

# Addendum No.1 - Pre-Bid Clarification Drinking & Wastewater Asset Sale RFP

The Proposers (shown below) are eligible to receive this addendum as noted by their attendance at the pre-bid mandatory conference held on November 14, 2017:

(1) Torrington Water Company (2) Aquarion Water Company,  
(3) Connecticut Water Company.

The clarifications contained in this Addendum shall become a part of the Specifications, Bidding Requirements and future Contract Documents to be negotiated between the Owner & successful Proposer to the above referenced RFP, issued on October 27, 2017. This Addendum supersedes any previously issued Specifications and/or Bidding Requirements.

## **Clarifications:**

**Question 1.** - What is the current status of the outstanding \$130,000 loan from the Town of New Hartford to the WPCA?

**Answer:** The current balance outstanding is \$87,750. This is an interest free loan.

**Question 2.** - Are copies of the amortization schedules for outstanding asset loans available?

**Answer:** - Please refer to the attached tables: *Amortization Tables*

**Question 3.** - Request for Loan & Grant Agreements and dates assets were placed into service.

**Answer:** - Please refer to the attached: *Asset List*. Note - all Loan/Grant Agreements, with their effective dates, by the Town of New Hartford involving drinking water or wastewater assets are available for inspection at Town Hall with reasonable notice during regular hours.

**Question 4.** - Is the water usage for your largest customer available?

**Answer:** - The WPCA's largest customer is the River Run Condominium Association. The (124) unit complex receives one unified bill. Please refer to the attachment: *River Run Condo Billing*.

**Question 5.** - Can we examine the Sanitary Surveys (of record), emphasis added).

**Answer:** - The Sanitary Survey from years (2008, 2011 and 2014) are available for review at Town Hall.

**Question 6.** - The Town of New Hartford has a property agreement lease from MDC in which the MDC receives the value of property taxes on the land as payment. What was the rent for the last fiscal year?

**Answer:** - The New Hartford Assessor shows a value for the .423 acre parcel housing the water tanks at \$1,960 or a tax credit to MDC of \$57.85 for fiscal year ending 2016. Please refer to the attached: *MDC Lease & Amendment* documents

**Question 7.** - Are copies of the current water tank inspections available?

**Answer:** Please refer to the attached copies of: *Inspection Reports#1-#2* dated May 2010 and June 2016 respectively.

**Question 8.** - Has the USDA ruled on the issue of loan repayments or reimbursement of grants concerning assets financed through their organization?

**Answer:** - The USDA has declined to acknowledge this request until such time as it believes there is a “bonafide” offer received by New Hartford. ALL RESPONDENTS TO THE RFP SHOULD INCLUDE THEIR CASH VALUE OFFER FOR ASSETS SUBJECT TO TERMS AND CONDITIONS TO BE AGREED UPON AND ACKNOWLEDGED BY THE PARTIES THAT MAY INCLUDE (OR NOT) A MUTUAL RESOLVE BY THE PARTIES TO THE ABOVE REFERENCED ISSUE.

Until New Hartford receives and reviews the RFP submittals, it has no way of understanding how this question may be resolved.

**Question 9:**

**(This Concludes Addendum #1 Clarifications)**

Recipients will acknowledge their receipt of this addendum utilizing a returned email.

Send To: [christinehayward@town.new-hartford.ct.us](mailto:christinehayward@town.new-hartford.ct.us)

\_\_\_\_\_ (Company  
Name)

\_\_\_\_\_ Signature  
as represented by (Company Representative)

## Addendum No.2 - Follow-Up Request For Information Drinking & Wastewater Asset Sale RFP

The Proposers (shown below) are eligible to receive this addendum as noted by their attendance at the pre-bid mandatory conference held on November 14, 2017:

(1) Torrington Water Company (2) Aquarion Water Company, (3) Connecticut Water Company.

This Addendum supersedes any previously issued Specifications and/or Bidding Requirements.

### **Request For Information:**

**Question #1.** - We request a list, by class of service, for customers of the WPCA? (This request is specific to meter size, number of sewer customers, water/sewer, and water only, and sewer only.)

**Answer:** - We have also included fire (both public and private) and PA and sprinkler heads.) As of this date our records show the following:

- 211 customers with sewer and water
- 5 customers with non-metered sewer
- 241 customers with water only
- 5 customers private fire
- 2 customers public fire
- 7 customers sprinkler heads

Classed by service designation and size of meter

- Res - 5/8" meter = 397
- Res - 6" meter = 1

- Com 5/8" meter = 32
- Com 1" meter = 1
- Com 2" meter = 6

- Ind 5/8" meter = 1
- Ind 1" meter = 1
- Ind 2" meter = 6

PA 5/8"meter = 3  
PA 2" meter = 2

**(This Concludes Addendum #2 Clarifications)**