



BID #2027-01
ELEVATION OF TWO-STORY RESIDENCE
105 WASHINGTON PARKWAY

SEALED submissions are subject to the standard instructions set forth on the attached sheets. Any modifications must be specifically accepted by the Town of Stratford.

Released: Friday, 17th July, 2026

Phillip Ryan, Purchasing Agent

Bidder:

Doing Business As (Trade Name)

Address

Town / State / Zip

Title (Mr /Ms)

Signature

Telephone

E-mail

Sealed bids will be received by the Purchasing Department at the office of the Purchasing Agent, 2725 Main Street, Room 104, Stratford, Connecticut 06615, up to:

10:00AM, Thursday, 13th August, 2026

NOTE:

1. Bidders are to complete all requested data in the upper right corner of this page and must return this page with their bid proposal.
2. No bid shall be accepted from, or contracts awarded to, any person/company who is in arrears to the Town of Stratford or Owner upon debt, or contract or who has been within the prior five (5) years, a defaulter as surety or otherwise upon obligations to the Town of Stratford.
3. Submissions are to be submitted in a sealed envelope and clearly marked “**BID #2027-01**” on the outside of the envelope, including all outer packaging, such as, DHL, FedEx, UPS, etc.

INVITATION TO BID

The Town of Stratford (“Town”) on behalf of the property owner (“Owner”) is seeking competitive bids from qualified contractors with proven industry experience, to provide labor, materials, tools, equipment, and all else necessary, to perform the work as delineated in the drawings prepared by the Owner’s architect and structural engineer. The awarded contractor will be responsible for removal and proper disposal of all surplus material.

Funder: Federal Emergency Management Agency (FEMA) / Hazard Mitigation Grant Program Project Number 4500-8R

Grantee: Property Owner

Recipient: Division Emergency Management and Homeland Security (DEMHS) / Grant Number HMGP-4500-8R

Sub-Awardee: Hazard Mitigation Grant Program (HMGP)*

**The HMGP Program follows 2 CFR Section 200.338 standard regarding Procurement, Suspension and Debarment:*

<https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200/subpart-D/subject-group-ECFR4acc10e7e3b676f/section-200.338>

Sub-Recipient/Sub-Grantee: Town of Stratford (“Town”)

NOTE: The Town's role is to oversee and ensure compliance with FEMA and State of Connecticut grant requirements.

The Town shall be held harmless from both the awarded Contractor and the Owner.

Contractors must comply with State Prevailing Fair Wage Provisions for new construction projects over \$1,000,000.00 and remodel/repair projects over \$100,000.00 – C.G.S. 31-53(g).

The Davis-Bacon and Related Acts, shall apply to contractors and subcontractors performing on federally funded or assisted contracts in excess of \$2,000.00 for the construction, alteration, or repair (including painting and decorating) of public buildings or public works. More information may be obtained from: <https://www.dol.gov/whd/govcontracts/dbra.htm>

PRE-BID MEETING / SITE ACCESS

A non-mandatory site meeting will commence at 105 Washington Parkway, Stratford, CT at 10:00AM on Wednesday, 29th July, 2026 for prospective bidders to scope the conditions.

- While the meeting is not mandatory, prospective bidders are encouraged to attend and sign-in at commencement of the meeting. The sign-in sheet will be posted on the Purchasing Department website as below. Copies will not be made available at the meeting, nor will they be faxed out.
- All requests for information will be answered in writing as specified below under RFI / Addenda.

REQUESTS FOR INFORMATION (RFI) / ADDENDA

Direct requests in writing to: Town of Stratford | Purchasing Department
Attention: Phillip Ryan | Purchasing Agent
E-mail: PRyan@townofstratford.com

NOTE: Written requests for information will not be accepted after 12:00PM on Tuesday, 4th August, 2026.

Response will be in the form of an addendum that will be posted approximately Monday, 10th August, 2026 at the close of business to the Purchasing Department website: <https://www.stratfordct.gov/page/purchasing-department>

It is the responsibility of each bidder to retrieve addenda from the website. Any contact about this bid between a Bidder and Owner or any other Town official and/or department manager and/or Town of Stratford employee, other than as set forth above, may be grounds for disqualification of that Bidder. No questions or clarifications shall be answered by phone, in person or in any other manner than specified above. Addenda will not be mailed, e-mailed or faxed out.

REQUIREMENTS

- A. Prospective bidders are strongly advised to visit the site and verify the scope of the work, including measurements and quantities, prior to submitting a bid.
- B. Price is to include all labor, materials, permits, fees, disposal, etc., required to properly complete the project, including, but not limited to, the following:
 - 1. Permit approval where and as required by law.
 - 2. Removal and proper disposal of all surplus material.
 - 3. Installation of all new equipment and material as specified, including all structural support necessary.
 - 4. Site clean-up.
- C. The Bidder must not discriminate, nor permit discrimination, against any person on the grounds of race, color, national origin, religion, sex, handicap, or veteran status, in their employment practices, in any of their contractual arrangements, in all service and accommodations they offer to the public, and in any of their other business operations.
- D. The successful bidder MUST secure all required permits prior to commencing work on the site.
NOTE: The Owner is not able to waive the State of Connecticut Education Fee applied to any project.
- E. All work must be completed in a timely manner. At the Contractor's option and own expense, he/she may access the site on holidays and weekends as mutually agreed upon by Owner. All work must be coordinated with Owner.
- F. Award of the project, either partial or in its entirety, is contingent upon approved funding source.

Hazardous Material

Where found to be present, remove and properly dispose of any asbestos containing material (ACM) or lead material per State of Connecticut regulations.

Link: <https://portal.ct.gov/DPH/Asbestos-Program/Asbestos-Program/Asbestos-Licensure-of-Contractors-and-Consultants>

CHECKLIST

The following must be submitted with proposal:

- ☐ Cover page, completed and signed.
- ☐ Price Proposal Form.
- ☐ Addenda acknowledged on Bid Form and/or submitted if requested.
- ☐ Bid Security: Bid Bond, Cashier's Check or Letter of Credit. (No Exceptions)
→→→ Made out to the Property Owner: Mr. Joseph M. Sansone, 105 Washington Parkway, Stratford, CT.
- ☐ List of references where projects performed of comparable size and scope within the past three years.
- ☐ List of all sub-contractors identifying each trade, hourly rates, and Tax ID number.
- ☐ Any and all exceptions itemized and attached to Bid Form.
- ☐ W9 Form.

INSTRUCTION TO BIDDERS

DEFINITIONS

Whenever the words defined occur in this Contract and in the specifications hereto attached, they shall have the meanings here given:

1. **Owner: Mr. Joseph M. Sansone, 105 Washington Parkway, Stratford, CT.**
2. **Contractor:** Whenever the word "Contractor" is used in these specifications, it shall be understood to mean the person or persons, co-partnership or corporation, who has entered into this contract as the party of the second part, or his/her or their legal representative.
3. **Sub-Contractor:** Any individual, firm, partnership, or corporation to whom the Contractor sublets or assigns any part or parts of the project covered by the contract with the approval of the Owner.
4. **Overseer:** The Town of Stratford.

PRICES

Prices quoted must be firm for acceptance by the Owner for a period of ninety (90) days, upon public opening of all bids. Price shall include all applicable duties. Bidders shall be required to deliver awarded items at prices quoted in their original bid. The price(s) and amount of the bid will have been arrived at independently and without consultation, communication or agreement with any other contractor or bidder.

GUARANTEE

Equipment, materials and, or work executed shall be guaranteed for a minimum period of one (1) year against defective material and workmanship. The cost of all labor, materials, shipping charges and other expenses in conjunction with the replacement of defective equipment, and, or unsatisfactory work, shall be borne by the Contractor.

The Contractor shall upon written notice remedy any and all defects in materials or workmanship resulting from work done under this contract and repair any damage to any structures or property caused by the Contractor incidental to this work, all such repairs to be done in accordance with instructions furnished by the Manager of Facilities and paid for by the Contractor.

OBLIGATION OF CONTRACTOR

The Contractor shall do all the work and furnish all the materials, tools, and appliances necessary or proper for performing and completing work required by this contract in a manner specified. All the work, labor, and materials to be done and furnished under this contract shall be done and furnished strictly pursuant to and in conformity with the specifications hereto attached and other directions of the Owner, as given from time to time during the progress of the work under the terms of the contract. The Contractor shall complete all work to be done under this contract to the satisfaction of the Owner and in accordance with the specifications and drawings (where provided) herein mentioned at the prices herein agreed upon.

METHOD OF DOING WORK

The work must be started and done by the Contractor in such a manner as not to encounter delays to the traveling public owing to delays in doing the work. It must be pushed to completion with all possible speed and no inconvenience to traffic will be permitted where such inconvenience may be avoided. The Contractor shall conduct the work in such a manner so as not to interfere with or willfully annoy Owner or Town employees and officials, including employees of public utilities, residents adjacent to the work, and the general public.

The Contractor shall employ only competent employees to do work and whenever the Owner shall notify the Contractor, in writing, that any employee on the work is, in the Owners opinion, incompetent, unfaithful, disorderly and otherwise unsatisfactory, such employee shall be discharged from the work and shall not again be employed on it, except with the consent of the Owner. At the site of the work, the Contractor shall employ at all times while work is in progress, a construction superintendent or foreman who shall have full authority to act for the Contractor and who shall be acceptable by the Owner.

In connection with the execution of the bid, subsequent purchase orders and/or contracts, the Contractor shall not discriminate against any employee or applicant for employment because of age, race, religion, color, sex, or natural origin.

The Owner reserves the right to require the successful bidder(s) to enter into such security arrangements and/or written contracts as deemed necessary to protect its property and goods and interests.

The form of Agreement that the successful bidder will be required to execute will be decided by the Owner. The bidder, to whom the Contract is awarded, must sign and deliver required copies to the Owner within seven (7) business days after notice of award and receipt of Agreement forms from the Owner.

At or prior to delivery of the signed Agreement, the bidder to whom the contract is awarded shall deliver to the Owner those Certificates of Insurance required by the Contract Documents and such Labor and Materials Payment Bonds and Performance Bonds as required by the Owner.

EXECUTION OF AGREEMENT

Bonds and Certificates of Insurance shall be approved by the Owner before the successful bidder may proceed with the work. Failure or refusal to provide Bonds or Certificates of Insurance in a form satisfactory to the Owner shall subject the successful bidder to loss of time from the allowable construction period equal to the time of delay in furnishing the required material.

LIABILITY OF CONTRACTOR

The Contractor shall at all times safely guard the Owner's property from injury or loss in connection with this contract. The Contractor shall at all times safely guard and protect the work and that of adjacent property (as provided by law and the contract documents) from damage. The Contractor shall take all responsibility for the work and take precautions for preventing injuries to persons and property in or about the work. The Contractor shall assume the defense of and indemnify and save harmless the Owner and its officers, agents, and employees from all claims relating to labor and materials furnished for the work, to inventions, patents and patent rights used in doing the work, or in consequence of any improper materials, implements or labor used therein and to any act, omission or neglect of the Contractor and his/her employees therein.

The Contractor shall conduct the work in such a manner as to interfere as little as possible with travel on the highways and observe all ordinances and statutes relating to obstructing the highway. The Contractor shall provide railing or suitable barricades as good safe practice requires as outlined in the latest revised edition of the Manual of Accident Prevention in Construction published by the Associated General Contractors of America and as required by the Owner to prevent accidents or injury to persons, vehicles or animals.

Signs warning the public of construction in the near vicinity shall be maintained at a reasonable distance from either end of the location of active construction or hazardous condition arising therefrom. All barricades, machinery and other hazards or obstructions to the public use of the highway shall be brightly and properly lighted at night.

EXTRA WORK

The Owner shall notify the Contractor, in writing, of the necessity of such extra work, stipulating its character and extent. Upon receipt of such notification, the Contractor shall advise the Owner, in writing, of the compensation, whether unit price or lump sum as requested, for which he/she proposes to perform the extra work required. The Owner may accept the compensation proposed by the Contractor, or if the Owner considers the prices submitted to be excessive, the Owner may order the work done on a "Cost Plus" basis. In either case, the character and extent of the extra work together with the accepted basis of compensation shall be communicated to the Contractor by means of a change order which, when signed by the Contractor and the Owner, shall become part of the contract.

Unforeseen work made necessary by changes in plan or work necessary to complete the improvements for which no price is provided in the contract, shall be done in accordance with the requirements of the specifications and as directed by the Owner.

1. Approval Required: Except as specified herein, when any public work or improvement has been executed by contract, no changes in the terms, conditions or scope of said contract nor deviations from the specifications made as part of that contract which would result in any way in an increase in the cost of that contract to the Owner shall be allowed without written approval.
2. Review: Any request for change orders shall first be considered by Owner for approval.

RIGHT OF OWNER TO TERMINATE CONTRACT

If the work to be done under this Contract shall be abandoned, or if at any time the Owner is of the opinion that the Contractor is willfully violating any of the conditions of this contract or is not executing said contract in good faith or that the work is unnecessarily delayed and will not be finished within the prescribed time, the Owner may notify the Contractor and Surety, in writing to that effect. If the Contractor does not, within five (5) business days thereafter, take such measures as will, in the judgment of the Owner, ensure the satisfactory completion of the work aforesaid, the Owner shall have the power to notify the Contractor to discontinue all work or any portion thereof, under this contract. A copy of this contract shall go to the surety.

Thereupon the Contractor shall cease to continue said work, on such part thereof as the Owner shall designate. The Owner shall thereupon have the power to place such and so many persons as deemed proper, by contract or otherwise, to work at and complete the work herein described and to use such materials, tools, and appliances found upon the work or to procure other materials, tools, and appliances for the completion of the same and charge the expenses of said labor, materials, tools, and appliances to the Contractor; and the expense so charged shall be deducted and paid by the Owner out of such money as may be then due, or may at any time thereafter grow due to the Contractor under and by virtue of this agreement, or any part thereof; and in case the expense so charged is less than the sum which would have been payable under this contract if the same had been completed by the Contractor, the Contractor shall be entitled to receive the difference; and in case greater, the Contractor shall pay amount of such excess so due.

ASSIGNMENTS

The Contractor shall not sublet, sell, transfer, assign or otherwise dispose of the contract or any portion thereof or of the work provided for therein, or of his/her right, title, interest therein, to any person, firm, partnership or corporation without the written consent of the Owner. If any part of the work is sublet, sold, transferred, assigned or otherwise disposed of, the Contractor will not be relieved of any responsibility in connection therewith. The Contractor may not subcontract a total of work in excess of 50% of the original total contract value.

DRAWING CONFLICT

In the event of conflict between the drawings and specifications, the more stringent shall apply and be included in the contract.

TERMS AND CONDITIONS OF BID

In order to receive consideration, make bids in strict accordance with the following:

1. Make bids upon the forms provided, properly signed and with all items filled out. Do not change the wording of the bid form, and do not add words to the bid form. Unauthorized conditions, limitations, or provisions attached to the bid may be cause for rejection of the bid. If alterations by erasure or interlineations are made for any reason, explain over such erasure or interlineations with a signed statement from the bidder.
2. Bid proposals are to be submitted in a sealed envelope and clearly marked with the bid number on the outside of the envelope. All prices and notations must be printed in ink or typewritten. No erasures permitted. Bid proposals are to be in the office of the Purchasing Agent, Stratford Town Hall, 2725 Main Street, Room 104, Stratford, Connecticut, prior to date and time specified, at which time they will be publicly opened. It is the sole responsibility of the bidder to see that the bid is received on time.
3. No telegraphic bid or telegraphic modification of a bid will be considered. No bids received after the time fixed for receiving them will be considered. Late bids will be returned to the bidder unopened.

EXAMINATION OF DOCUMENTS AND SITE OF WORK

Before submitting a bid, each bidder shall examine the drawings carefully, shall read the specifications and all other proposed contract documents, and shall visit the site of the Work. Each bidder shall be fully informed prior to bidding as to existing conditions and limitations under which the Work is to be performed, and shall include in the bid a sum to cover the cost of items necessary to perform the Work set forth in the proposed contract documents. No allowance will be made to a bidder because of lack of such examination or knowledge. The submission of a bid will be considered conclusive evidence that the bidder has made such examination.

Bidders must examine for themselves the plans, profiles, detail drawings, specifications, etc., and the location of the proposed work, and must exercise their judgment as to the nature and difficulty of the whole proposed undertaking. The Contractor must assume all risk or variance in any computation or statement by the contract, by whomsoever made and must agree to furnish all tools, machinery, material and labor to clean up, all debris and to complete fully the said work in accordance with the plans and contained either in the specifications or in any of the drawings but omitted from the other will be considered an essential part of the work. The Contractor whose bid is accepted will be responsible for every loss or error arising from ignorance concerning the requirements of the work of the difficulties to be encountered.

Bidders, if requested, must be able to present satisfactory evidence that they have been regularly engaged in the business of constructing such work as they propose to execute and that they are fully prepared with the necessary capital, materials, and machinery to conduct the work to be contracted for the satisfaction of the Owner and to begin work promptly when ordered.

The Owner, or its designated representative, reserves the right to reject any proposal in whole or in part offering equipment and/or materials and/or construction proposals, which in his/her opinion does not meet the quality standards desired. Such decision will be considered final and not subject to further recourse.

INTERPRETATION OF CONTRACT DOCUMENTS PRIOR TO BIDDING

Any person contemplating submitting a bid for the construction of the work is in doubt as to the true meaning of any part of the proposed contract documents, or finds discrepancies in or omissions from any part of the proposed contract documents, he/she may submit to the person responsible a written request for interpretation thereof no later than the time and date as indicated. The person submitting the request shall be responsible for its prompt delivery.

Interpretation of correction of proposed Contract Documents will be made only by Addendum posted to the Town of Stratford, Purchasing Department website at <https://www.stratfordct.gov/page/purchasing-department>

The Owner will not be responsible for any other explanations or interpretations of the proposed Contract Documents.

PRE-CONSTRUCTION MEETING

Prior to the commencement of any work, the contractor shall attend the pre-construction meeting at a date and time set that is convenient to all parties.

PROTESTS

No protest regarding the validity or appropriateness of the specifications or of the invitation for bids will be considered, unless the protest is filed in writing with the Purchasing Agent, prior to the closing date for the bids.

EXCEPTION TO SPECIFICATIONS

All bid proposals rendered shall be considered meeting the attached specifications unless exceptions are noted on a separate page dated and signed by the bidder.

REFERENCES

Provide details of most recently performed and completed projects of equal scope:

REFERENCE #1:

Project Location		Contract Price	Completion Date
_____		_____	_____
Owner / Architect / Engineer	Contact Person	Phone	E-mail
_____	_____	_____	_____
Description of the Work			

REFERENCE #2:

Project Location		Contract Price	Completion Date
_____		_____	_____
Owner / Architect / Engineer	Contact Person	Phone	E-mail
_____	_____	_____	_____
Description of the Work			

REFERENCE #3:

Project Location		Contract Price	Completion Date
_____		_____	_____
Owner / Architect / Engineer	Contact Person	Phone	E-mail
_____	_____	_____	_____
Description of the Work			

This page must be fully completed and submitted with your proposal, including accurate contact names and contact details.

Prospective bidders may opt to submit own formatted reference sheets with complete project details and contact information.

SUBCONTRACTORS

Provide subcontractor details if any are to be employed as part of this contract, including labor rates:

SUBCONTRACTOR #1:

Name of Company _____ Fed ID # _____

Contact Person _____ Title _____

Company Address _____ Phone _____

Trade _____ E-mail _____

Rates: Supervisor \$ _____ /hr Foreman \$ _____ /hr Journeyman \$ _____ /hr Apprentice \$ _____ /hr

SUBCONTRACTOR #2:

Name of Company _____ Fed ID # _____

Contact Person _____ Title _____

Company Address _____ Phone _____

Trade _____ E-mail _____

Rates: Supervisor \$ _____ /hr Foreman \$ _____ /hr Journeyman \$ _____ /hr Apprentice \$ _____ /hr

SUBCONTRACTOR #3:

Name of Company _____ Fed ID # _____

Contact Person _____ Title _____

Company Address _____ Phone _____

Trade _____ E-mail _____

Rates: Supervisor \$ _____ /hr Foreman \$ _____ /hr Journeyman \$ _____ /hr Apprentice \$ _____ /hr

SUBCONTRACTOR #4:

Name of Company _____ Fed ID # _____

Contact Person _____ Title _____

Company Address _____ Phone _____

Trade _____ E-mail _____

Rates: Supervisor \$ _____ /hr Foreman \$ _____ /hr Journeyman \$ _____ /hr Apprentice \$ _____ /hr

NOTE: All sub-contractors are subject to approval by the Owner, and are required to provide Fed ID #.

- S1. General: This project is for elevating a two-story residential home above the flood elevation located at 105 Washington Parkway. The project is funded with a grant from the US Dept of Homeland Security. The FEMA grant requirements are a part of this bid as are FEMA construction guidelines for construction to V zone standards. (*Including publications such as Homeowner's Guide to Retrofitting (FEMA P-312), Engineering Principles and Practices of Retrofitting Floodprone Residential Structures (FEMA P-259), Elevating Your House guidance.*) The successful bidder shall be responsible for strict compliance with all regulations and program requirements applying to this grant. This bid is being issued by the Town of Stratford on behalf of the homeowner ("Owner"). Plans and specifications provided by the Owner are included in the bid documents. The successful bidder will enter into contract directly with the homeowner (see below*). The Town of Stratford is not a party to the contract and nothing in this bid document shall be construed to create a contractual obligation of the Town.

***Relationship of Parties and Property Owner Coordination:**

The project site is privately owned, and the selected contractor will be required to work directly with the homeowner/property owner throughout the duration of the project. The Town of Stratford's role is limited to grant administration, procurement coordination, compliance oversight, and related administrative functions required under the grant. The Town's involvement in this procurement shall not be interpreted as the Town assuming ownership, control, or responsibility for the private property or for the Contractor's performance of the work, except as expressly required for grant administration and compliance purposes.

The Contractor shall coordinate directly with the homeowner regarding property access, construction scheduling, staging, temporary impacts, site conditions, and any other matters requiring homeowner involvement. The Contractor shall be responsible for communicating directly with the homeowner to confirm work schedules, temporary disruptions, homeowner responsibilities, and any site-specific coordination necessary to complete the work. Progress payments will be issued by the homeowner, who will then be reimbursed by the grant periodically with the assistance of the Town.

The Contractor acknowledges that the homeowner is an independent property owner and not an agent, employee, or representative of the Town. The Contractor shall be responsible for maintaining appropriate communication with both the homeowner and the Town, as applicable, to ensure the project is completed in accordance with the approved scope of work, bid documents, permits, funding requirements, and applicable laws and regulations.

- S2. Scope of Work: Bid #2027-01 is for furnishing all equipment, materials and labor to perform the work to elevate the residential structure.

The project will include but not limited to:

- a.) Disconnect all utilities and system components. Install access ramp and anti-tracking pad for site access/egress. Clear area for access including removing and disposing house skirt, landings, stairs, debris in crawl space, retaining wall, and shrubbery around the house to prepare for work. There are two existing trees on the property; these trees and root zones shall be protected during construction activities.
- b.) Raise and stabilize the structure to allow for the work to commence. Include partial floor framing and subfloor for 144 square feet floor area where existing room is slab on grade, which will be framed with 2x10 joists spaced at 16" on center. All finish work to be performed in accordance with the building code and FEMA construction guidelines.
- c.) Demolish existing foundation.
- d.) Install new reinforced concrete piers, bearing plates, and steel beam supports, along with miscellaneous bolts, ties, connectors, field galvanization, etc. for house and deck/stair.
- e.) Lower house back onto new pier foundation.

- f.) Perform related carpentry to secure house, repairs from the lifting process, raise existing wood deck, install code compliant wood stairs, railings and deck landing, for all three entrances to the house.
 - g.) Install 8" $\frac{3}{4}$ " crushed stone base over geotextile, 6" concrete slab with 6x6x10 welded wire fabric under footprint of raised house.
 - h.) Reconnect utilities. Electrical service/meter and other mechanical equipment shall be set above the design flood elevation of 16.125'. Construct platform to electrical meter compliant with UI requirements.
 - i.) Install R-38 spray foam insulation between joists of ground level ceiling and install 5/8" fire code exterior weather grade gypsum board to cover entire ground level ceiling.
 - j.) Restore disturbed site areas with loam and seed.
- S3. It is anticipated that the work on this project will begin upon award of contract and be completed by December 31, 2026. Contractor to inform Town and the Owner of ability to meet the schedule prior to award of contract.
- S4. Contractor to obtain zoning and building permit prior to beginning construction. The property owner has already obtained approval by the Zoning Commission for the permit for the project. Contractor shall also obtain Town permit for disconnect and reconnect of sanitary sewer.
- S5. The Contractor shall engage a surveyor to layout the footings and piers and set the elevation of the bottom of the lowest supporting member to be above elevation 16.125. The pier locations shall be set to ensure that the building proper will be in compliance with the zoning setback, including no less than 3.1' from the northern property line, upon completion. Following construction, the surveyor shall issue a flood certificate to the Town for the building permit and for FEMA compliance, certifying that the building is in compliance with FEMA standards. An as-built shall also be submitted to the Town Zoning office for zoning compliance.
- S6. The Contractor shall "Call Before You Dig" prior to excavating any part of the site.
- S7. Deck materials shall be pressure treated pine, framed with 2x6 joists, with 2x6 deck boards spaced with $\frac{1}{4}$ " gaps. Railing posts shall be minimum 4x4 with 2x2 balusters spaced so that the minimum clear opening is less than 4". Footings, support posts and connections shall be as specified in the drawings. Standard code compliant joist hangers. Bolted connections shall be galvanized steel.
- S8. The Contractor shall coordinate the construction and inspection of same with the structural engineer of record. The Contractor shall complete materials testing as required in the structural drawing/specification.
- S9. The Contractor shall coordinate the construction with adjacent property owners, maintaining access and egress from driveways and communicating the construction schedule, especially for disruption of use of on-street parking.
- S10. Contractor shall provide on site sanitation facility for workers.
- S11. Erosion and Sediment Control: Haybale or silt fence shall be installed in erodible areas and at nearby catch basins until grass is established or pavement is completed. Material stockpile area shall also be surrounded with haybale or silt fence.
- S12. The Contractor is responsible for equipment and materials left on site at all times.
- S13. Restoration of the site in lawn areas will be with 6" of loam in the disturbed areas with residential lawn seed, starter fertilizer and mulch. Erosion control may be removed only after a grass has established.

- S14. The Contractor shall provide Builder's risk insurance policy during construction. The policy may be in effect for the duration of the project, or if the house lift subcontractor provides Mover's Insurance coverage while the house is staged on the subcontractor's equipment, then the policy should cover the balance of the construction time. Regardless, the Contractor shall ensure that insurance coverage is provided throughout construction. The Town of Stratford will be named additionally insured on the policy.
- S15. The Town standard general terms and conditions, bid documents, standard specifications, supplemental specifications and conditions, and plans, as contained in the bid solicitation shall govern the contractual and technical aspects of the work, unless otherwise provided for on drawings or grant requirements. The Contractor's attention is drawn to the requirements of the State Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction (DOT Form 819). The Contractor is expected to obtain and be familiar with this standard document, which will be the basis for otherwise unspecified parts of the technical specifications for this project.
- S16. Assist the Town with providing necessary information to FEMA for grant close out prior to February 2027.
- S17. Liquidated Damages in the amount of \$250 per calendar day shall apply for each day that the project is not substantially completed as agreed upon at time of contract execution.

BID FORM / BID #2027-01

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>TOTAL</u>
1	Permits: Obtain Zoning permit (Zoning approval already received). Obtain Building permit. Obtain Sewer permit for disconnect/reconnect.	
2	Demolition: Remove, handle, dispose, or stockpile as necessary, structures, landscape, topsoil, concrete, and disconnect utilities; install anti-tracking pad, all as necessary to prepare for house lift.	
3	Refuse Removal: Provide for disposal of all demolition, grubbing, waste, garbage, and other materials in approved manner.	
4	House Lift: Raise house off existing foundation and support during construction, coordinating with other trade contractors, and lower onto new foundation.	
5	Foundation: Install base material, forms, reinforcing, connectors, concrete, backfill, etc. necessary for house foundation.	
6	Structural: Install structural elements, beams, bracing, plates, connectors, fasteners, etc. necessary to support and connect the house and deck upon the foundation.	
7	Carpentry: Add new floor joists and plywood subfloor for existing first floor room, currently on slab (approx 9'x16' 144 SF), to match flush with existing first floor at proposed elevation. Provide all framing and connections necessary to support and secure the house to the new foundation piers.	
8	Install 1200 s/f 6" concrete slab over 3/4" stone under lifted house, complete.	
9	Utilities: Reconnect utilities including, sewer connection, water service, electrical service, gas service, cable, phone, etc.	
10	Stairs: Provide new PT wood stair for two 1st flr doors, 2nd floor door, access, with all connectors, footings, railings, etc. as needed for code compliance and two 5'x5' x4" concrete Landings at grade.	
11	Deck: Reinstall deck with new connecting PT decking to new PT stairs with open risers, including footings, posts, connectors, with railings to code, to new finished elevation, complete.	
12	Utility deck for UI meter, complete.	
13	Misc Carpentry: Make repairs to trim, siding, utility chases, etc. caused from necessary work needed for house lift.	
14	Finish Work: Insulate first floor joists, cover with weather grade gypsum board. Cover exposed exterior structural beams with PVC trim on exterior of house. Extend roof leaders to ground elevation.	
15	Sanitary Facilities: Provide portable toilet facilities for the duration of construction.	
16	Install and maintain erosion and sedimentation (E&S) control as required.	
17	Restoration: Remove excess materials from site. Loam and seed all disturbed areas. Remove E&S material after grass is established.	
18	Surveyor: (A) Licensed surveyor to set elevations and foundation layout for construction. (B) Prepare as-built and Flood Cert for completed project.	
<u>TOTAL:</u>		
SUBMITTED BY:		
NAME:		
COMPANY:		
SIGNATURE:		DATE:

Contractor Coordination:

The selected contractor shall perform all work at a privately owned residential property and shall coordinate directly with the property owner regarding access, scheduling, site conditions, construction logistics, and day-to-day project coordination. The Town of Stratford is facilitating this procurement in connection with grant-funded project administration pursuant to 44 CFR Part 206 Subpart N; however, the Town is not the property owner and will not be responsible for directing the contractor's means, methods, sequencing, site access, or daily work activities.

The contractor shall be responsible for communicating directly with the homeowner to confirm work schedules, property access, temporary disruptions, homeowner responsibilities, and any site-specific coordination necessary to complete the work. The contractor shall also be responsible for maintaining appropriate communication with the Town and for providing, together with the homeowner, any documentation required for grant administration, compliance documentation, reimbursement support, inspection coordination, and any required reporting associated with the funding source.

Nothing in this bid document shall be construed to create a contractual obligation by the Town to manage the contractor's daily performance or to assume responsibility for homeowner-contractor coordination. The contractor shall remain solely responsible for completing the work in accordance with the contract between the homeowner and contractor, approved plans, specifications, applicable permits, grant requirements, and all federal, state, and local laws, codes, and regulations.

Relationship of Parties and Property Owner Coordination:

The project site is privately owned, and the selected contractor will be required to work directly with the independent homeowner/property owner throughout the duration of the project. The Town of Stratford's role is limited to grant administration, procurement coordination, compliance oversight, and related administrative functions including, but not limited to, reviewing invoices, processing reimbursement requests through the appropriate State agency and requirements of grant close out required by the funding agency.

The Town shall not be responsible for providing site access, coordinating the homeowner's availability, directing the contractor's means and methods, or managing daily construction activities. The contractor shall coordinate directly with the homeowner regarding property access, construction scheduling, staging, temporary impacts, site conditions, and any other matters requiring homeowner involvement.

The contractor acknowledges that the homeowner is an independent property owner and not an agent, employee, or representative of the Town. The contractor shall be responsible for maintaining appropriate communication with both the homeowner and the Town, as applicable, to ensure the project is completed in accordance with the contract between the homeowner and contractor, approved scope of work, bid documents, permits, funding requirements, and applicable laws and regulations.

The Town's involvement in this procurement shall not be interpreted as the Town assuming ownership, control, or responsibility for the private property or for the contractor's performance of the work, except as expressly required for grant administration and compliance purposes.

The Town reserves the right to terminate the contract between it and the homeowner if the Town makes the determination that such termination is in the best interest of the Town or if the Town makes the determination that the homeowner or the Contractor has breached its obligations under either the contract between the Town and the homeowner or the contract between the Contractor and the homeowner.

The Town shall not be liable to the contractor, homeowner or any third party for any losses, damages or expenses arising out of the performance or non-performance of the contract between the Contractor and the homeowner, nor shall the Town be liable to the Contractor, homeowner or any third party for any losses, damages, expenses or claims, including but not limited to, personal injury, death, or workers compensation, which may be asserted resulting from or arising out of the work performed. The Contractor shall indemnify, defend and hold harmless the Town, its elected officials, officers and employees from any claims for losses, damages, expenses to either person or property which arise out of the performance of the contract between the Contractor and the homeowner.

**PURCHASING DEPARTMENT
TOWN OF STRATFORD
INSTRUCTIONS FOR BIDDERS
TERMS AND CONDITIONS OF BID**

BID PROPOSALS

Bid proposals are to be submitted in a sealed envelope and clearly marked on the outside “BID #2027-01” including all outer packaging such as DHL, FedEx, UPS, etc. All prices and notations must be printed in ink or typewritten. No erasures are permitted. Bid proposals are to be in the office of the Purchasing Department, Town Hall, 2725 Main Street, Room 104, Stratford, Connecticut, prior to date and time specified, at which time they will be publicly opened.

QUESTIONS

Questions concerning conditions, bidding guidelines and specifications should only be directed in writing to:

Mr. Phillip Ryan, Purchasing Agent: PRyan@townofstratford.com

Inquiries must reference date of bid opening, requisition or contract number, and must be received no later than as indicated in the bid documents prior to date of bid opening. Failure to comply with these conditions will result in the bidder waiving the right to dispute the bid specifications and conditions.

PRICES

Prices quoted must be firm, for acceptance by the Owner, for a period of sixty (60) days. Prices shall include all applicable duties. Bidders shall be required to deliver awarded items at prices quoted in their original bid.

BID BOND

The BID BOND furnished, as bid security, must be duly executed by the bidder as principal. The Contractor and Surety are bound to the Owner and must be in the amount equal to five percent (5%) of the total estimated bid, as guarantee that, in case the contract is awarded to the bidder, the bidder will, within ten days thereafter, execute such contract and furnish a Performance Bond and Payment Bond.

Small businesses may elect to obtain an irrevocable letter of credit or cashier's check in lieu of the Bid Bond. Such surety must also be in an amount equal to at least five percent (5%) of the total estimated bid.

All bid bonds shall be written by a surety company or companies licensed in the State of Connecticut, and shall have at least an A-VII policy holders rating, as reported by A.M. Best Rating Services, or otherwise deemed acceptable by the Owner. If an approved surety bond cannot be provided, the bidder shall be deemed non-responsive.

A complete list of certified surety companies can be accessed on the U.S. Government Department of Treasury website: https://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm

NOTE: Failure to provide a Bid Bond or equivalent security is not cause for a waiver defect. Any bid not accompanied by such security will be excluded from consideration.

PERFORMANCE AND LABOR AND MATERIAL BOND

The successful bidder, within seven (7) business days after notification of award, will be required to furnish Performance and Labor and Material Bond provided by a company authorized to issue such bonds in the State of Connecticut, or Certified Check or properly executed Irrevocable Letter of Credit equal to a hundred per cent (100%) of the award.

In the event that the Contractor where required to provide evidence of insurance and a performance bond does not do so before beginning work, the Owner reserves the right to withhold payment from such supplier until the evidence of insurance and performance bond has been received by the Owner.

All payment and performance bonds shall be written by a surety company or companies licensed to issue bonds in the State of Connecticut, and shall have at least an A-VIII policy holders rating, as reported by A.M. Best Rating Services, or otherwise deemed acceptable by the Owner. The Owner reserves the right to reject surety companies, if approved surety bonds cannot be provided the contract shall be terminated.

A complete list of certified surety companies can be accessed on the U.S. Government Department of Treasury website: https://www.fiscal.treasury.gov/fsreports/ref/suretyBnd/c570_a-z.htm

BOND REQUIREMENT – NON-RESIDENT CONSTRUCTION CONTRACTORS

Overview: The law requiring nonresident construction contractors to furnish security for Connecticut taxes arising from jobs performed in Connecticut has been changed in the following major ways:

- Under the law as amended, there are two classes of nonresident contractors: verified and unverified. A nonresident prime or general contractor may gain verified status and thus eliminate the requirement to file a surety bond with the Department of Revenue Services (DRS), and a nonresident subcontractor may become verified and thus eliminate the requirement for the prime or general contractor to hold back a portion of the amount owed the subcontractor under the contract.
- Under the law as amended, a single surety bond for 5% of the entire project price is required to be filed with DRS by an unverified prime or general contractor where the contract price for the entire project is \$250,000.00 or more. A person doing business with an unverified prime or general contractor for such a project must obtain proof that such contractor has filed a bond with DRS, but is no longer required to withhold an amount from payment due such contractor under the contract.
- A prime or general contractor must hold back 5% of the amount due an unverified subcontractor until the subcontractor obtains and furnishes AU-968, *Certificate of Compliance*, from DRS. An AU-968 authorizes the prime or general contractor to release all or a portion of the amounts held back from payment to the unverified subcontractor.

Prior law required compliance with one of three options to secure payment of Connecticut taxes for each contract with a nonresident prime or general contractor and with a nonresident subcontractor: (i) a nonresident contractor could furnish DRS a guarantee bond for 5% of the total contract price; or (ii) a nonresident contractor could furnish DRS a cash bond for 5% of the total contract price; or (iii) persons doing business with nonresident contractors would be required to withhold 5% of the total contract price and deposit it with DRS. This law meant that compliance with the law was required for each subcontract for a single project to real property in Connecticut. As under prior law, owners or tenants of residential real property are excluded from the requirements of Conn. Gen. Stat. §12-430(7).

More information may be obtained from: <https://portal.ct.gov/DRS/Publications/Special-Notices/2011/SN-2011-17>

PERMITS

The contractor shall be responsible for securing all necessary permits.

PAYMENT PERIOD

The Owner shall put forth best effort to make payment within thirty days (30) after delivery of the item acceptance of the work, or receipt of a properly completed invoice, whichever is later. Payment period shall be net thirty days (30) unless otherwise specified. The Owner reserves the right to retain five percent (5%) of total bid amount, which is payable ninety (90) days after final payment or acceptance of the work.

THE CONTRACTOR

The Contractor for the work described shall be thoroughly familiar with the requirements of all specifications, and the actual physical conditions of various job sites. The submission of a proposal shall be construed as evidence that the Contractor has examined the actual job conditions, requirements, and specifications. Any claim for labor, equipment, or materials required, or difficulties encountered which could have been foreseen had such an examination been carefully made will not be recognized.

ASSIGNMENT OF CONTRACT

No contract may be assigned or transferred without the consent of the Owner.

AWARD OF BIDS

Contracts and purchases will be made or entered into with the lowest responsible bidder meeting specifications, except as otherwise specified in the invitation. The Owner shall ensure contractors/individuals/suppliers/vendors are not debarred or suspended.

The System for Award Management (SAM.gov):

<https://sam.gov/content/home>

CT Department of Labor:

https://portal.ct.gov/dol/knowledge-base/articles/wage-and-workplace-standards/debarment-lists?language=en_US

GUARANTEE

Equipment, materials and/or work executed shall be guaranteed for a minimum period of one (1) year against defective material and workmanship. The cost of all labor, materials, shipping charges and other expenses in conjunction with the replacement of defective equipment, and/or unsatisfactory work, shall be borne by the Contractor.

CATALOGUE REFERENCE

Unless expressly stated otherwise, any and all reference to commercial types, sales, trade names and catalogues are intended to be descriptive only and not restrictive; the intent is to indicate the kind and quality of the articles that will be acceptable. Bids on other equivalent makes, or with reference to other catalogue items will be considered. The bidder is to clearly state exactly what will be furnished. Where possible and feasible, submit an illustration, descriptive material, and/or product sample.

OSHA

The bidder will certify all equipment complies with all regulations and conditions stipulated under the Williams-Steiger Occupational Safety and Health Act of 1971, as amended. The successful bidder will further certify that all items furnished under this project will conform and comply with Federal and State of Connecticut OSHA standards. The successful bidder will agree to indemnify and hold harmless the Owner and the Town of Stratford for any and all damages that may be assessed against either party.

INSURANCE

The Contractor shall not commence any work under the Contract until all insurance required by Owner has been obtained. Such policies shall stipulate that no coverage can be changed or canceled, including for non-payment of premium, unless the Owner has thirty (30) days prior notice in writing. Certificates of renewals or changes in policies shall be delivered to the Owner at least thirty (30) days prior to the expiration of the policy.

All insurance issuers chosen by the Contractor must be licensed to do business in the State of Connecticut and rated A- or better by A.M. Best Rating Services. If approved insurance policies cannot be provided, the contract shall be terminated.

Insurance is required to be maintained in full force until all work required by the contract has been fully completed, except that Products/Completed Operations coverage shall be maintained for five (5) years.

Worker's Compensation Insurance: The Contractor shall carry Worker's Compensation and Employer's Liability Insurance in the form and in such amounts as may be currently required to comply with the Labor Laws of the State of Connecticut.

Automobile Insurance: The Contractor shall carry and maintain during the life of the Contract a policy including rider CA9948 or equivalent. This policy shall include all liability of the Contractor arising from the operation of all self-owned motor vehicles used in the performance of the Contract; and shall also include a "non-Ownership" provision covering the operation of motor vehicles not owned by the Contractor, but used in the performance of the work.

Commercial General Liability:

- Provide liability insurance coverage for value of the home.
- Bodily Injury and Property Damage.
- Products/Completed Operations.
- Builder's Risk

Policy shall include Subcontractor's Liability coverage, protecting the Contractor, Owner and Town against liability arising out of the activities of Subcontractors engaged by him/her in the performance of the work.

Waiver of Subrogation: Waiver of subrogation is required on all policies.

Additional Insureds: The Town of Stratford, its officers, officials, employees, agents, boards, and commissions shall be named as Additional Insureds. The coverage shall be primary and non-contributory and contain no special limitations on the scope of protection afforded to the Town of Stratford. A waiver of subrogation applies under general liability, auto liability and workers compensation.

Contractor shall maintain a Commercial General Liability policy and a motor vehicle liability policy naming the Town, its elected officials, officers and employees as an additional insured in the minimum amount of \$1,000,000 per person and \$2 million in the aggregate, together with such Workers Compensation coverage as required by law.

Subcontractor's Insurance: Each Subcontractor engaged by the Contractor to perform any work under the Contract shall obtain all insurance required of the Contractor in the same amounts and subject to the same provisions specified above for the Contractor, including the Additional Insured requirement. Certificates of Insurance shall be submitted to the Contractor and the Town and approved by the Town, before commencing any work.

HOLD HARMLESS

Contractor shall defend, indemnify, and hold harmless the Town of Stratford, its officers, employees, agents or volunteers, from and against any and all claims and demands of any nature for any loss, damage or injury which any person may suffer by reason of, or in any way arising out of, this Agreement, unless caused by the sole negligence of the Town.

The Owner shall defend, indemnify, and hold harmless the Town of Stratford, its officers, employees, agents or volunteers, from and against any and all claims and demands of any nature for any loss, damage or injury which any person may suffer by reason of, or in any way arising out of, this Agreement, unless caused by the sole negligence of the Town.

FEDERAL, STATE, AND LOCAL LAWS

All applicable Federal, State and local laws, rules and regulations of all authorities having jurisdiction over the locality of the project shall apply to the contract and are deemed to be included herein. If the total amount of the project, including any current or future change orders, exceeds \$100,000.00 all work is to be done in accordance with Connecticut Department of Labor (CT-DOL) rules and regulations. More information may be obtained from: www.ctdol.state.ct.us

The Davis-Bacon and Related Acts, shall apply to contractors and subcontractors performing on federally funded or assisted contracts in excess of \$2,000.00 for the construction, alteration, or repair (including painting and decorating) of public buildings or public works. More information may be obtained from: <https://www.dol.gov/whd/govcontracts/dbra.htm>

PREVAILING WAGES

The wages paid on an hourly basis to any person performing the work of any mechanic, laborer or worker on the work herein contracted to be done and the amount of payment or contribution paid or payable on behalf of each such person to any employee welfare fund, as defined in subsection (h) of this section, shall be at a rate equal to the rate customary or prevailing for the same work in the same trade or occupation in the town in which such public works project is being constructed. Any contractor who is not obligated by agreement to make payment or contribution on behalf of such persons to any such employee welfare fund shall pay to each mechanic, laborer or worker as part of such person's wages the amount of payment or contribution for such person's classification on each pay day.

CONFLICT OF INTEREST

No officer or employee or member of any elective or appointive board, commission, committee or council of the Town, whether temporary or permanent, shall have or acquire any financial interest gained from a successful bid, direct or indirect, in any project, matter, contract or business within his/her jurisdiction or the jurisdiction of the board, commission, committee or council of which he/she is a member. Nor shall the officer / employee / member have any financial interest, direct or indirect, in any contract or proposed contract for materials or services to be furnished or used in connection with any project, matter or thing which comes under his/her jurisdiction or the jurisdiction of the board, commission, committee or council of which he/she is a member.

SCOPE OF WORK / SITE INSPECTIONS

The bidder declares that the scope of the work has been thoroughly reviewed and any questions resolved (see above for name and number of individual to contact for questions). If applicable, the bidder further declares that the site has been inspected as called for in the specifications (q.v.).

EXCEPTION TO SPECIFICATIONS

No protest regarding the validity or appropriateness of the specifications or of the Invitation for Bids will be considered, unless the protest is filed in writing with the Purchasing Agent prior to the closing date for the bids. All bid proposals rendered shall be considered meeting the attached specifications unless exceptions are noted on a separate page dated and signed by the bidder.

UNLESS OTHERWISE NOTED

It will be assumed that all terms and conditions and specifications will be complied with and will be considered as part of the Bid Proposal.

FUNDER

Federal Emergency Management Agency (FEMA) / Hazard Mitigation Grant Program Project Number 4500-8R
Federal Award: \$341,055.00 (90% of total approved project cost of \$378,950.00)

Grantee:

Property Owner
Match: \$37,895.00

Recipient:

Division Emergency Management and Homeland Security (DEMHS) / Grant Number HMGP-4500-8R

Sub-Awardee: Hazard Mitigation Grant Program (HMGP)*
Match: \$0.00

**The HMGP Program follows 2 CFR Section 200.338 standard regarding Procurement, Suspension and Debarment:*
<https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200/subpart-D/subject-group-ECFR4acc10e7e3b676f/section-200.338>

Sub-Recipient/Sub-Grantee:
Town of Stratford (“Town”).
Match: \$0.00

ID#: 26-7834 Connecticut Department of Labor
Wage and Workplace Standards Division

By virtue of the authority vested in the Labor Commissioner under provisions of Section 31-53 of the General Statutes of Connecticut, as amended, the following are declared to be the prevailing rates and welfare payments and will apply only where the contract is advertised for bid within 20 days of the date on which the rates are established. Any contractor or subcontractor not obligated by agreement to pay to the welfare and pension fund shall pay this amount to each employee as part of his/her hourly wages.

Project Number: Project Town: Stratford
State#: FAP#:
Project: Residential Structure Elevation: 105 Washington Parkway

CLASSIFICATION	Hourly Rate	Benefits
Asbestos Worker/Heat and Frost Insulator	50.16	35.30
Boilermakers	38.97	17.52
Bricklayers, Cement Masons, PCC, Plasterers, Stone Masons	45.56	36.94
Roofers: Slate & Tile	46.0	26.24 + a
Roofers: Cole Tar Pitch	47.5	26.24 + a
Sprinkler Fitters (Fire Sprinklers) (Trade License required: F-1,2,3,4)	56.78	35.24 + a
Tile and Stone Finisher	36.0	29.43
Tile Setter	43.0	34.75
Elevator Mechanics (Trade License required: R-1,2,5,6)	69.55	38.985+a+b

As of: July 15, 2026

Power Equipment Operator: Excavator over 2 cubic yards; Pile Driver (\$3.00 premium when operator controls hammer), HF-1 Forklift, Drills with self contained power units, Micropile up to 14 inches helical pile.	55.17	30.95 + a
Power Equipment Operator: Excavator; Gradall; Master Mechanic; Hoisting Engineer (all types of equipment where a drum and cable are used to hoist or drag material regardless of motive power of operation), Rubber Tire Excavator (Drott-1085 or similar); Grader Operator; Bulldozer Fine Grade (slopes, shaping, laser or GPS, etc.). (Trade License Required)	54.13	30.95 + a
Power Equipment Operator: Trenching Machines; Lighter Derrick; CMI Machine or Similar; Koehring Loader (Skooper), Goldhofer.	53.61	30.95 + a
Power Equipment Operator: Specialty Railroad Equipment; Asphalt Paver; Asphalt Spreader; Asphalt Reclaiming Machine; Line Grinder; Concrete Pumps; Drills with Self Contained Power Units; Boring Machine; Post Hole Digger; Auger; Pounder; Well Digger; Milling Machine (over 24" mandrel), Side Boom; Combination Hoe and Loader; Directional Driller, Geothermal Drill.	52.78	30.95 + a
Power Equipment Operator: Asphalt Roller; Concrete Saws and Cutters (ride on types); Vermeer Concrete Cutter; Stump Grinder; Scraper; Snooper; Skidder; Milling Machine (24" and under Mandrel).	51.89	30.95 + a
Power Equipment Operator: Front End Loader (3 up to 7 cubic yards); Bulldozer (rough grade dozer).	52.35	30.95 + a
Power Equipment Operator: Front End Loader (7 cubic yards or over); Work Boat 26 ft. and over.	55.6	30.95 + a
Power Equipment Operator: Mechanic, Grease Truck Operator, Hydroblaster, Barrier Mover, Power Stone Spreader; Welder; Work Boat under 26 ft.; Transfer Machine, Rigger Foreman.	51.34	30.95 + a
Power Equipment Operator: Crane Handling or Erecting Structural Steel or Stone, Hoisting Engineer (2 drums or over), Caisson Drilled Shaft over 14". (Trade License Required)	60.66	30.95 + a
Power Equipment Operator: Vibratory Hammer, Ice Machine, Diesel and Air Hammer, etc.	47.91	30.95 + a

As of: July 15, 2026

Power Equipment Operator: Cranes (100 ton rate capacity and over). (Trade License Required)	60.24	30.95 + a
Power Equipment Operator: Cranes (under 100 ton rated capacity), Magni Type-360 Rotating Forklift.	59.2	30.95 + a
Power Equipment Operator: Conveyor, Earth Roller; Power Pavement Breaker (whiphammer), Robot Demolition Equipment.	47.91	30.95 + a
Power Equipment Operator: Front End Loader (under 3 cubic yards), Skid Steer Loader regardless of attachments (Bobcat or Similar); Fork Lift, Power Chipper; Landscape Equipment (including hydroseeder), Vacuum Excavation Truck and Hydrovac Excavation Truck (27 HG pressure or greater).	50.74	30.95 + a
Power Equipment Operator: Wellpoint Operator	47.82	30.95 + a
Power Equipment Operator: Compressor Battery Operator	47.04	30.95 + a
Power Equipment Operator: Elevator Operator; Tow Motor Operator (solid tire no rough terrain).	45.45	30.95 + a
Power Equipment Operator: Generator Operator; Compressor Operator; Pump Operator; Welding Machine Operator; Heater Operator.	44.89	30.95 + a
Power Equipment Operator: Maintenance Engineer, Articulating End Dump.	43.99	30.95 + a
Power Equipment Operator: Portable Asphalt Plant Operator; Portable Crusher Plant Operator; Portable Concrete Plant Operator; Portable Grout Plant Operator; Portable Water Filtration Plant Operator.	49.95	30.95 + a
Power Equipment Operator: Power Safety Boat; Vacuum Truck; Zim Mixer; Sweeper, Rigger, Signalman; (minimum for any job requiring CDL license).	46.6	30.95 + a
Surveyor: Chief of Party	50.21	30.95 + a

Surveyor: Assistant Chief of Party	46.3	30.95 + a
Surveyor: Instrument Man	44.55	30.95 + a
Surveyor: Rodman or Chainman	38.34	30.95 + a
Sheet Metal Mechanics (Including HVAC Duct Installation) (Trade License required: SM-1,2,3,4,5,6)	38.7	25.18
Carpenters, Lathers, Resilient Floorlayers and Piledrivers	39.54	28.68
Electricians (Trade License required: E1,2 L-5,6 C-5,6 T-1,2 L-1,2, V-1,2,7,8,9)	50.0	36.97+3% of gross wage
Glazier	30.16	10.10 + a
Painter	27.85	10.10 + a
Painter: Taper	28.33	10.10 + a
Laborers: General Laborers	25.74	15.86
Plumber/Pipefitter (Including HVAC Pipe Installation) (CT Occupational Trade License Required)	52.08	36.80

Welders: Rate for craft to which welding is incidental.

Surveyors: Hazardous material removal: \$3.00 per hour premium.

*Note: Hazardous waste removal work receives additional \$1.25 per hour for truck drivers.

**Note: Hazardous waste premium \$3.00 per hour over classified rate.

Truck Drivers: Trainers Premium: \$3.00 over wage rate.

Truck Drivers: Night Premium - Mixer Drivers: \$2.00 over wage rate.

As of: July 15, 2026

Crane with 150 ft. boom (including jib) - \$1.50 extra
Crane with 200 ft. boom (including jib) - \$2.50 extra
Crane with 250 ft. boom (including jib) - \$5.00 extra
Crane with 300 ft. boom (including jib) - \$7.00 extra
Crane with 400 ft. boom (including jib) - \$10.00 extra

All classifications that indicate a percentage of the fringe benefits must be calculated at the percentage rate times the "base hourly rate".

Apprentices duly registered under the Commissioner of Labor's regulations on "Work Training Standards for Apprenticeship and Training Programs" Section 31-51-d-1 to 12, are allowed to be paid the appropriate percentage of the prevailing journeymen hourly base and the full fringe benefit rate, providing the work site ratio shall not be less than one full-time journeyman instructing and supervising the work of each apprentice in a specific trade.

--Connecticut General Statute Section 31-55a: Annual Adjustments to wage rates by contractors doing state work
--

The Prevailing wage rates applicable to this project are subject to annual adjustments each July 1st for the duration of the project.

Each contractor shall pay the annual adjusted prevailing wage rate that is in effect each July 1st, as posted by the Department of Labor.

It is the contractor's responsibility to obtain the annual adjusted prevailing wage rate increases directly from the Department of Labor's website.

The annual adjustments will be posted on the Department of Labor's Web page:

www.ct.gov/dol. For those without internet access, please contact the division listed below.

The Department of Labor will continue to issue the initial prevailing wage rate schedule to the Contracting Agency for the project.

All subsequent annual adjustments will be posted on our Web Site for contractor access.

Contracting Agencies are under no obligation pursuant to State labor law to pay any increase due to the annual adjustment provision.

Effective October 1, 2005 - Public Act 05-50: any person performing the work of any mechanic, laborer, or worker shall be paid prevailing wage

All Person who perform work ON SITE must be paid prevailing wage for the appropriate mechanic, laborer, or worker classification.

All certified payrolls must list the hours worked and wages paid to All Persons who perform work ON SITE regardless of their ownership i.e.: (Owners, Corporate Officers, LLC Members, Independent Contractors, et. al)

Reporting and payment of wages is required regardless of any contractual relationship alleged to exist between the contractor and such person.

--Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clause (29 CFR 5.5 (a) (1) (ii)).

Please direct any questions which you may have pertaining to classification of work and payment of prevailing wages to the Wage and Workplace Standards Division, telephone (860)263-6790.

SHARE



What is the Prevailing Wage Bid Package?

 Date: August 16, 2023

Read time: 1 minutes

Prevailing Wage Bid Package

- [Prevailing Wage Law Poster](#) (PDF)
- [Section 31-53b](#): Construction safety and Health Course. Proof of completion required for employees on public building projects.
 - [Informational Bulletin - The 10-Hour OSHA Construction Safety and Health Course](#) (PDF)
- [Notice For All Mason Contractors](#) (PDF)
- [CT General Statute 31-55a](#)
- [Contracting Agency Certification Form](#) (PDF)
- [Contractors Wage Certification Form](#) (PDF)
- [Payroll Certification - Public Works Projects](#)
- [Information Bulletin - Occupational Classifications](#) (PDF)
- [Footnotes](#) (Rev. 07/25) (PDF)

[Prevailing Wage Information](#) >

Wage and workplace standards

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CT Department of Labor



200 Folly Brook Blvd.
Wethersfield, CT 06109

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United States
Mast: (Full)

Connecticut
Mast: (Full)

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"General Decision Number: CT20260007 05/18/2026

State: Connecticut

Construction Types: Residential

Counties: Connecticut Counties of
Fairfield

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories)

Modification Number	Publication Date
0	01/02/2026
1	05/18/2026

CARP0326-018 05/05/2025

	Rates	Fringes
CARPENTER.....	\$ 42.03	29.19

ELEC0003-004 04/17/2025

	Rates	Fringes
ELECTRICIAN (DARIEN, GREENWICH, NEW CANAAN, STAMFORD AND THE PORTION OF NORWALK LYING WEST OF FIVE MILE RIVER).....	\$ 45.00	36.63

ELEC0488-006 06/01/2025

	Rates	Fringes
ELECTRICIAN (BETHEL, BRIDGEPORT, BROOKFIELD, DANBURY, EASTON, FAIRFIELD, MONROE, NEW FAIRFIELD, NEWTOWN, NORWALK, REDDING, RIDGEFIELD, SHELTON, SHERMAN, STRATFORD, TRUMBALL, WESTON, WESTPORT AND WILTON TOWNSHIPS).....	\$ 47.40	36.74

ENGI0478-006 04/06/2025

	Rates	Fringes
POWER EQUIPMENT OPERATOR: LOADER (UNDER 3 CUBIC YARDS) A. PAID HOLIDAYS: NEW YEAR'S DAY, GOOD FRIDAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY, PROVIDED THE EMPLOYEE WORKS 3 DAYS DURING THE WEEK IN WHICH THE HOLIDAY FALLS, IF SCHEDULED, AND IF SCHEDULED, THE WORKING DAY BEFORE AND THE WORKING DAY AFTER THE HOLIDAY.....	\$ 48.67	29.80
POWER EQUIPMENT OPERATOR: LOADER (7 CUBIC YARDS OR OVER) A. PAID HOLIDAYS: NEW YEAR'S DAY, GOOD FRIDAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY, PROVIDED THE EMPLOYEE WORKS 3 DAYS DURING THE WEEK IN WHICH THE HOLIDAY FALLS, IF SCHEDULED, AND IF SCHEDULED, THE WORKING DAY BEFORE AND THE WORKING DAY AFTER THE HOLIDAY.....	\$ 53.33	29.80
POWER EQUIPMENT OPERATOR: LOADER (3 CUBIC YARDS UP		

TO 7 CUBIC YARDS) A. PAID HOLIDAYS: NEW YEAR'S DAY, GOOD FRIDAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY, PROVIDED THE EMPLOYEE WORKS 3 DAYS DURING THE WEEK IN WHICH THE HOLIDAY FALLS, IF SCHEDULED, AND IF SCHEDULED, THE WORKING DAY BEFORE AND THE WORKING DAY AFTER THE HOLIDAY.....	\$ 50.22	29.80
POWER EQUIPMENT OPERATOR: COMBINATION HOE AND LOADER A. PAID HOLIDAYS: NEW YEAR'S DAY, GOOD FRIDAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY, PROVIDED THE EMPLOYEE WORKS 3 DAYS DURING THE WEEK IN WHICH THE HOLIDAY FALLS, IF SCHEDULED, AND IF SCHEDULED, THE WORKING DAY BEFORE AND THE WORKING DAY AFTER THE HOLIDAY.....		
	\$ 50.63	29.80
POWER EQUIPMENT OPERATOR: BULLDOZER FINE GRADE A. PAID HOLIDAYS: NEW YEAR'S DAY, GOOD FRIDAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY, PROVIDED THE EMPLOYEE WORKS 3 DAYS DURING THE WEEK IN WHICH THE HOLIDAY FALLS, IF SCHEDULED, AND IF SCHEDULED, THE WORKING DAY BEFORE AND THE WORKING DAY AFTER THE HOLIDAY.....		
	\$ 51.92	29.80
POWER EQUIPMENT OPERATOR: BULLDOZER (ROUGH GRADE DOZER) A. PAID HOLIDAYS: NEW YEAR'S DAY, GOOD FRIDAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY, PROVIDED THE EMPLOYEE WORKS 3 DAYS DURING THE WEEK IN WHICH THE HOLIDAY FALLS, IF SCHEDULED, AND IF SCHEDULED, THE WORKING DAY BEFORE AND THE WORKING DAY AFTER THE HOLIDAY.....		
	\$ 50.22	29.80
POWER EQUIPMENT OPERATOR: BACKHOE/EXCAVATOR UNDER 2 CUBIC YARDS; RUBBER TIRE BACKHOE/EXCAVATOR A. PAID HOLIDAYS: NEW YEAR'S DAY, GOOD FRIDAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY, PROVIDED THE EMPLOYEE WORKS 3 DAYS DURING THE WEEK IN WHICH THE HOLIDAY FALLS, IF SCHEDULED, AND IF SCHEDULED, THE WORKING DAY BEFORE AND THE WORKING DAY AFTER THE HOLIDAY.....		
	\$ 52.92	29.80
POWER EQUIPMENT OPERATOR: BACKHOE/EXCAVATOR 2 CUBIC YARDS AND OVER A. PAID HOLIDAYS: NEW YEAR'S DAY, GOOD FRIDAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY AND CHRISTMAS DAY, PROVIDED THE EMPLOYEE WORKS 3 DAYS DURING THE WEEK IN WHICH THE HOLIDAY FALLS, IF SCHEDULED, AND IF SCHEDULED, THE WORKING DAY BEFORE AND THE WORKING DAY AFTER THE HOLIDAY.....		
	\$ 51.92	29.80

PAIN0011-012 06/01/2023

Rates

Fringes

GLAZIER A. PAID HOLIDAYS: LABOR DAY AND CHRISTMAS DAY.....

\$ 41.18

24.55

PAIN0011-016 06/01/2024

Rates

Fringes

PAINTER: BRUSH AND ROLLER.....

\$ 38.07

25.70

PLUM0777-005 06/01/2025

Rates

Fringes

PLUMBER/PIPEFITTER (INCLUDING HVAC PIPE INSTALLATION).....

\$ 50.58

35.85

ROOF0012-003 01/01/2025

Rates

Fringes

ROOFER: SLATE & TILE ROOF A. PAID HOLIDAYS:
 JULY 4TH, LABOR DAY AND CHRISTMAS DAY PROVIDED THE
 EMPLOYEE IS EMPLOYED 15 DAYS PRIOR TO THE HOLIDAY...\$ 44.50

24.80

SFCT0676-002 01/01/2025

Rates

Fringes

SPRINKLER FITTER: FIRE SPRINKLERS A. PAID
 HOLIDAYS: MEMORIAL DAY, JULY 4TH, LABOR DAY,
 THANKSGIVING DAY AND CHRISTMAS DAY, PROVIDED THE
 EMPLOYEE HAS BEEN IN THE EMPLOYMENT OF A CONTRACTOR
 20 WORKING DAYS PRIOR TO ANY SUCH PAID HOLIDAY.....\$ 49.98

33.44

SHEE0038-003 07/01/2023

Rates

Fringes

SHEET METAL WORKER, INCLUDES HVAC DUCT INSTALLATION.\$ 34.95

22.70

SUCT2002-002 12/16/2008

Rates

Fringes

ROOFER, EXCLUDES SLATE, AND TILE ROOFS.....\$ 23.39
 LABORERS: LANDSCAPE.....\$ 14.96
 LABORERS: COMMON OR GENERAL.....\$ 13.13
 CEMENT MASON/CONCRETE FINISHER.....\$ 17.89

7.87

4.63

4.24

0.00

WELDERS - Receive rate prescribed for craft performing
 operation to which welding is incidental.

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Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.65 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract from May 11, 2026, through December 31, 2026. The applicable Executive Order minimum wage rate will be adjusted annually.

Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than **SU**, **UAVG**, **SA**, or **SC** denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The **SU** identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that

classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

◆SU◆ wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ◆SA◆ identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ◆SA◆ identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the

interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

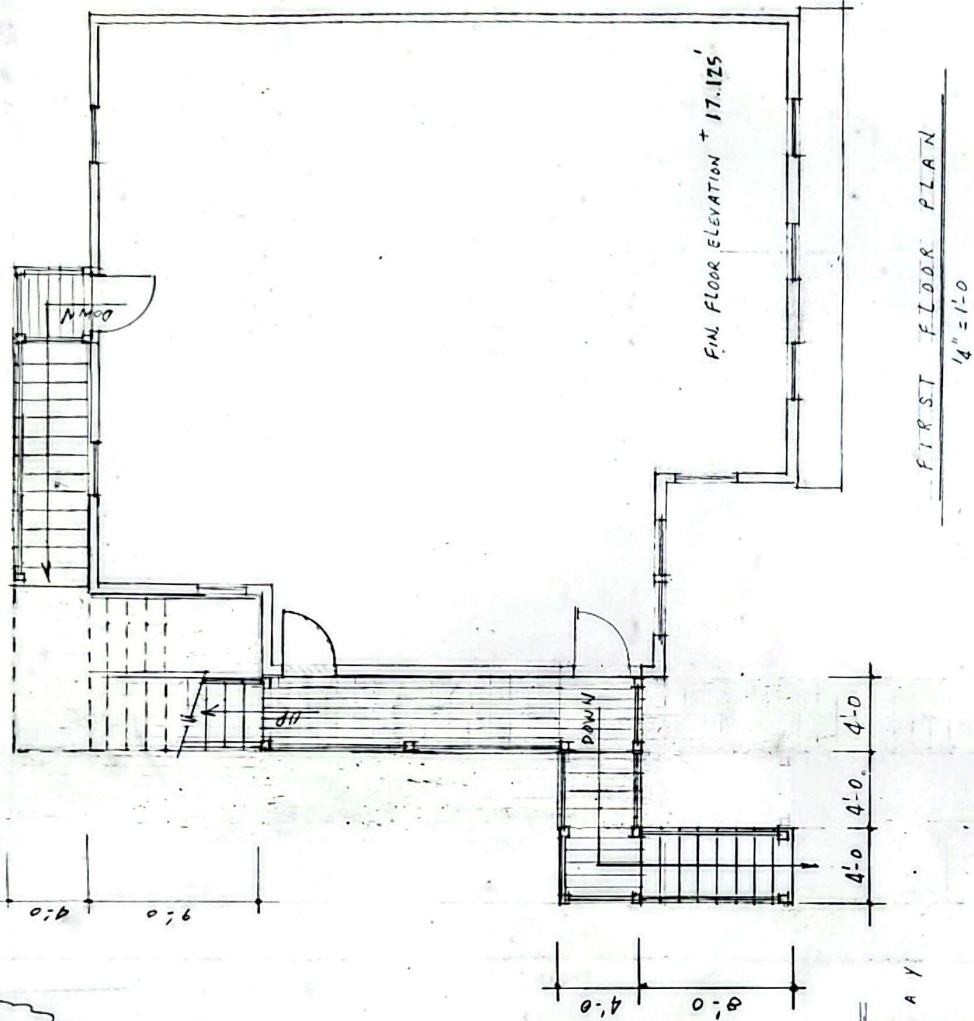
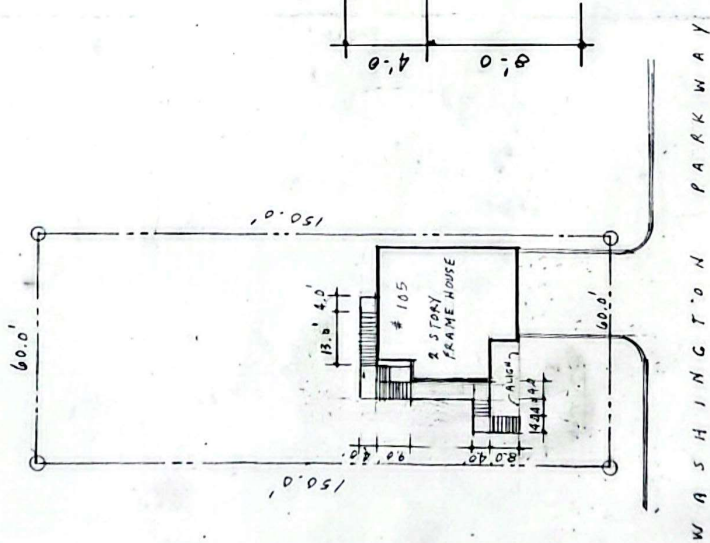
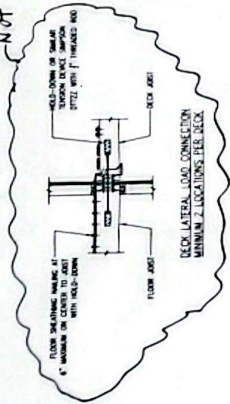
Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

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END OF GENERAL DECISION

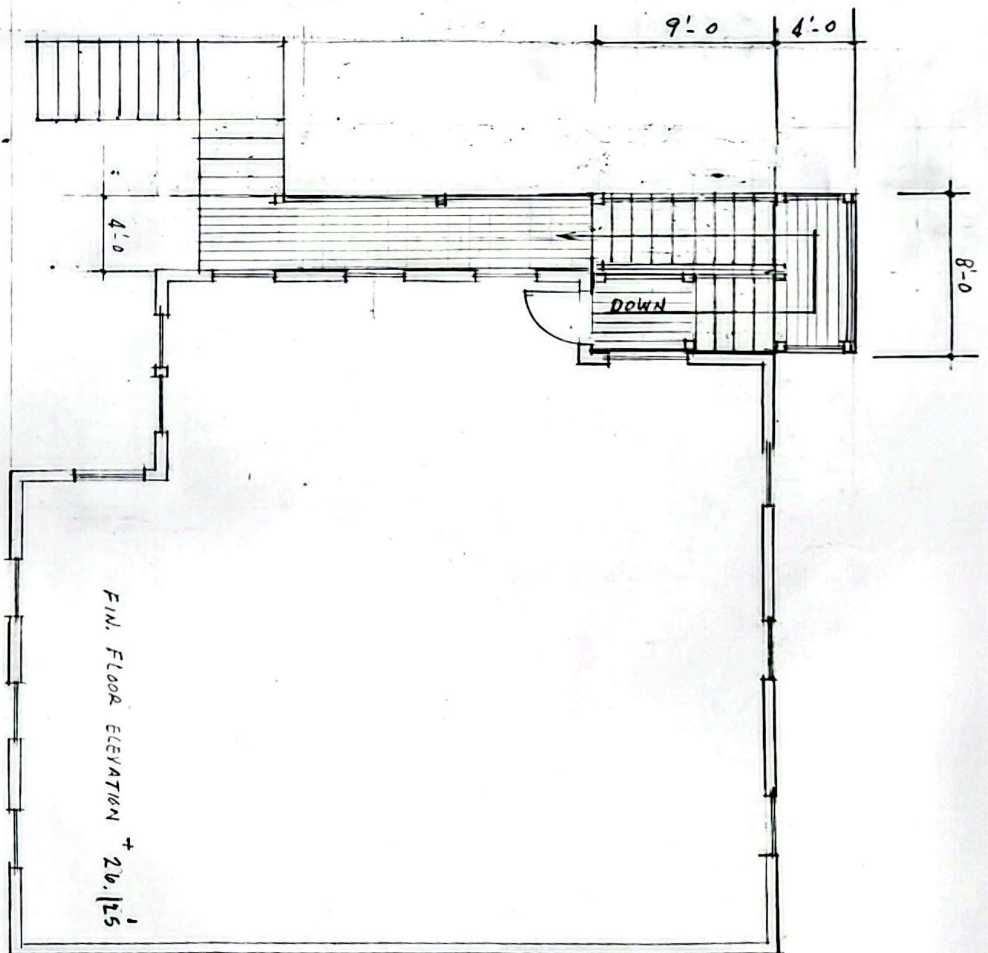
"

NOT IN CONTRACT



EXISTING 2-STORY HOUSE TO BE LIFTED	
MR. JOSEPH SANSONE 105 WASHINGTON PARKWAY STRATFORD, CONNECTICUT	A-3 6-20-26

James F. McElroy
20 Haver Street
Milford, CT 06460
203-878-4766
Commercial • Residential
Interior Design



SECOND FLOOR PLAN
1/4" = 1'-0"

James F. McElroy

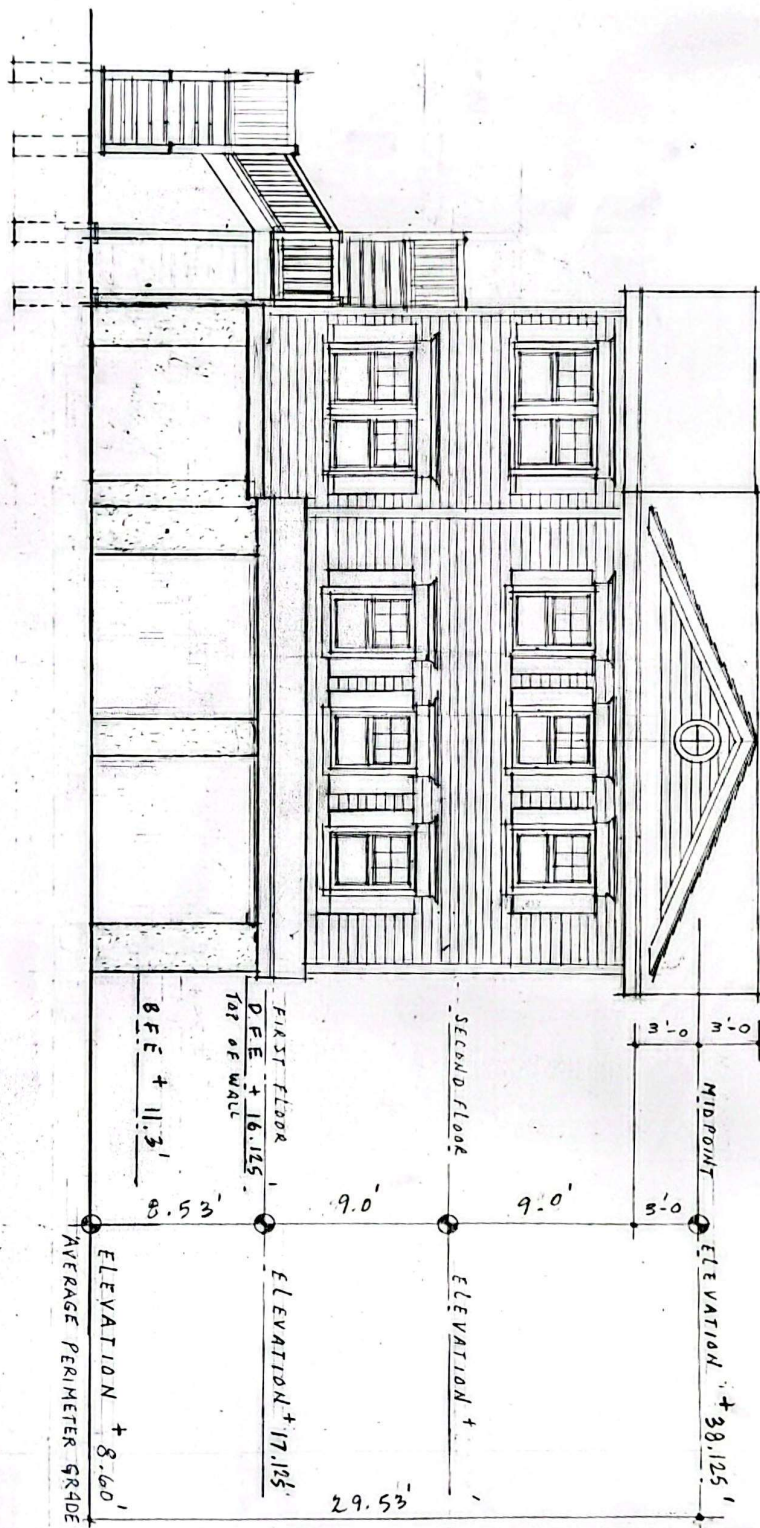
28 Haver Street
Westport, CT 06880
203-678-9765
Commercial • Residential
Interior Design

EXISTING 2-STORY HOUSE TO BE LIFTED

MR. JOSEPH SANSONE
105 WASHINGTON PARKWAY
STRATFORD, CONNECTICUT

A-4

6-20-25



James F. McElroy

28 Hanger Street
New Canaan, CT 06840
203-437-8180

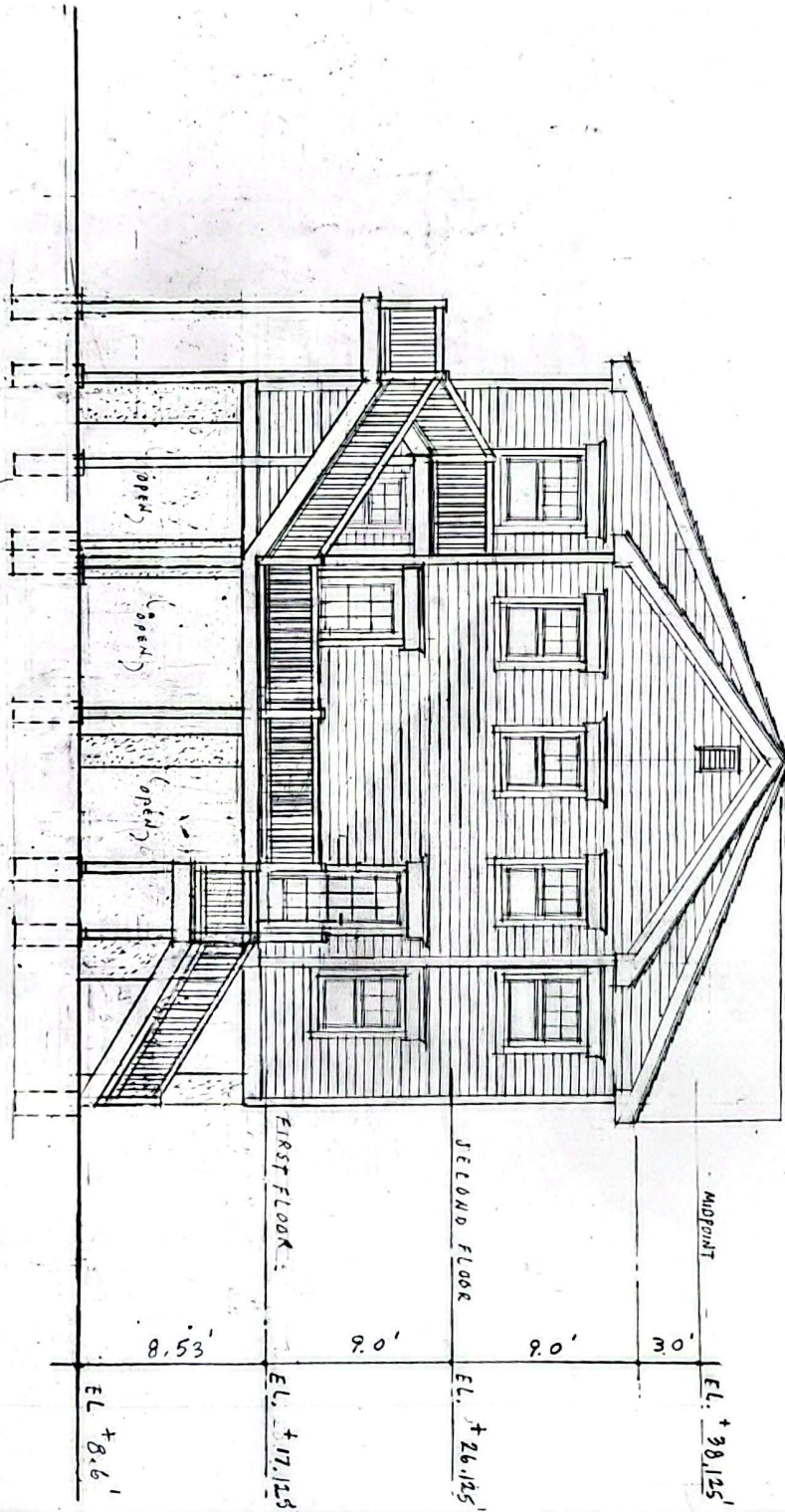
Commercial - Residential
Interior Design

EXISTING 2-STORY HOUSE TO BE LIFTED

MR. JOSEPH SANSONE
105 WASHINGTON PARKWAY
STRAITFORD, CONNECTICUT

A-5

6-01-26



ELEVATION (B)

1/4" = 1'-0"

EXISTING 2-STORY HOUSE TO BE LIFTED

MR. JOSEPH SANSONE

105 WASHINGTON PARKWAY
STRATFORD, CONNECTICUT

A-6

6-20-24

James F. McElroy

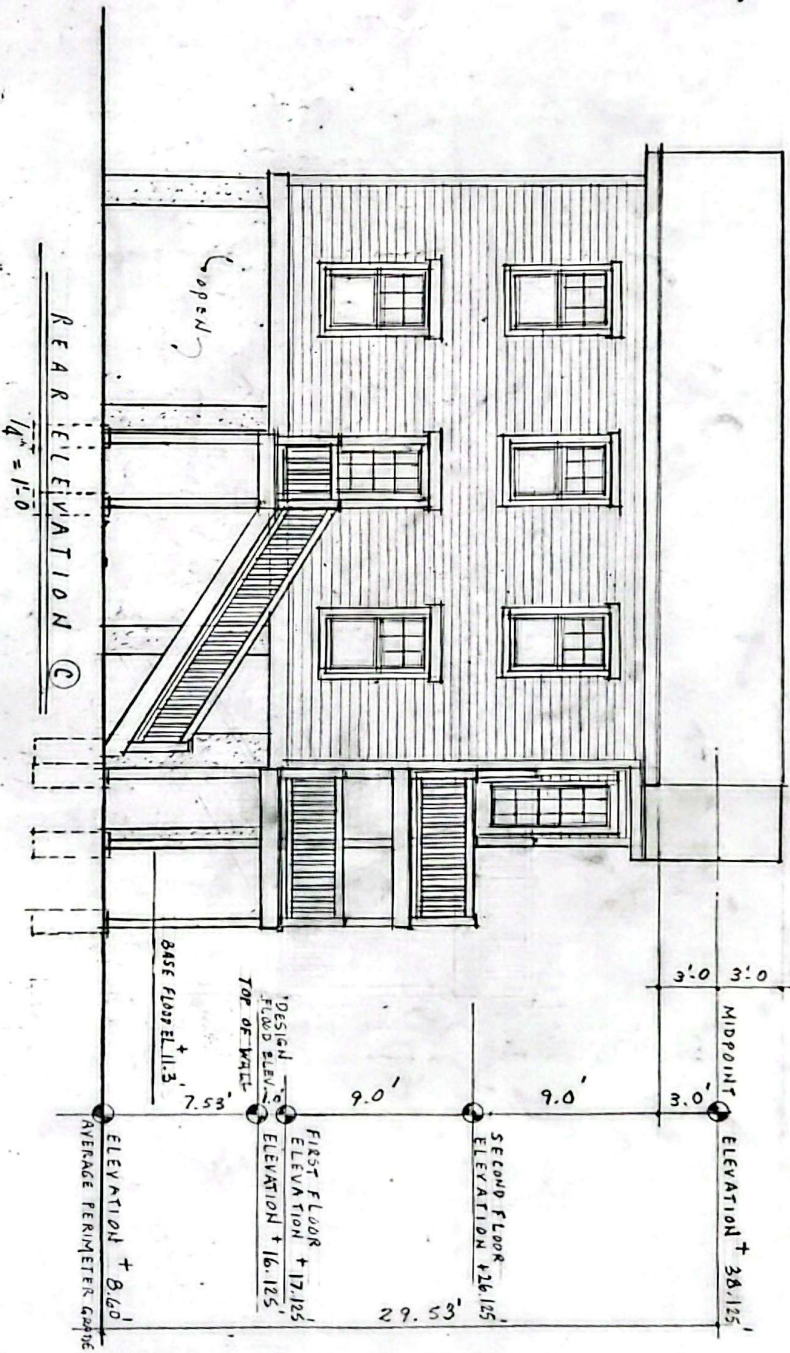
Architectural Design and Project Management

24 Main Street
Hillside, CT 06434
Phone: 860-261-1111
jfm@jfmclroy.com

Commercial & Residential
Interior Design

ZONING GRID RESIDENTIAL RS-4 #105 WASHINGTON PARKWAY - STRATFORD, CONNECTICUT

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7500 S.F.	9000 S.F.	9000 S.F.
MINIMUM LOT WIDTH	60 FT.	60 FT.	60 FT.
MINIMUM LOT DEPTH	90 FT.	150 FT.	150 FT.
MINIMUM FRONT YARD	20 FT.	24.4 FT.	24.4 FT.
MINIMUM SIDE YARD	10 FT.	21.7 FT. / 2.9 FT.	21.7 FT. / 2.9 FT.
MINIMUM REAR YARD	25 FT.	88.7 FT.	88.7 FT.
MAX. BLDG. COVERAGE	25 %	14.9 %	14.9 %
MAX. BLDG. HEIGHT	30 FT.	18.1 FT.	29.5 FT.



EXISTING 2-STORY HOUSE TO BE LIFTED

M.R. JOSEPH SANSONE
105 WASHINGTON PARKWAY
STRATFORD CONNECTICUT

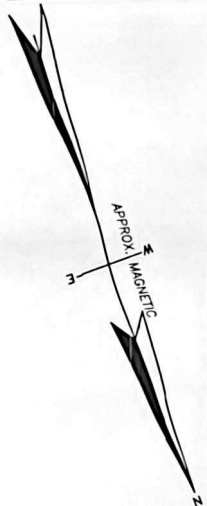
A-7

6-20-26

James F. McElroy
Architectural Design and Project Management

20 Years of Service
2013 AIA AIAA
Architectural Registration

Commercial / Residential
Interior Design



ZONING GRID RESIDENTIAL RS-4

#105 WASHINGTON PARKWAY

DESCRIPTION	REQUIRED	PROVIDED
LOT AREA	7,500 S.F.	9,000 S.F.
MINIMUM LOT WIDTH	60 FT.	60 FT.
MINIMUM LOT DEPTH	90 FT.	150 FT.
MINIMUM FRONT YARD	20 FT.	24.4'
MINIMUM SIDE YARD	10 FT.	21.7 FT./2.9 FT.
MINIMUM REAR YARD	25 FT.	88.7 FT.
MAX. BLDG. COVERAGE	25%	14%
MAX. BLDG. HEIGHT	30 FT.	20 FT.

MAP REFERENCES:

1. Zoning Location Survey of property located at 105 Washington Parkway, Stratford, Connecticut prepared for Joseph M. Sansone, scale: 1" = 20' dated 7-22-2015 revised to 10-28-2015 by Lewis Associates.
2. Map No. 1 which is part of Section 1 of Map of Lordship Manor situated at Stratford Point, Stratford, Conn., developed and controlled by The Wilkens Land Co. scale: 1" = 100' dated Sept. 1st, 1911 by W. B. Reynolds Town Clerk Map No. 58

NOTES:

1. This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is a Dependent Resurvey conforming to Horizontal Accuracy Class A-2.
2. Municipal Zone Designation is RS-4.
3. Date of field survey 5-22-2002
4. 105 Washington Parkway, together with a variance granted by the Stratford Board of Zoning Appeals granted on September 2, 2013. Side setback waived from 10 feet to 2.9 feet.

To my knowledge and belief, this map is substantially correct as noted herein.

TRACY H. LEWIS, L.S.

CT. LIC. NO. 15160

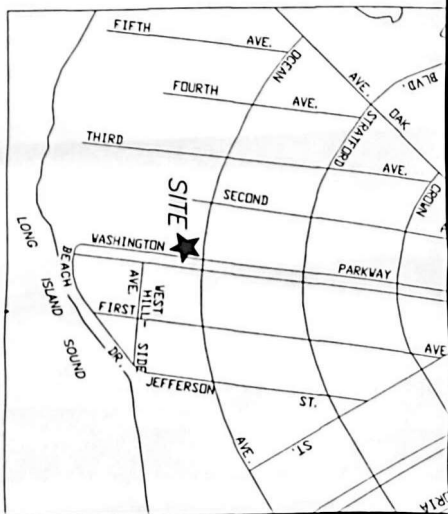
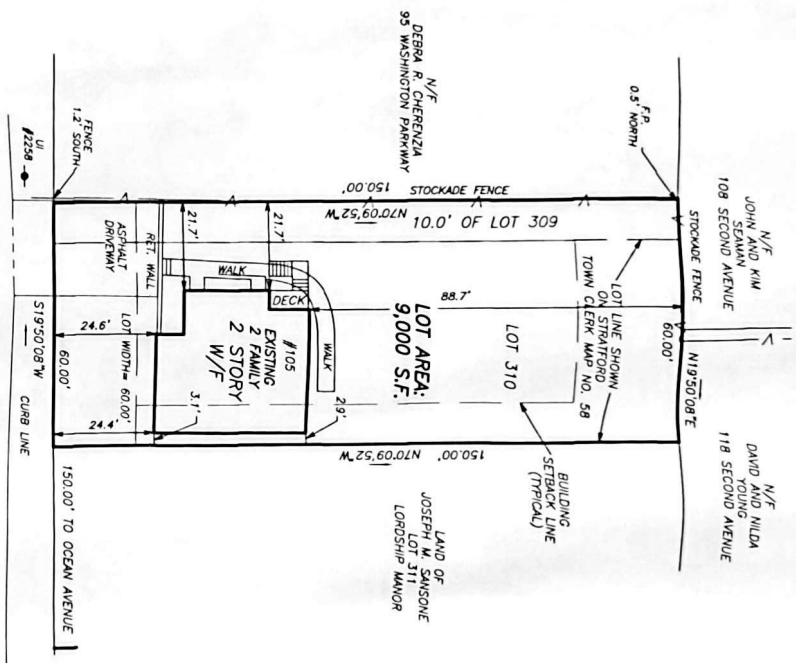
WEST HILLSIDE AVENUE

N/F
BRENDA C. CLAUDON
10 W. HILLSIDE AVENUE

N/F
KENNETH & DAMN
96 WASHINGTON PARKWAY

N/F
LAUREN A. KENILA
108 WASHINGTON PARKWAY

This map is not valid unless it has a live signature and embossed seal of Tracy H. Lewis.



ZONING LOCATION SURVEY LOT 310 AND 10 FEET OF LOT 309 "LORDSHIP MANOR" SECTION 1

OF PROPERTY LOCATED AT

105 WASHINGTON PARKWAY
STRATFORD, CONNECTICUT

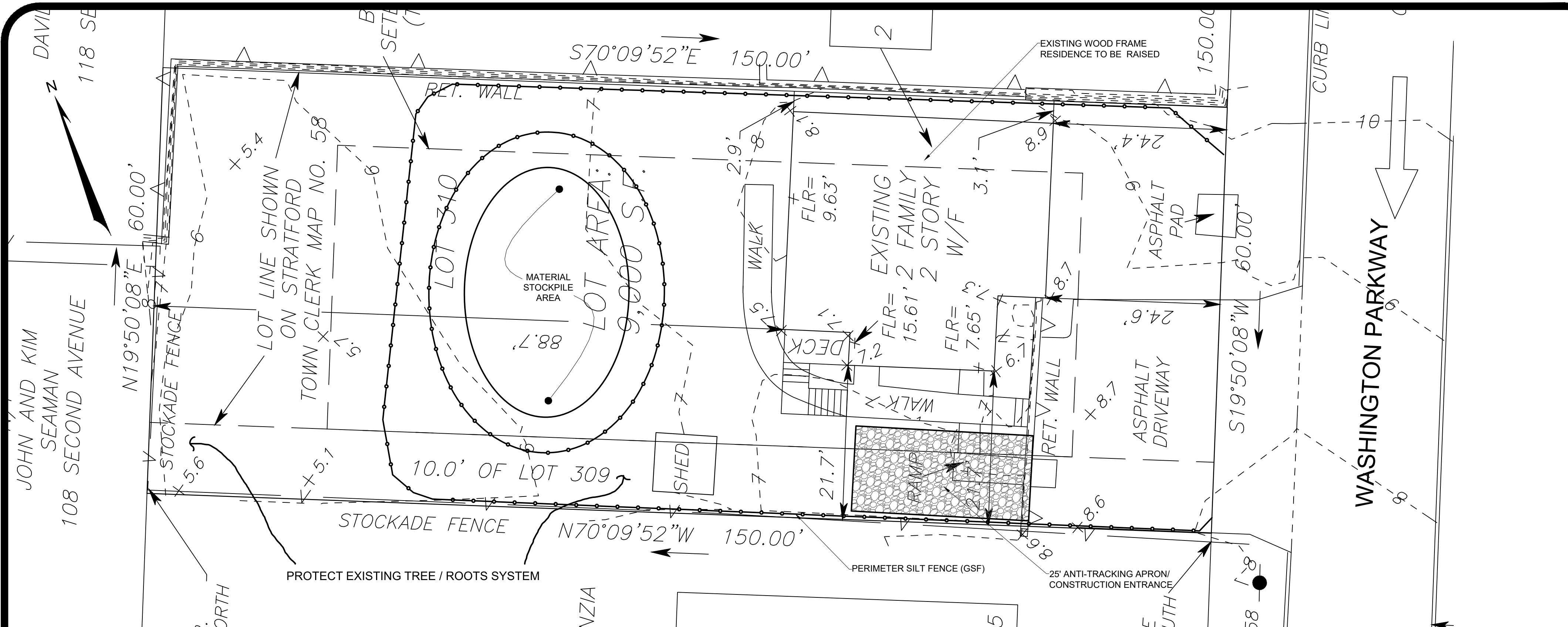
PREPARED FOR
JOSEPH M. SANSONE

SCALE: 1" = 20' DATE: 7-22-2015

REVISED 11-2-2015



LEWIS ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
280 MAIN STREET, NORWICH, CONNECTICUT
PHONE: 203-281-8648

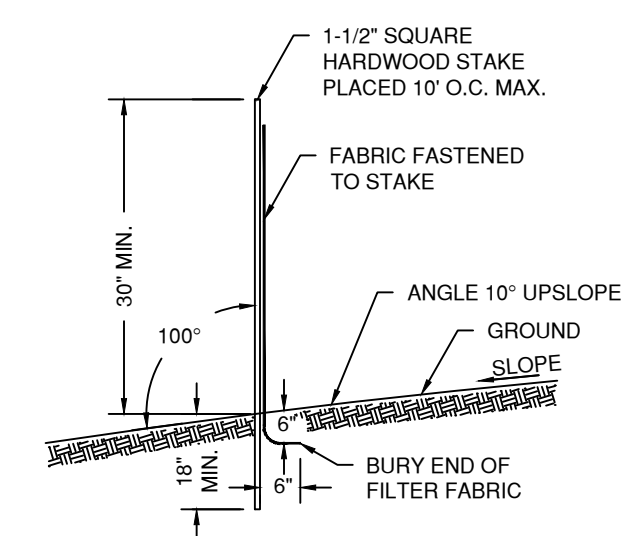


GENERAL EROSION AND SEDIMENT CONTROL NOTES

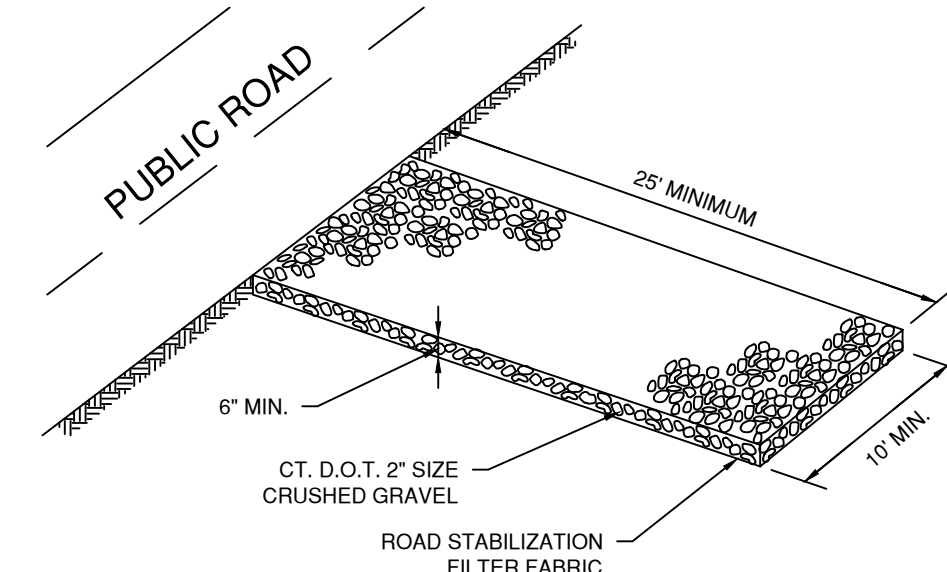
- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
- SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. 2002.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
- ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
- ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO AN ACTIVE DRAINAGE SYSTEM OR DISPERSED IN AN UNDISTURBED FIELD AREA. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION.
- WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
- DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
- SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/3 TO 1/2 THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
- ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
- THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES. INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN. NOTIFYING THE PLANNING AND ZONING COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

SOIL EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 10'

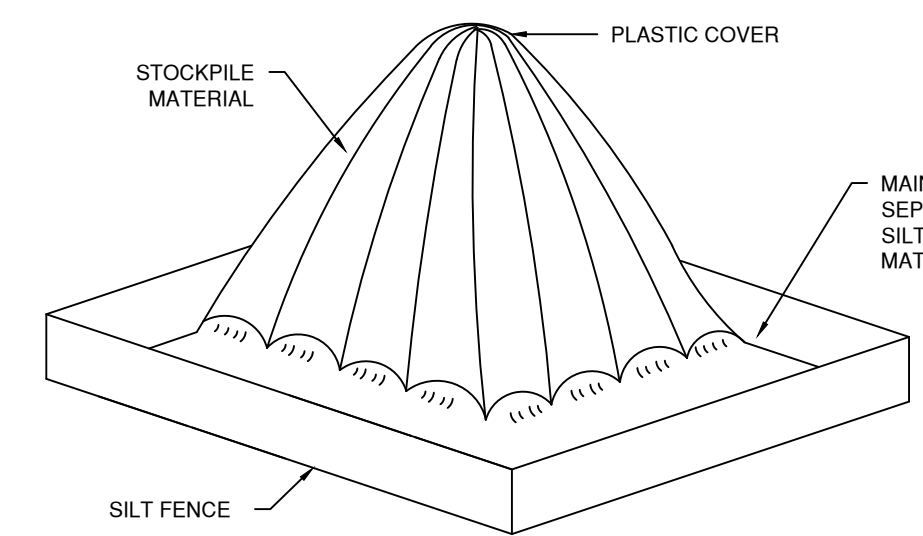


GEOTEXTILE SILT FENCE (GSF) (NTS)



NOTE: PLACE THE ANTI-TRACKING PAD ON THE SITE AT THE VEHICLE EXIT LOCATION SO THAT ALL VEHICLES LEAVING THE SITE MUST PASS OVER THE PAD BEFORE ENTERING THE PUBLIC ROAD

CONSTRUCTION ENTRANCE (NTS)



NOTE: STOCKPILE SHALL BE COVERED ENTIRELY BY AN ANCHORED PLASTIC COVER OR SEEDED

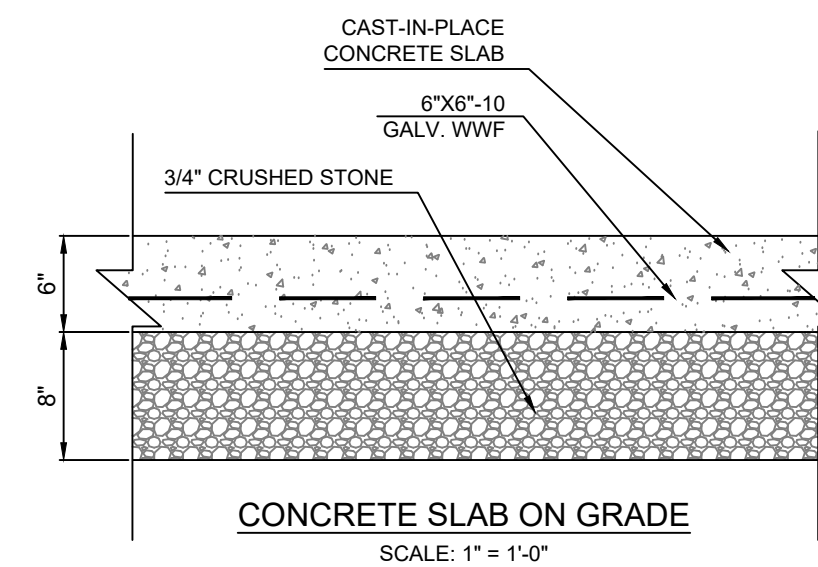
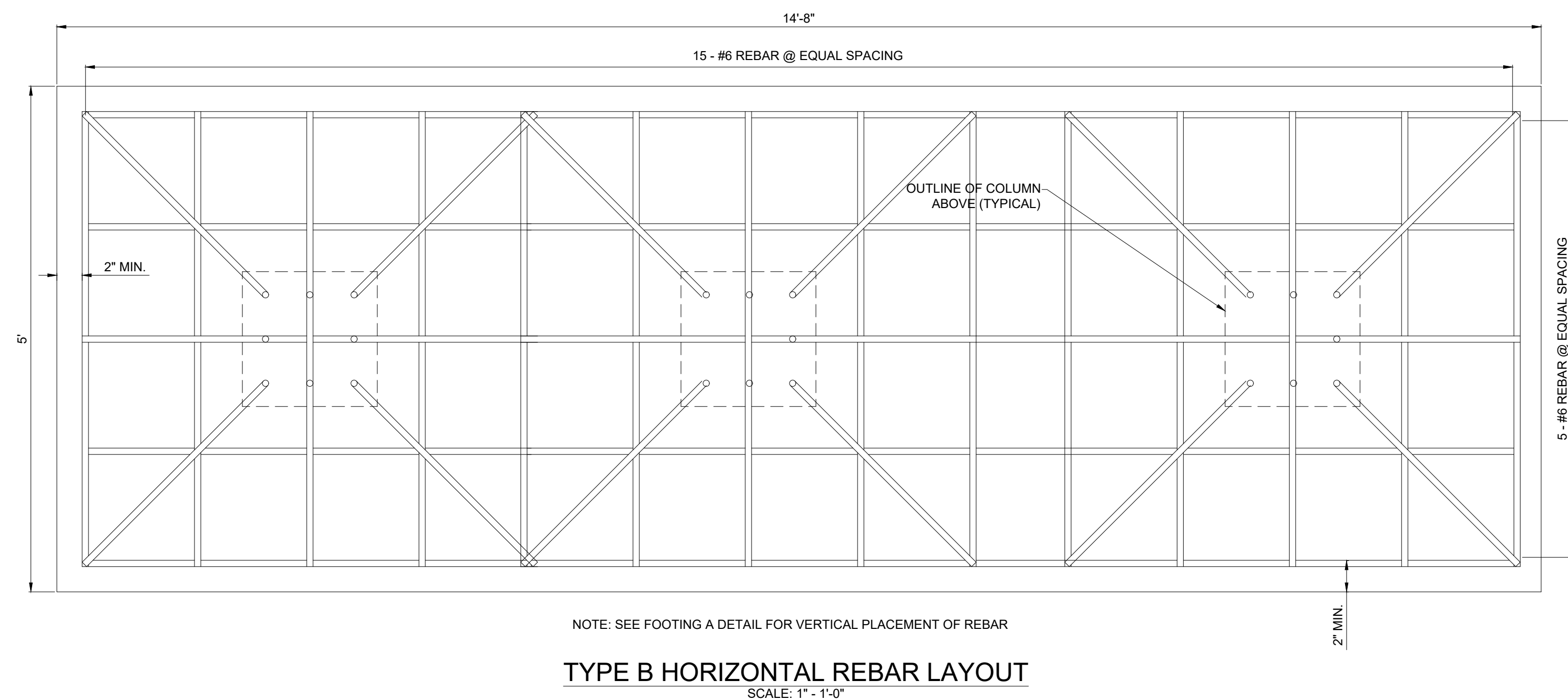
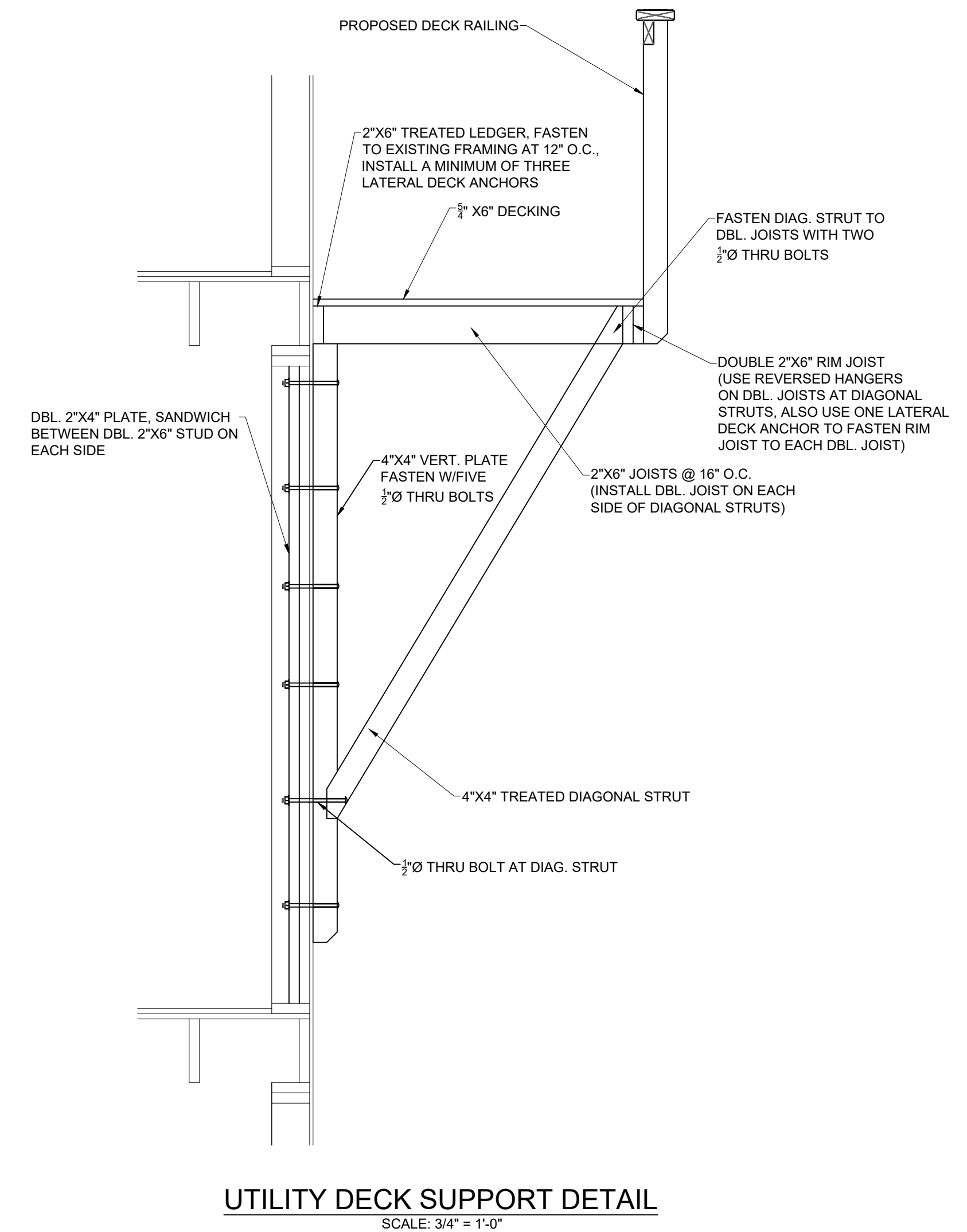
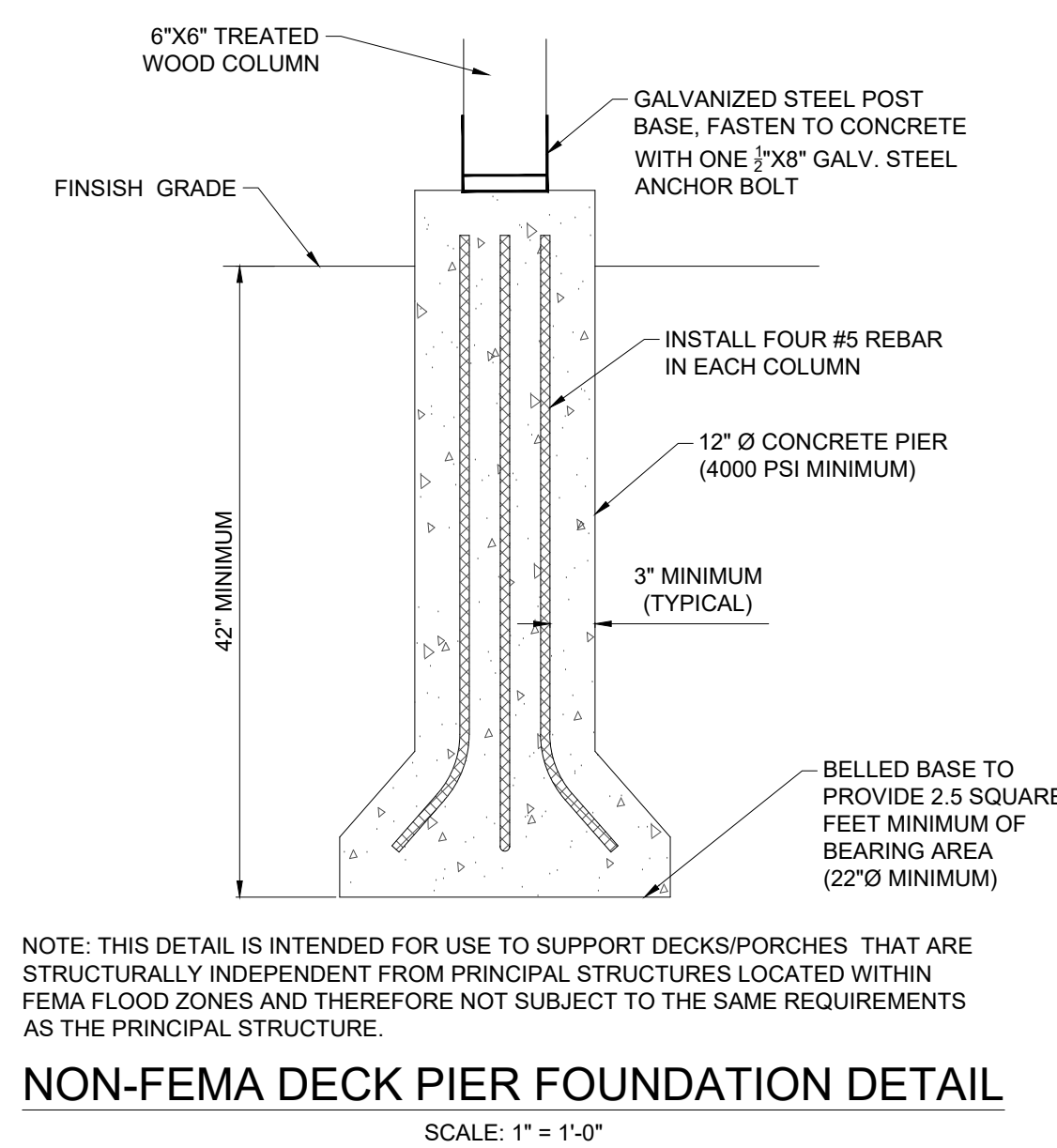
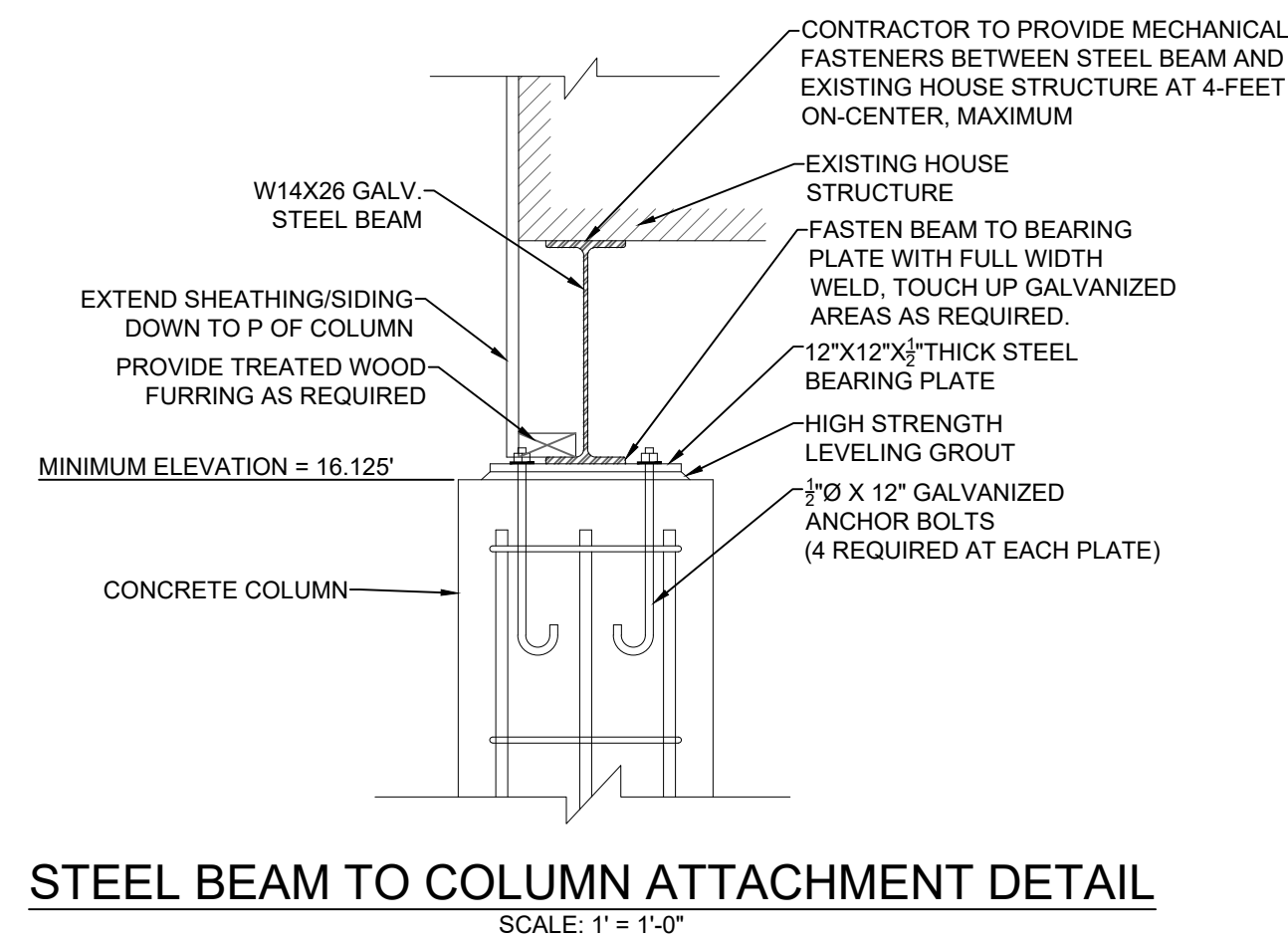
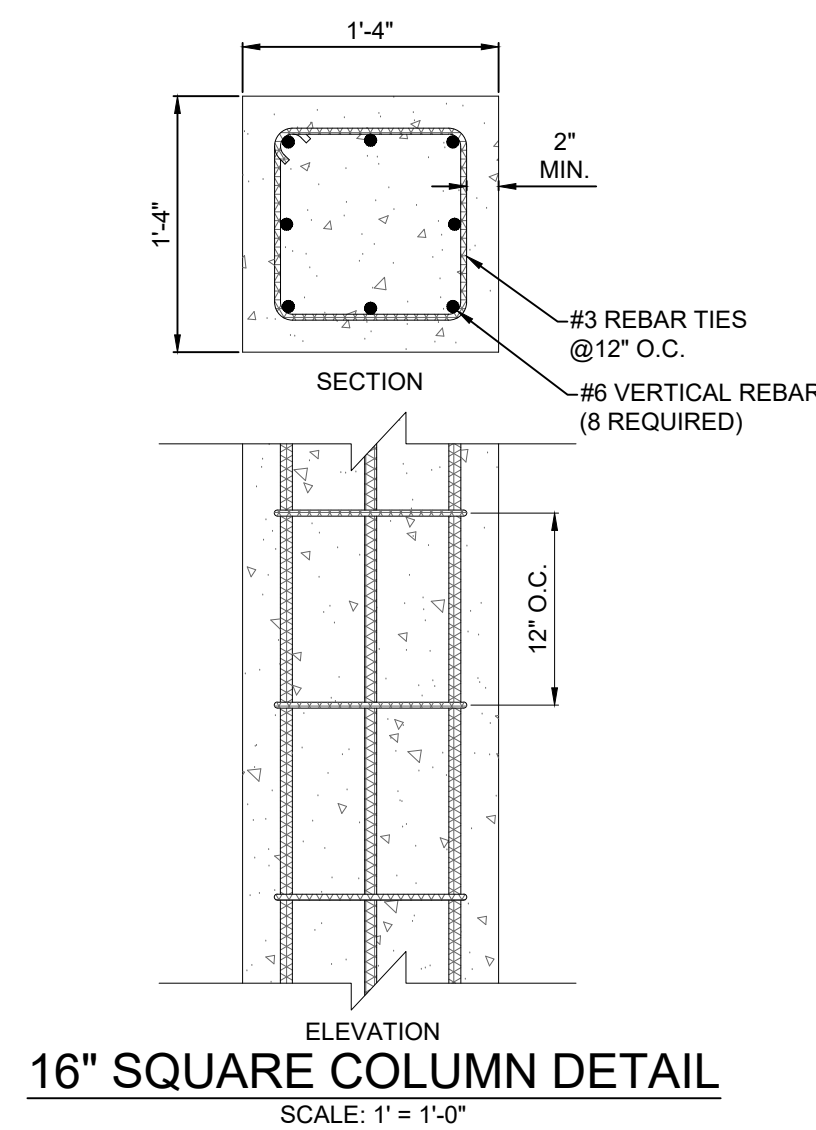
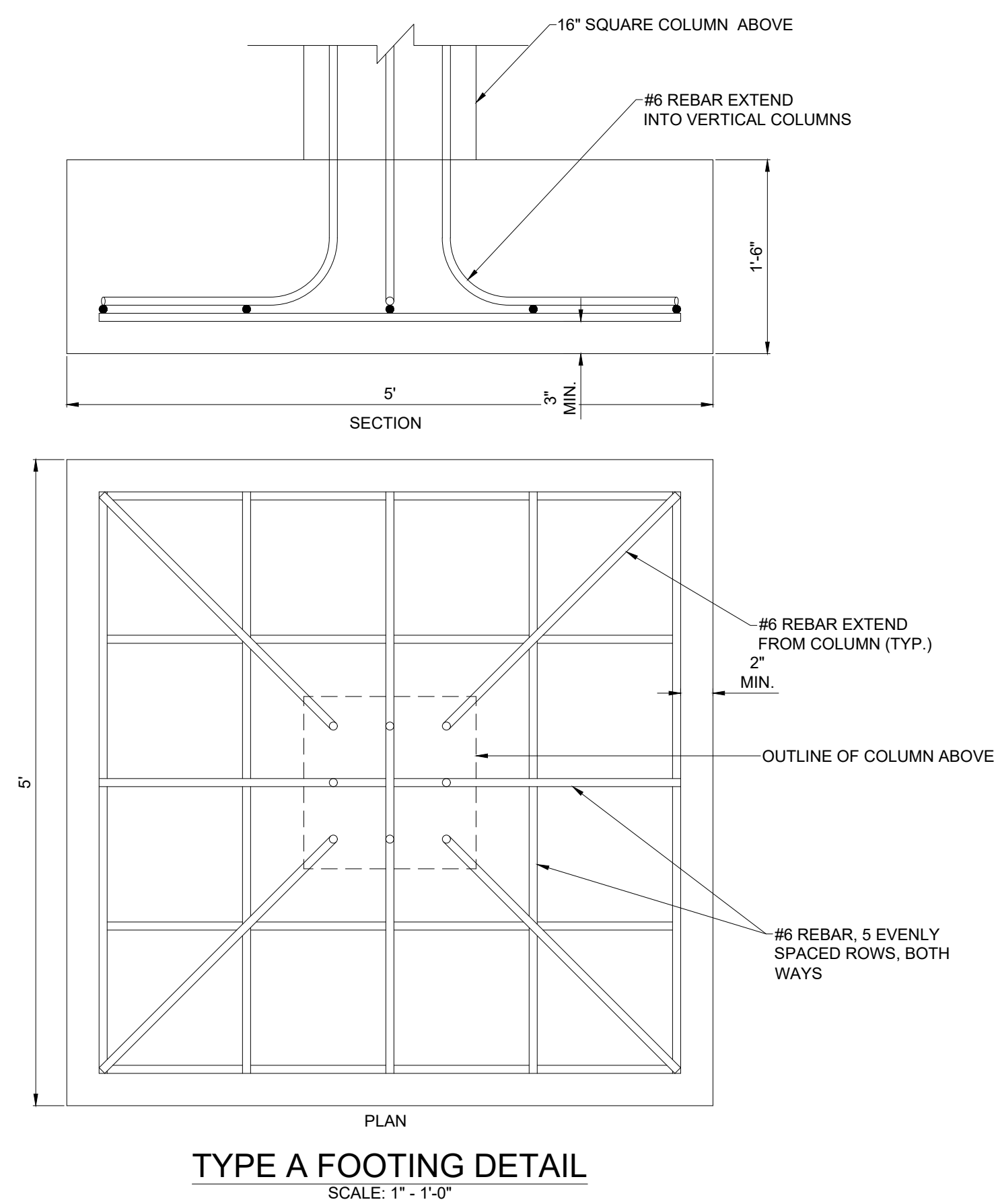
STOCKPILE DETAIL (NTS)

GENERAL NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE THE INSTALLATION OF TEMPORARY SOIL EROSION & SEDIMENT CONTROL MEASURES IN SUPPORT OF A PROPOSED HOME RAISING OPERATION. PROPERTY LINES, ELEVATIONS, AND EXISTING CONDITIONS SHOWN HEREON ARE TAKEN FROM A FIELD SURVEY PERFORMED BY LEWIS ASSOCIATES, MONROE, CONNECTICUT.
-

REVISION / ISSUED		ROBERT P. PRYOR, P.E., L.S.	
		325 NAVAJO LOOP, SHELTON, CONNECTICUT, 06484	
		(203) 451-8497	
		SOIL EROSION & SEDIMENT CONTROL PLAN	
		prepared for:	
		MR. JOSEPH SANSONE	
		105 WASHINGTON PARKWAY	
		MILFORD	CONNECTICUT
		DATE: 05 / 21 / 2026	DRAWN BY: CAD
		SCALE: AS NOTED	CHECKED BY: R.P.

SC



REVISION / ISSUED		ROBERT P. PRYOR, P.E., L.S. 325 NAVAJO LOOP, SHELTON, CT 06484 (203) 451-8497	
6/23/26	RVSD. PER TOWN COMMENTS		
		FOUNDATION DETAILS	
		prepared for: JOSEPH SANSONE 105 WASHINGTON PARKWAY	
		STRATFORD	CONNECTICUT
		DATE: 05 / 26 / 2026	DRAWN BY: CAD
		SCALE: AS NOTED	CHECKED BY: R.P.

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