



May 14, 2025

Restoration and Roofing Contractors

Architect: Lothrop Associates Architects *333 Westchester Ave, White Plains NY. 10604

Board of Education: East Lyme Public Schools * 165 Boston Post Rd. P.O. Box 220 East Lyme, CT. 06333-0176

ctauditors@cgac.state.ct.us

Re: Lille B. Haynes Elementary School Roof Replacement

State Project No: 045-0064-RR

Bid Date:04/29/2025

*****BID PROTEST*****

The Imperial Company, Restoration Contractor, (Imperial) is listed as the Lowest Qualified Responsible Bidder. We are requesting a re-bid to allow the Town to receive multiple prices of equal product. to ensure the town, and the state competitive bidding.

The current enclosed specifications produced by the architect list ONLY (1) approved manufacturer. We are requesting this project goes out to re-bid with (3) industry standard equals.

Imperial contacted the Architect Andrew Clair to inform him he only had (1) approved manufacturer, he informed us he wasn't required to put more than one in.

Imperial is requesting this project goes out to re-bid to provide the Town and all parties involved fair bidding for the best interest of tax payers. Enclosed is an example of the Town of Danbury adding equals of manufactures who are present in the state and able to meet specifications.

Imperial is requesting the Architect follow the listed General State Statues and provide the permission from the Commissioner per Sec. 4A52-15 Sole Source Procurement or re- bid the project.

Thank you for looking into this matter, if you have any questions or require any additional information please reach back out.

Sincerely

Bruce M. Raulukaitis/ President

Enclosures:

Bid Results Lille B. Haynes Elementary School Roof Replacement

Board of Ed East Lyme ** Meeting min illustrating the Towns financial positions.



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

CHARLES J. VOLPE, JR
PURCHASING AGENT

(203) 797-4571 PHONE
(203) 796-1527 FAX
c.volpe@danbury-ct.gov

May 20, 2025

ADDENDUM #2

To

Bid #04-24-25-02 "Ellsworth Avenue School Roof Replacement"

This addendum shall be part of the Purchasing documents for the above captioned Bid. This addendum is to be acknowledged by the bidder by signing as provided below and returning with the bidder's proposal.

SEE ATTACHED: Addendum #2, 7-pages

NOTE: RFI Cutoff Date has been extended to Tuesday, May 27, 2025

BID DUE DATE: Has changed to: Tuesday, June 3, 2025, 10:00 AM

Receipt of the addendum is hereby acknowledged.

Bidder _____

Signature _____

Title _____

Date _____

Charles J. Volpe, Jr.
Purchasing Agent
City of Danbury

Ellsworth Avenue School Roof Replacement

Bid No. 04-24-25-02

City Project No. 24-06

State Project No. 034-0156 RR

May 19, 2025

Addendum 2

A. Bid Opening Date:

Extended from May 27, 2025 at 10:00AM to June 3, 2025 at 10:00AM.

B. RFI Cut-off Date:

Extended from May 20, 2025 to **May 27, 2025**.

C. Revisions to Specifications:

1. Information for Bidders, Section 11. TIME LIMIT.

DELETE: *"The contractor guarantees that he can and will substantially complete all work under Project No. 24-06 by August 22, 2025. Charges to contract time are to begin as of the date the Contract is executed and shall include Sundays and Holidays. Charges to contract time will end on the day the work is accepted by the City."*

ADD: *"The contractor guarantees that he can and will complete all work under Project No. 24-06 by November 3, 2025. Charges to contract time are to begin as of the date the Contract is executed and shall include Sundays and Holidays. Charges to contract time will end on the day the work is accepted by the City."*

2. **MODIFY** Specification Section 074113.16 Part 2.2 STANDING-SEAM METAL ROOF PANELS

to read:

Part 2.2 B.

2. Acceptable Manufacturers

- a. AEP Span
- b. Centria
- c. Tremco
- d. Holcim Elevate
- e. Substitutions: Not permitted

3. **MODIFY** Specification Section 074213.13 Part 2.2 CONCEALED-FASTENER, LAP-SEAM METAL WALL PANELS to read:

Part 2.2 B.

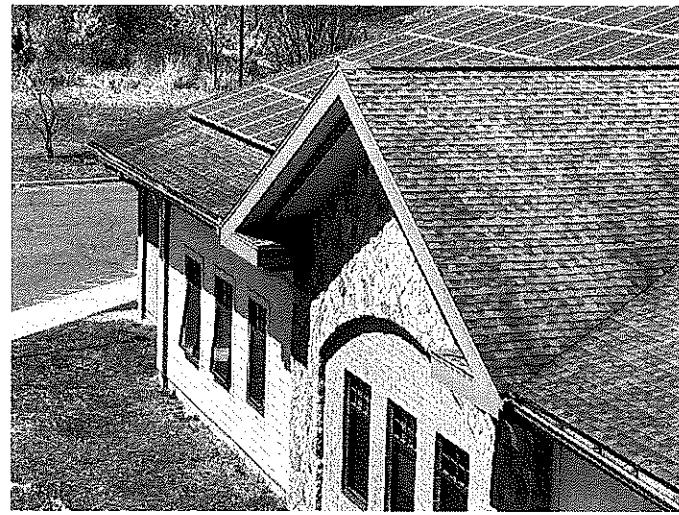
2. Manufacturers: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:

- a. AEP Span
- b. Centria
- c. Tremco
- d. Holcim Elevate

- e. Substitutions: Not allowed
4. **MODIFY** Specification Section 075216 Part 2 MANUFACTURERS to read:
Part 2.1
B. Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 1. Ecology Roofing Systems
 2. Siplast, Inc.
 3. Tremco
 4. Holcim Elevate
 5. Substitutions: Not allowed

D. Requests for Information:

1. Is the intent to use the same color/finish for all the metal roof and wall flashings? Will the gutter, downspouts, and other metal flashings match the roof & wall panels?
The intent is for all metal fascia, gutter & downspouts to match the existing gray color. The owner may choose a standard color for the roof panels themselves.
2. Ref. A/A530, is the contractor replacing the soffits throughout the school, or are they to remain?
All existing soffits to remain. The soffit referenced in A/A530 should read "existing soffit to remain".
3. For the alternate go-over roof systems, is the contractor replacing roof drains, or are we using retrofit drains? J1/A531, shows a tapered insulation sump. Are we providing new drain sums per J1?
Yes, new roof drains are required with new tapered sums as shown on J1/A531.
4. Who is responsible for the PV array demo & disposal? Where are the conduits being removed back to? Where are the control panels for the PV system located? Please provide more information on the existing system and its removal.
The PV array removal & disposal is the responsibility of the contractor. Conduits are being cut back below the new metal roof system and all existing electrical feeds to be terminated & capped below the new roof panels.
5. See the attached photo UFTJ. What is the contractor doing at the gable returns where there's existing shingles and related metal trim?



All existing soffit, trim & Rake trim to remain at this detail. Asphalt shingles to be removed & these small roof sections are to be roofed with flat metal flashing to match the existing gray color. Metal to be provided by roofing manufacturer.

6. See the attached photo KSho. Is the contractor tucking up under the existing siding, or will the contractor have to modify the siding for the new SSMR system?



See detail R/A530. Contractor to assume that the shingles may need to be cut/raised/modified to execute this detail. This may include adding additional metal flashing matching existing in kind.

7. See attached photos 9USH & EaYg. There are multiple areas on the school where higher roof eaves, soffits, and fascia return into the lower roof field. How is the contractor installing the roof panels below the soffits in these conditions? What is the proposed detail at the side wall below the soffit against the stone wall?



Where the eaves, soffits and fascia return onto the existing roof, the contractor is expected to utilize the same metal panel as the balance of the project. If the conditions don't allow the panel seam to fit, a flat metal panel (by roofing Manufacturer) will be acceptable at these locations. The detail against the stone will be similar to detail P/A530 with a new saw cut reglet/flashng installed.

8. Specifications state a substantial completion date of August 22, 2025 for all work on the project. This is an unrealistic deadline for substantial completion. Lead time for panels is currently 6-10 weeks once the shop drawings are approved. Will the contractor be allowed to work on the roof while the kids are in school? What is the process and restrictions if the work extends into the school year?

Given the lead time for materials, the project completion date has been revised. Final completion date of the project is now November 3, 2025. Work on the roof is permissible while school is in session. Contractor will be required to coordinate with the City and school administration for work in sensitive areas when school is in session (i.e. adjacent to play areas, etc.). The Contractor is to complete any disruptive or noisy work during the summer months to the maximum extent possible while maintaining a weathertight building throughout the duration of the project. All costs required to complete the project by the completion date, including any overtime, night, weekend, or holiday work is to be included in the Contractor's bid proposal. Please refer to the attached site logistics plan for areas available for contractor materials and staging during the school year. Restoration and turf establishment of any affected staging area to be restored to preconstruction conditions and is to be included in Contractor's bid proposal.

9. Please provide the budget information approved by the state for this project. What is the project's total budget?

The State grant is approved for a total project cost of \$2.7M.

10. I did not see any information pertaining to the existing EPDM roofs. *Is the existing insulation tapered or just flat stock and what is the thickness of the insulation?*

The original documents indicated that the existing structure is sloped, and therefore, there is 3" flat stock insulation to remain. However, we did not take any core samples to confirm this.

11. *How is the Garland basis of design roof being installed?* The Garland sales rep will not answer any questions about the Garland Roof Assembly. *Is the roof being fastened or adhered to the existing insulation? If mechanically fastened please provide the fastening patterns and if adhered please provide ribbon spacing patterns which meet the wind uplift and performance requirements. Please advise if this is the same for all manufacturers listed and if not, what is the correct fastening?*

The intent is to mechanically fasten the cover board to the existing metal deck per section 075216 section 2.6 B. The Modified membrane is to be fastened per section 075216 2.5 D. Fastening patterns are to be determined by the manufacturer to meet the required wind speed uplift delineated in the documents.

12. *During the pre-bid meeting it was stated that we are to leave the existing fascia metal in place and install new gutters and edge metal. Is this true for all areas including the alternates?*

No, this is only true for all of the sloped sections. All flat (low sloped) roofs to have new metal fascias & flashings per details on drawing A531.

13. There was an RFI cut-off point mentioned at the pre-bid meeting. *What is the cut-off date and can this be put in an addendum and be extended once the issues with the equal manufacturers are ironed out?*

RFI cut-off date has been extended to May 27, 2025; see Item B above.

14. AEP Span. who is listed in the specifications, does not meet the Garland basis of design. The sales rep that you provided in the addendum stated that they do not ship to the Northeast and want to Opt of this project. Furthermore they could not understand why they would be listed in the spec when there are many other manufacturers that can meet the spec right here in the Northeast, in Connecticut. ***Can you please provide a new manufacturer to replace the AEP Span manufacturer from out West who does not cover the Northeast. The AEP Span is not a true equal.***

See Item C. Revisions to Specifications above.

15. In speaking with the sales representative of Centria who is the other panel manufacturer listed, they are unaware of this project and have stated that their system does not meet the Garland basis of design over a shingle roof. The latest addendum issued is not accurate, as we cannot just simply get quote from the two non-Garland manufacturers. Centria's engineers are reviewing the specification to see if they can meet the spec in any way possible, but in the meantime this bid should be extended until two new equal manufacturers can be provided. ***Due to the nature of this project and State Grant money, it is important to have true equal products. Please provide a new manufacturer to replace the Centria manufacturer, Centria is not a true equal?***

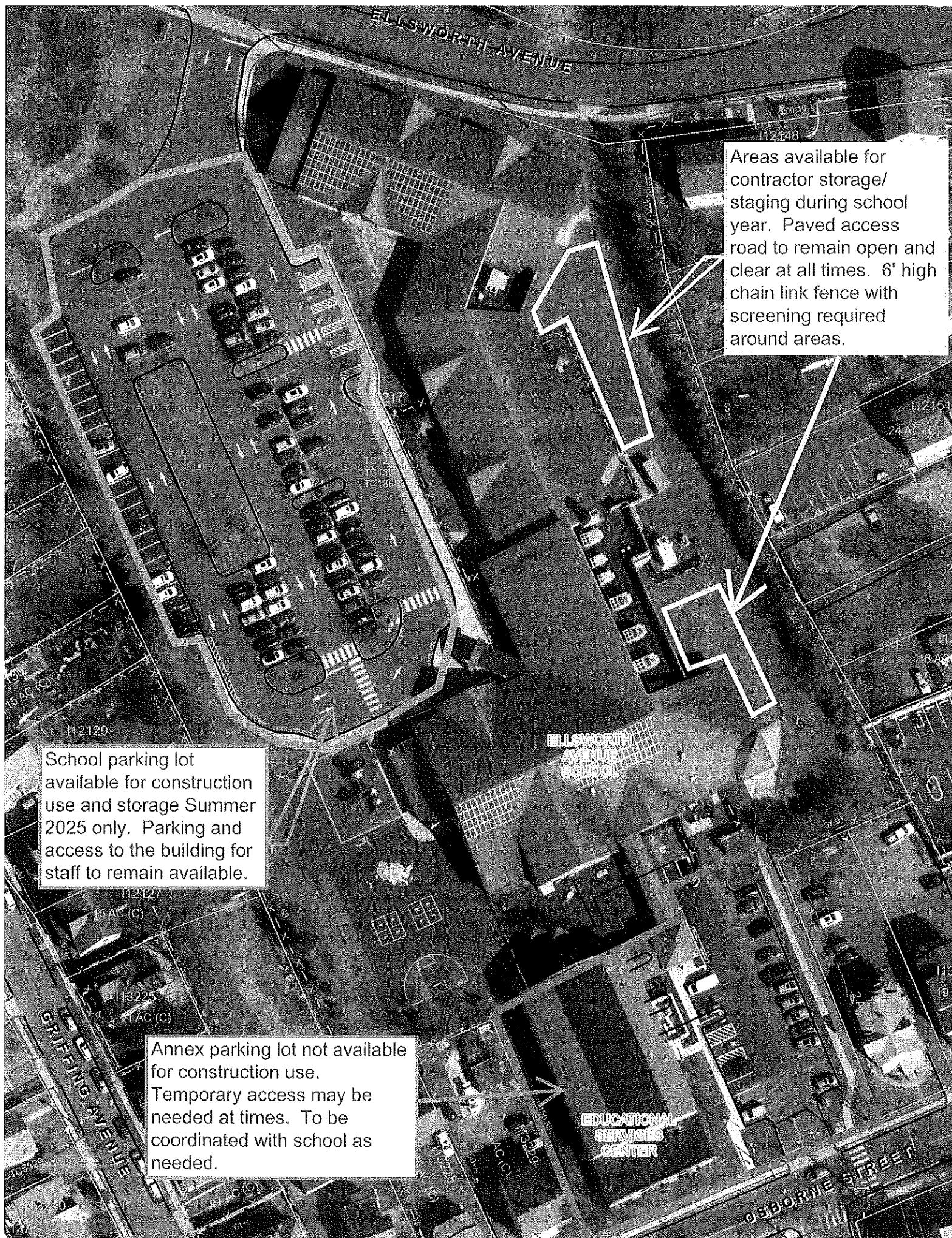
See Item C. Revisions to Specifications above.

16. Imperial would like to request Tremco and Elevate be listed as an approved equal for fair bidding and competitive pricing. Please confirm they can be approved.

See Item C. Revisions to Specifications above.

E. Attachments:

Ellsworth Avenue site logistics plan



School parking lot available for construction use and storage Summer 2025 only. Parking and access to the building for staff to remain available.

Annex parking lot not available for construction use. Temporary access may be needed at times. To be coordinated with school as needed.

Areas available for contractor storage/staging during school year. Paved access road to remain open and clear at all times. 6' high chain link fence with screening required around areas.



CITY OF DANBURY
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(203) 796-1527 FAX
c.volpe@danbury-ct.gov

May 16, 2025

ADDENDUM #1

To

Bid #04-24-25-02 "Ellsworth Avenue School Roof Replacement"

This addendum shall be part of the Purchasing documents for the above captioned Bid. This addendum is to be acknowledged by the bidder by signing as provided below and returning with the bidder's proposal.

SEE ATTACHED: Addendum 1, 4-pages

Receipt of the addendum is hereby acknowledged.

Bidder _____

Signature _____

Title _____

Date _____

Charles J. Volpe, Jr.
Purchasing Agent
City of Danbury

Ellsworth Avenue School Roof Replacement

Bid No. 04-24-25-02

City Project No. 24-06

State Project No. 034-0156 RR

May 15, 2025

Addendum 1

Requests for Information:

1. "Section #074213: Metal Wall Panels.

The Basis of Design is Garland. However, the two equals are not equals. AEP Span is a West Coast company that does not do work in Ct. They have no approved contractors or Manufacturer Representation in Connecticut.

Centria does not meet specification for the wall panels that have been designed in Section #074213. Therefore, there are no equals listed for bidder to bid and price this project. This specification is locking in Garland as a single source manufacturer basically guaranteeing them the project with no competition. Please provide 2 other products for which bidders can choose from so contractors can competitively and fairly bid and compete on this project."

Response:

We agree that Garland is listed as the basis of design, however, AEPSPAN and Centria are equal. SPA spoke to representatives of both companies and confirmed that their panel can be shipped to Connecticut. While there are specification subtitles of all three specified manufacturers, any of the 3 are acceptable manufacturers for the wall panels.

2. "Section #74113 / Metal Roof Panels:

Garland is the listed basis of design. The two equal listed are not equals. AEP Span does not do work in Connecticut. They are a west coast company and have no approved contractor in Connecticut or Manufacturer Representation in Connecticut. **Therefore, AEP SPAN are not an equal.**

Centria does not meet specifications either. They do not have an 18-inch .040 aluminum panel, offer no 30-year warranty. Have no pencil stiffener ribs as specified, the panel height is not what is specified, they have a two-piece clip and not a one-piece clip as specified. The paint finish is not what is specified in their products. Therefore, Centria does not meet specifications and **are not a equal. Please list 2 more approved equals that bidders can submit a quote on for this project.**"

Response:

We agree that Garland is listed as the basis of design, however, AEPSPAN and Centria are equal. SPA spoke to representatives of both companies and confirmed that their panel can be shipped to Connecticut. While there are specification subtitles of all three specified manufacturers, any of the 3 are acceptable manufacturers for the roof panels.

3. "As it stands now in specifications, Garland is the only manufacturer that is approved with the listed specifications and the other two manufacturers listed that do not meet the requirements listed in the specifications. State funded Projects require 3 equal manufacturers for fair and competitive bidding purposes."

Response:

We disagree that Garland is the only Manufacturer to meet the specifications. This project was reviewed and approved by the State of Connecticut and we believe we have met/fulfilled all of their bidding/specifying requirements.

On Wednesday, May 14, Dean Petrucelli of SPA spoke with Jeff Medeiros of AECSPAN (916-207-0385) and Jeff confirmed all of the above. Including that his panels can be shipped to CT. He also encouraged any CT contractor to reach out to him to seek a bid/proposal.

On Wednesday, May 14, Dean Petrucelli of SPA spoke with Frank Hilius of Nucor/Centria (718-314-4529) and Frank confirmed all of the above including that his panels can be shipped to CT. He also encouraged any CT contractor to reach out to him to seek a bid/proposal.

Attachments:

1. Non-mandatory Pre-Bid Meeting sign-in sheets.

CITY OF DANBURY, CT

Pre-Bid Meeting

Bid #04-24-25-02 "Ellsworth Avenue School Roof Replacement"

DATE: Tuesday, May 13, 2025, 4:00 PM

NAME	COMPANY / ADDRESS	PHONE #	E-MAIL ADDRESS
Chris Volpe	City of Danbury Building Dept	203-797-4571	c.volpe@danbury-ct.gov
Dan Petrich	CITY OF DANBURY	203 797 4641	d.petrich@danbury-ct.gov
DEAN PETRUCCUCCI	SILVER PETRUCCUCCI	203 230.9007	DPETRUCCUCCI CSILVERPETRUCCUCCI. COM
Steve Dolillo	Garland	(203) 448-9310	sbotelhog@landco.com
A. Davis	Imperial	861- 632-2254	drives@imperialco.com
David Lukeski	Bowditch	203 744 2780	Estimating@ bowditch roofing.com

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CITY OF DANBURY, CT

Pre-Bid Meeting

Bid #04-24-25-02 "Ellsworth Avenue School Roof Replacement"

DATE: Tuesday, May 13, 2025, 4:00 PM

NAME	COMPANY / ADDRESS
Michael Brauch	Greensboro Industrial

BIDS RECEIVED**East Lyme Public Schools - Facilities Department****Project name:** ELPS- LB Haynes**Date & Time****Architect Engineer :**

Lothrop

4/29/2025

Prime Representatives Only - Information Used for Contact Purposes

Contractor	<i>Base Bid</i>					Acknowledged
	Bid Security (10% Bond/Che.)	Alternate 1 - ADD Cold Applied Roof	Alternate 2-ADD 30 Yr- Warranty	Alternate 3- ADD Ladder	TOTAL	
SAMPLE	X	\$ 3,010,500.00	\$ 750,000.00	\$ 20,000.00	\$ 5,000.00	\$ 3,785,500.00
GREENWOOD		4,778,000 4,778,000	155,000 225,000	0 6,000	0 6,000	
COMMERCIAL ROOFING & CT		4,689,000	429,000	0	15,000	
PAGE CONTRACTING		5,840,000	0	0	12,000	
SCHILLER		4,534,000	123,000	0	7,000	
YOUNG DEVELOPERS LLC		4,474,000	106,250	5,000	4,750	
THE IMPERIAL CO.		4,167,075	208,041	0	4,500	
TITAN ROOFING		5,463,000	200,000	0	10,000	
8						