

August 11, 2022

**REQUEST FOR PROPOSALS FOR IMPROVEMENTS TO  
STERLING TOWN PUBLIC WORKS GARAGE  
215 MAIN STREET, STERLING, CT 06377**

The Town of Sterling, CT requests written proposals from licensed and qualified plumbing and water treatment companies with offices in the State of Connecticut to design and install a new water filtration system for the Sterling Town Public Works Garage. The Town Garage is an approximately 4,800 square foot building that is served by a private, on-site well. The facility serves as a base of operations for four (4) full-time employees and includes a single bathroom with sink and toilet as well as an outdoor water spigot.

A recent potable water analysis conducted by Microbac Laboratories, Inc. (full copy of analysis attached to this RFP) confirms that several water quality parameters do not meet the EPA limits for potability. The Town wishes to install a water treatment system that will address these water quality concerns and bring the Garage's potable water system into compliance with EPA standards. Accordingly, the Town is seeking proposals that will design and install a water treatment solution.

Respondents should provide a statement of qualifications and scope of services based on this project's description and the attached water quality analysis. Proposals will be rated on the following:

- Qualifications, relevant experience and licensing;
- Analysis of current water quality concerns and proposed solution;
- Proposed Equipment to be Installed with Labor and Material Costs; and
- Anticipated time frame for system installation.

Questions about this RFP should be directed to Joyce Gustavson at [jgustavson@sterlingct.us](mailto:jgustavson@sterlingct.us) by email only, no later than September 1, 2022. Answers to questions received will be posted by September 6, 2022 on the Town's website at <https://www.sterlingct.us/about-sterling/public-legal-notice-and-bids/>.

Sealed Bids clearly marked "Sterling Town Garage Water System" shall be received until 12:00 p.m. on Wednesday, September 14, 2022 at the Office of the First Selectman, Sterling Town Hall/Municipal Building, 1183 Plainfield Pike, P. O. Box 157, Oneco, CT 06373-0157. The Town of Sterling reserves the right to accept or reject any and all bids.

Bids will be publicly opened and read at an open public meeting on Wednesday, September 14, 2022 at 6:00 p.m. in Room #15 at the Sterling Municipal Building by the Board of Selectmen.

The Town of Sterling will not reimburse from any expenses incurred in connection with this Request for Proposals (RFP) including, but not limited to, preparing the initial response and any additional information requested or travel expenses relating to any oral presentation. Please be advised that responses will be considered property of the Town, are matters of public record, and may be disclosed by Sterling after the awarding of a contract.

Confidentiality - If the Respondent believes that any information in its proposal should be treated as confidential that material shall be clearly marked. The Town shall endeavor to protect confidential material from disclosure to non-Town employees to the extent required by State or Federal law. In no event will the Town be responsible for the inadvertent disclosure of your response to this RFP.

Attachments to RFP:   1) Microbac Laboratories Water System Analysis with collection date 07/14/21  
                              2) Town Assessor "Street Card" for Town Garage



Microbac Laboratories, Inc. - Dayville

CERTIFICATE OF ANALYSIS

D2G1301

Sterling Town Hall

Project Name: Town Garage - Stormwater

Link Cooper
PO BOX 157
Oneco, CT 06373

Project / PO Number: Town Garage
Received: 07/14/2022
Reported: 07/21/2022

Work Order Special Information

Town of Sterling
Link Cooper
1183 Plainfield Pike

Case Narrative

This water sample does not meet the established EPA MCL's for potability for one or more parameters. You should notify your Public Health Official for interpretation and instructions. A Water Treatment Specialist may be consulted for possible treatment options.

Analytical Testing Parameters

Table with 2 columns: Parameter and Value. Includes Client Sample ID (215 Main St Sterling CT Town Garage), Sample Matrix (Drinking Water), Lab Sample ID (D2G1301-01), Collected By (Customer), and Collection Date (07/14/2022 8:30).

Main analytical results table with columns: Microbiology, Result, RL, Units, DF, Note, Prepared, Analyzed, Analyst. Rows include SM 9223 B (Coli) and various inorganic parameters like Calcium Hardness, Chloride, Chlorine, Nitrate, Nitrite, Sulfate, and General Parameters like Color, Turbidity, Odor, and pH.

Microbac Laboratories, Inc.

61 Louisa Viens Drive | Dayville, CT 06241 | 860.774.6814 p | www.microbac.com



Microbac Laboratories, Inc. - Dayville

CERTIFICATE OF ANALYSIS

D2G1301

<b>Client Sample ID:</b>	215 Main St Sterling CT Town Garage	<b>Collected By:</b>	Customer
<b>Sample Matrix:</b>	Drinking Water	<b>Collection Date:</b>	07/14/2022 8:30
<b>Lab Sample ID:</b>	D2G1301-01		

General Parameters	Result	RL	Units	DF	Note	Prepared	Analyzed	Analyst
SM 4500-H+ B-2011								
Temperature for pH	20.3		°C	1			07/14/22 2000	EMK

Metals Total by ICP	Result	RL	Units	DF	Note	Prepared	Analyzed	Analyst
EPA 200.7, Rv. 4.4 (1994)								
Calcium	3.80	0.0500	mg/L	1		07/18/22 1106	07/18/22 1245	DLO
Manganese	0.0150	0.00204	mg/L	1		07/18/22 1106	07/18/22 1245	DLO
Iron	0.271	0.0500	mg/L	1		07/18/22 1106	07/18/22 1245	DLO
Sodium	6.70	1.02	mg/L	1		07/18/22 1106	07/18/22 1245	DLO

Definitions

- °C: Degrees Celsius
- CU: Color Unit
- H1: Sample was received past holding time.
- MCL: US EPA Maximum Contaminant Level
- mg CaCO3/L: Milligrams Calcium Carbonate per Liter
- mg/L: Milligrams per Liter
- NTU: Nephelometric Turbidity Units
- RL: Reporting Limit
- S.U.: Standard Units
- SMCL: US EPA Secondary Maximum Contaminant Level
- T.O.N.: Threshold Odor Number

Project Requested Certification(s)

Microbac Laboratories, Inc. - Dayville  
PH-0465

Connecticut Department of Public Health

Report Comments

Samples were received in proper condition and the reported results conform to applicable accreditation standard unless otherwise noted.

The data and information on this, and other accompanying documents, represents only the sample(s) analyzed. This report is incomplete unless all pages indicated in the footnote are present and an authorized signature is included. The services were provided under and subject to Microbac's standard terms and conditions which can be located and reviewed at <<https://www.microbac.com/standard-terms-conditions>>.

Reviewed and Approved By:

Melissa L. Montgomery  
Quality Assurance Officer  
Reported: 07/21/2022 16:26

Microbac Laboratories, Inc.

61 Louisa Viens Drive | Dayville, CT 06241 | 860.774.6814 p | www.microbac.com

**Situs : 215 MAIN ST**

**Map ID: 00055200**

**Class: Municipal**

Card: 1 of 2

Printed: March 9, 2016

**CURRENT OWNER**  
  
STERLING TOWN OF  
  
PO BOX 157  
ONECO CT 06373

**GENERAL INFORMATION**  
  
Living Units  
Neighborhood 200  
Alternate Id 03844-016-0013  
Vol / Pg 63/622  
District  
Zoning  
Class EXEMPT



**Property Notes**  
  
TOWN GARAGE

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.0000			40,000
Excess	AC 3.0000			7,500
Rear	AC 0.2000			300
Total Acres: 5.2				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	33,460	47,800	47,800	0	0
<b>Building</b>	168,890	241,270	241,270	0	0
<b>Total</b>	202,350	289,070	289,070	0	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b> 10-01-12					
<b>Effective Date of Value</b> 10-01-15					
<b>Value Flag</b> COST APPROACH					
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
06/15/12	DM	Data Mailer Returned	Other
01/17/07	DH	Exterior	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complet
07/18/91	1585	0	60x80 META	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Inspection Witnessed By \_\_\_\_\_

Situs : 215 MAIN ST

Parcel Id: 00055200

Class: Municipal

Card: 1 of 2

Printed: March 9, 2016

**Building Information**

Year Built/Eff Year 1993 /  
 Building # 1  
 Structure Type Warehouse  
 Identical Units 1  
 Total Units 2  
 Grade C  
 # Covered Parking  
 # Uncovered Parking  
 DBA

**Building Other Features**

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Overhead Dr-Wood/Mtl		12	14		1						

**Interior/Exterior Information**

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	4,800	280	Auto Parts/Service	16	Metal, Sand	Fire Resistant	Normal	Hot Air	None	Normal	3	3

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,800	Auto Parts/Service		68	193,520

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy	Fun	Value
1	Quonset Bu	1993	50	40	1	2,000	C	3	3	10,800
2	Asph Pav	1993	1	2,880	1	2,880	C	3	3	4,320

Situs : 215 MAIN ST

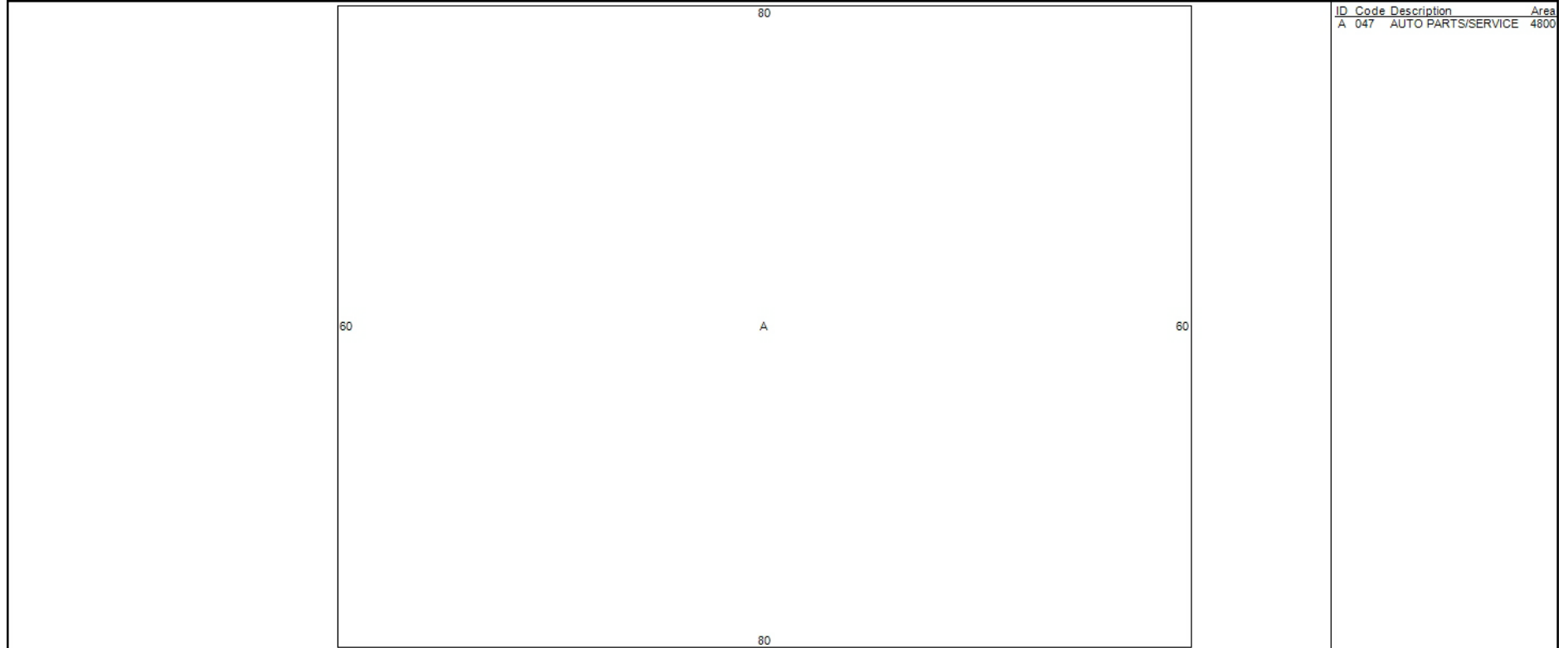
Parcel Id: 00055200

Class: Municipal

Card: 1 of 2

Printed: March 9, 2016

ID	Code	Description	Area
A	047	AUTO PARTS/SERVICE	4800



Additional Property Photos

Situs : 215 MAIN ST

Parcel Id: 00055200

Class: Municipal

Card: 1 of 2

Printed: March 9, 2016

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
07	S	Light Manuf/Warehouse	0	880						0							
11	S	Auto Service	0	4,800						0							

**Apartment Detail - Building 1 of 2**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 1 of 2**

Total Gross Building Area	4,800
Replace, Cost New Less Depr	193,520
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	193,520
Value per SF	40.32

**Notes - Building 1 of 2**

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**Income Summary (Includes all Building on Parcel)**

Total Net Income	
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	5,680
Total Gross Building Area	5,680



Situs : 215 MAIN ST

Map ID: 00055200

Class: Municipal

Card: 2 of 2

Printed: March 9, 2016

**CURRENT OWNER**  
STERLING TOWN OF  
  
PO BOX 157  
ONECO CT 06373

**GENERAL INFORMATION**  
Living Units  
Neighborhood 200  
Alternate Id 03844-016-0013  
Vol / Pg 63/622  
District  
Zoning  
Class EXEMPT



**Property Notes**  
TOWN GARAGE

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	AC 2.0000			40,000
Excess	AC 3.0000			7,500
Rear	AC 0.2000			300

Total Acres: 5.2  
Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	33,460	47,800	47,800	0	0
Building	168,890	241,270	241,270	0	0
<b>Total</b>	<b>202,350</b>	<b>289,070</b>	<b>289,070</b>	<b>0</b>	<b>0</b>

**Manual Override Reason**  
Base Date of Value 10-01-12  
Effective Date of Value 10-01-15

Value Flag COST APPROACH  
Gross Building:

**Entrance Information**

Date	ID	Entry Code	Source
06/15/12	DM	Data Mailer Returned	Other
01/17/07	DH	Exterior	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complet
07/18/91	1585	0	60x80 META	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Inspection Witnessed By \_\_\_\_\_

Situs : 215 MAIN ST

Parcel Id: 00055200

Class: Municipal

Card: 2 of 2

Printed: March 9, 2016

**Building Information**

Year Built/Eff Year 1993 /  
 Building # 1  
 Structure Type Warehouse  
 Identical Units 1  
 Total Units 1  
 Grade C  
 # Covered Parking  
 # Uncovered Parking  
 DBA

**Building Other Features**

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Canopy Only		264	1			1							

**Interior/Exterior Information**

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	880	124	Warehouse/ Lt Mfg	10	Brick Venue	Wood Frame/Joist/B	Normal	Hot Air	None	Normal	3	3

**Interior/Exterior Valuation Detail**

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	880	Warehouse/ Lt Mfg		61	32,630

**Outbuilding Data**

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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Situs : 215 MAIN ST

Parcel Id: 00055200

Class: Municipal

Card: 2 of 2

Printed: March 9, 2016

ID	Code	Description	Area
A	045	WAREHOUSE/ LT MFG	880
B	CP5	CANOPY ONLY	264

12	40
22	22
B	A
12	40

Additional Property Photos

Situs : 215 MAIN ST

Parcel Id: 00055200

Class: Municipal

Card: 2 of 2

Printed: March 9, 2016

**Income Detail (Includes all Buildings on Parcel)**

Use Grp	Mod Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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07	S	Light Manuf/Warehouse	0	880						0							
11	S	Auto Service	0	4,800						0							

**Apartment Detail - Building 2 of 2**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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**Building Cost Detail - Building 2 of 2**

Total Gross Building Area	880
Replace, Cost New Less Depr	32,630
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	32,630
Value per SF	37.08

**Notes - Building 2 of 2**

DOG POUND

**Income Summary (Includes all Building on Parcel)**

Total Net Income	
Capitalization Rate	0.000000
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	5,680
Total Gross Building Area	5,680