specifications and plans and understands the extent and character of the work to be done, and inspected the premises and given his full attention to any and all areas with which he might become specifically involved. He must familiarize himself with all conditions relating to and affecting his work and bid.
3. The selected Contractor must, prior to contract signing, supply the Town and the Owner with the original certificates of insurance for general liability, auto liability, and worker's compensation, as applicable. General liability insurance shall be a broad form contractual endorsement with minimum limits of one million (\$1,000,000.00) dollars per occurrence for bodily injury and five hundred thousand (\$500,000.00) dollars per occurrence for property damage. Auto Liability insurance shall cover hired and non-hired autos in accordance with State law. Workers' Compensation Insurance shall have a minimum limit of one hundred thousand (\$100,000.00) dollars for each accident. The Contractor shall indemnify and save harmless the Owner and the Town under these policies. The contractor shall name the Owner, the Town, and A&E Services Group, LLC as additional insured as their interests may appear on the General Liability Insurance.
4. The Owner may cancel this contract by _____ and not be liable to the Contractor or the Municipality. Should the Owner opt to cancel they must sign and send the attached cancellation notice, see Attachment A, to the Contractor, otherwise the Owner shall issue a Notice to proceed authorizing the contractor to commence with the proposed improvements. Should the Notice to Proceed not be issued prior to 10 consecutive calendar days from the date of the expiration date of the right to cancel then the Contract will become Null and void.
5. The Contractor shall commence work under this contract prior to _____ and complete the work by _____.

6. The Contractor and Owner agree that all services offered by the Municipality and A&E Services Group, LLC. (hereinafter referred to as the "Program Manager"), which may affect the Contractor and Owner, are offered to facilitate the project implementation and applicable program compliance. The Contractor and Owner agree to, upon review and acceptance of such services provided, indemnify, defend, save and hold harmless the Municipality and Project Manager, their officers, agents and employees from and against any and all damage, liability, loss, expense, judgment or deficiency of any nature whatsoever (including, without limitation, reasonable attorney's fees and other costs and expenses incident to any suit, action or proceeding) incurred or sustained by Municipality or Project Manager which shall arise out of or result from Project Manager's actions performed in good faith of services pursuant to the Professional Services Contract. The Contractor and Owner agree that the Project Manager shall not be liable to the Contractor or Owner, its heirs, successors or assigns, for any act performed within the duties and scope of employment pursuant to Professional Services Contract.
7. The Contractor shall be responsible and take all necessary measures and precautions to protect and safe keeping of the surroundings from damage occurring due to the performance of their work. If such damage occurs, it will be repaired by the Contractor at no cost to the Owner. All on-site maintenance relating to the performance of the work shall be the responsibility of the Contractor until the Certificate of Completion is issued. The project shall be maintained in a habitable and safe condition daily if the project is to remain occupied.
8. No changes shall be made to the contracts scope of work by either the Owner or Contractor without the written consent of the Project Manager. Any approved change in the scope of work will not commence until a written change order is processed and fully executed by the property Owner, Contractor, and the Program Manager. Any work performed without a fully executed change order may not be eligible for payment.
9. Payments will be made only for work completed, inspected, and approved by the local authority having jurisdiction over the work, the Owner, and Program Manager. The Contractor's request shall be in the form of an itemized bill, made to the Owner, for the portion of work completed to date. Payment requests shall be accompanied by a fully executed Lien Waiver, on a form provided by the Program Manager or other documentation, satisfactory to the Program Manager and Owner. The Contractor shall be responsible for obtaining the signatures and presenting them upon final payment.
10. Working hours shall be Monday – Friday 8:00 AM – 5:00 PM. Unless otherwise agreed to by the Owner. The Owner shall be responsible to make the property available to the Contractor during these hours. If the Owner is not available during these hours, they shall appoint someone to be there as their representative.

11. If the Contractor is delayed at any time in the progress of the work by any act or neglect of the Owner, or by changes ordered in the work or by labor disputes, fire, unusual delay in delivery of materials, transportation, adverse weather conditions not reasonably anticipatable, unavoidable casualties, or any causes beyond the Contractor's control, or by delay authorized by the Owner pending dispute resolution or by any other cause which justifies the delay, the contract time shall be extended by Change Order for such reasonable time as may be agreed upon by all parties. It shall be the responsibility of the Contractor to request and document in writing the reasons for such extensions within three (3) calendar days of the occurrence.
12. If, through any cause, the Contractor shall fail to fulfill in a timely and proper manner his obligations under this Contract, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Contract, or if the Contractor does not commence or pursue the work as hereinafter stated within the contract period, then the Owner shall have the right to terminate this agreement and to hire a successor Contractor to perform the remaining work. Any such termination shall be by certified mail to the Contractor to the address noted in this agreement and shall be effective as of the date of mailing.
13. In the event of termination payments by the Owner to the original contractor and successor contractor shall be as follows:

The successor Contractor shall first be paid and then the terminated Contractor. Payments to the terminated Contractor shall be limited to those funds remaining after payment to the successor Contractor but shall not exceed the value of the work performed by the terminated Contractor. Should the total cost for work performed by the successor contractor under this contract exceed the amount stated in this agreement due to the Contractors termination, then the Owner shall have a cause of action against the terminated Contractor for any such additional cost.
14. All claims or disputes between the Owner and Contractor arising out of or related to the work shall be resolved by the Program Manager, Town Representative and Local Code Official. It is understood and agreed by the parties hereto that neither party will institute any form of legal action, including, but not limited to, attaching the assets of the other party, unless and until it has made a good faith attempt to have the dispute resolved in accordance with the provisions of this Section. Noncompliance with the conditions precedent constitutes a waiver of the right to assert said claim.
15. The Contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, sexual preference, national origin, or mental or physical disability during the performance of this agreement. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, in all employment practices such as the following: employment, upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation and selection for training, including apprenticeship, without regard to their race, color, creed, religion, sex, sexual preference, national origin or physical disability. This provision will be inserted in all subcontracts for work covered by this agreement.

16. In the event of the Contractor's noncompliance with this equal opportunity clause or with any of the said 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 contracts in accordance with procedures authorized in Presidential Executive Order 11246, or by rule, regulations, or order of the Secretary of Labor or as provided by law.
17. No officer, employee or member of the Governing Body of the Town shall have any financial interest, direct or indirect, in this contract or the proceeds of this loan.
18. The Owner and/or Town retains the right to reject any or all bids or any part of any bid in part or in whole if deemed to be in the best interest of the Owner and/or Town.
19. All bids shall remain in effect for forty five (45) calendar days.
20. The Owner will supply all necessary power required by the Contractor at no additional cost to complete his work. Power shall be limited to the use of existing outlets and shall not exceed the existing capacity of the system. Power required over the capacity of the existing electrical system shall be the responsibility of the Contractor. Heating during construction shall be supplied by the owner.

Raleigh Aboy
70 Christy Hill Road
Gales Ferry CT 06335
Project # 072-PI-35

General Construction Notes

1. The Contractor shall perform the work to accommodate to the greatest extent reasonable the normal use of the premises by the Owner during the construction period.
2. It is the Owners intention to proceed with the dwelling occupied during the entire construction project. Coordinate with the Owner in all construction operations to minimize conflict, and to facilitate the Owner usage of the dwelling, parking, and access to the building. Working hours are Monday – Friday 8:00 AM – 5:00 PM unless otherwise agreed to by the Owner.
3. The Contractor shall coordinate any and all short-term interruptions or shutdowns with the Owner prior to commencing.
4. The Contractor shall take every precaution to ensure the safety of the occupant(s) during all phases of construction. The Contractor shall to the greatest extent reasonable maintain a least one exit for access. Coordinate restrictions and closures with Owner.
5. The Contractor shall be responsible for protecting the dwelling and contents from weather and or physical damage during construction.
6. The Contractor shall be responsible for any damage caused to the building and or contents caused by lack of said protection to the dwelling or contents until completion of the contract at no additional cost to the Owner.
7. Plants, shrubs, and lawn areas are to be protected from damage and debris. Repair and/ or replacement of all damage to existing landscaping shall be done at no additional cost to the Owner.

Project Meetings

1. The selected Contractor shall attend a contract signing and pre-construction meeting as scheduled by the Owner and Project Manager.
2. The selected Contractor shall attend periodic job meetings during the course of construction, on site, as required.

End of Section

REQUEST FOR PROPOSAL

Septic System Design and Related Services

The owner of the property located at 70 Christy Hill Road, Gales Ferry CT 06335, is requesting a proposal from qualified firms or individuals for the design of an engineered septic system for a single family home and related construction oversight services.

Proposals must include the following:

1. Statement of the firm's qualifications and experience with projects of this type including names and resumes of individuals to be assigned to the project.
2. Identify any sub-contractors/consultants to be used and their responsibility as to the project design and completion of work and coordination between disciplines should be detailed.
3. Approval of design by the local Health District and submittal of 12 copies of plans and specification, after approval of Health district.
4. A proposed time schedule for completion of the total project broken down by phases.
5. Cost for each work item listed above. No percentage of cost proposals will be accepted.

SITE INVESTIGATION FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM

Property Address: 70 Christy Hill Rd Town: Ledyard

DEEP TEST PIT DATA/SOIL DESCRIPTIONS

DATE: 12/13/2023

(Record all Test Pits)

| TEST PIT: 1 | TEST PIT: 2 | TEST PIT: 3 |
|--|--|--|
| 0-12" topsoil 12-38" orange brown fine sandy loam 38-53" under water *Unsuitable (16" to groundwater) | 0-37" fill material dark brown fine sandy loam with cobbles and some gravel 37-42" orange brown fine sandy loam 42-49" buried topsoil/wetland muck 49-78" dark brown medium sand and gravel some silt saturated *Unsuitable (<18" naturally occurring soils) | 0-12" fill material 12-29" orange brown fine sandy loam some silt 29-40" yellow brown medium sand and gravel mottled 40-65" gray tan medium sand and gravel saturated |
| Mottles: n/o | Mottles: n/o | Mottles: 34" |
| GW: 16" weeping | GW: 48" weeping | GW: 41" weeping |
| Ledge: n/o | Ledge: n/o | Ledge: n/o |
| Roots: n/o | Roots: to: 53" | Roots to: 36" |
| Restrictive: 16" | Restrictive: 48" | Restrictive: 34" |

DATE: 2/16/2024

| TEST PIT: 4 | TEST PIT: 5 | TEST PIT: |
|---|--|--------------|
| 0-22" dark brown black topsoil & wetland soils with large rocks & boulders 22-43" orange brown very fine silt loam 43-66" orange brown fine to coarse sand in silt loam mottled saturated | 0-11" topsoil 11-29" orange brown very fine silt loam with gravel and cobbles 29-40" orange brown fine to coarse sand in silt loam mottled saturated | |
| Mottles: 43" | Mottles: 28" | Mottles: |
| GW: 43" weeping, 57" standing | GW: 30" standing | GW: |
| Ledge: n/o | Ledge: 40" | Ledge: |
| Roots: 41" | Roots: to: 28" | Roots to: |
| Restrictive: 43" | Restrictive: 28" mottling, 40" ledge | Restrictive: |

GROUNDWATER TABLE (Near max., below max., etc.):

SOIL MOISTURE (High, medium, low, etc.):



Promoting
healthy
communities

DATE: 12/13/2023

PERCOLATION TEST DATA

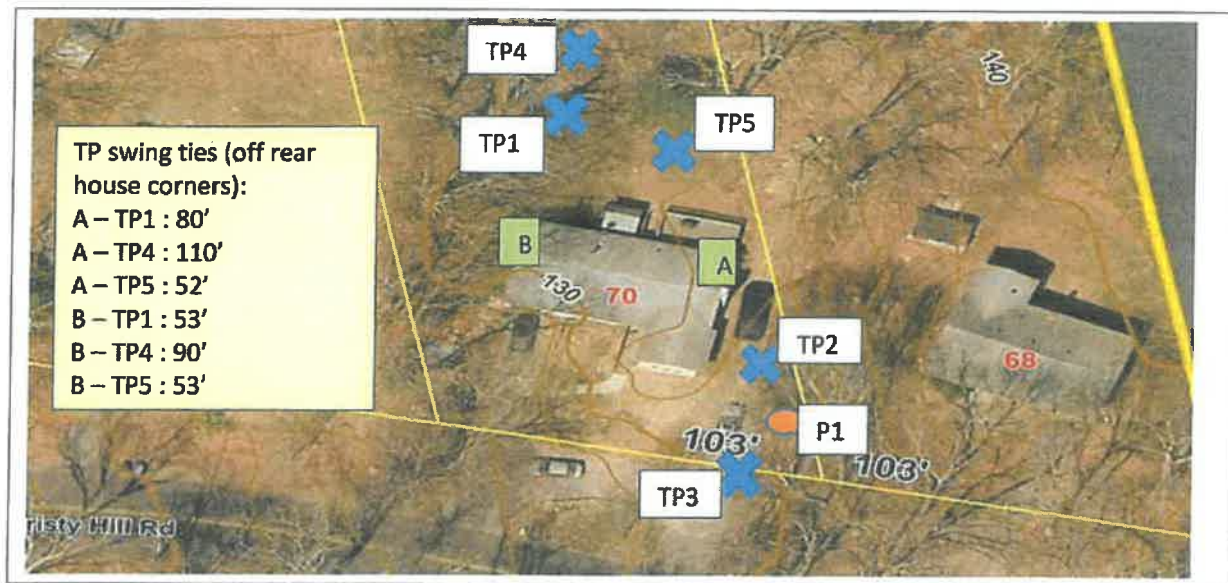
(Record all Perc Tests)

| PERC: 1 | | |
|-----------------------------------|---------|--------|
| DEPTH: Over all 26'' Reading 13'' | | |
| PRESOAK: | | |
| TIME | READING | Min/in |
| 11:05 | 5 | |
| 11:10 | 5.5 | 10 |
| 11:20 | 6 | 20 |
| 11:30 | 6 | - |
| 11:40 | 6.5 | 20 |
| 11:50 | 6.5 | - |
| 12:00 | 7 | 40 |
| 12:20 | 7 | - |
| 12:40 | 7.25 | 80 |
| 1:00 | 7.50 | 80 |
| PERC RATE: >60 min/in | | |

COMMENTS: _____

| SPECIAL CONDITIONS | | CONCLUSIONS | |
|-----------------------------------|---|--------------------------------|--------------|
| Design Flow > 2000 GPD | | Suitable for Sewage Disposal | |
| Public Water Supply Watershed | | Unsuitable for Sewage Disposal | TP's 1, 2, 5 |
| Probable High Groundwater | x | Additional Investigation Req'd | x |
| Slope > 25 percent | | Wet Season Monitoring Req'd | |
| Perc Rate < 1 min/inch | | Retest During Wet Season | |
| Perc Rate > 30 min/inch | x | Licensed Engineer Plan Req'd | |
| Ledge < 5 feet below grade | x | Other: | |
| Limited Suitable Area | x | | |
| Open Watercourse or Wetlands | x | | |
| Flood Plain / Seasonal Flooding | | | |
| Max. G.W. < 36 inches below grade | x | | |

LOCATION DRAWING INCLUDING ALL TEST PITS AND PERCOLATION HOLES



DESIGN RECOMMENDATIONS/COMMENTS

Form completed by: Joseph Blanchard, REHS/RS, MPH, Odalys Reyes Morales

(Certified Local Health Agent or P.E.)

Accuracy assured by (If P.E. completed form):

(Certified Local Health Agent)

Others present for site investigation (Engineer, developer, installer etc.)

Todd Willis, Installer

PROPERTY OWNER VERIFICATION

I the undersigned Owner acknowledge that I have fully read and understand the attached project specifications. I understand this to be the scope of work and the extent of the renovations to be performed at the property located at:

70 Christy Hill Road, Gales Ferry CT 06335

I understand that any revisions to these specifications changing the scope of work can be made only for unforeseen circumstances. This is for my protection and for providing a clear understanding to the contractor who will provide a quote for the proposed work.

DATE: 5-22-26

OWNER:

Raleigh Aboy
Raleigh Aboy

DATE: 5-22-26

OWNER:

Heather Aboy
Heather Aboy

I, the undersigned agree to provide all labor, material, permits, taxes, insurance, equipment, and related fees, necessary to complete the work as specified above for the property located at:

70 Christy Hill Road, Gales Ferry CT 06335

All work will be performed in accordance to applicable codes.

Small, Minority, Women-Owned Business Concern Representation

The bidder represents and certifies as part of its bid/ offer that it –

(a) ☐ is, ☐ is not a small business concern. "Small business concern," as used in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding, and qualified as a small business under the criteria and size standards in 13 CFR 121.

(b) ☐ is, ☐ is not a women-owned business. "Women-owned business enterprise," as used in this provision, means a business that is at least 51 percent owned by a woman or women who are U.S. citizens and who also control and operate the business.

(c) ☐ is, ☐ is not a minority business enterprise. "Minority business enterprise," as used in this provision, means a business which is at least 51 percent owned or controlled by one or more minority group members or, in the case of a publicly owned business, at least 51 percent of its voting stock is owned by one or more minority group members, and whose management and daily operations are controlled by one or more such individuals. For the purpose of this definition, minority group members are (check the blocks applicable to you):

☐ Black Americans

☐ Asian Pacific Americans

☐ Hispanic Americans

☐ Asian Indian Americans

☐ Native Americans

☐ Hasidic Jewish Americans

(d) ☐ is, ☐ is not a bonafide Section 3 Company. "Section 3 company," as used in this provision, means that it meets the following definition:

1. 51% or more of the ownership of this company is owned by Section 3 residents, as defined by HUD.
2. Currently, at least 30% of the employees of the company are Section 3 residents, as defined by HUD.
3. At least 30% of the employees of the company were Section 3 residents, as defined by HUD, within three years of the date of first employment with this company.
4. I commit to subcontract at least 25% of the total value of this contract to Section 3 subcontractors, as these companies are defined above, and to provide the necessary evidence to substantiate this, prior to the award of contract.

Company Name: _____

Address: _____

Phone: _____

Email: _____

CT Consumer

Protection # _____

EIN-SS# _____

Date: _____

Print Name: _____

Signature: _____

Total Bid Amount: \$ _____

Amount Written: _____

(This information must be submitted in order to have your bid considered responsive.)