



DATE: April 24, 2026

PROJECT NAME: **Renovations for Scotland Town Hall
9 Devotion Road Scotland, CT 06264**

TO: All Contractors who have both secured bid documents from CT Bid Board and attended the mandatory Pre-Bid conference on April 7, 2026.

ADDENDUM NUMBER EIGHT

This addendum forms a part of the bidding and contract documents for Renovations for Scotland Town Hall. It modifies the original bidding documents prepared by Nelson Edwards Company Architects LLC dated February 20, 2026.

Please acknowledge receipt of this addendum and return these pages as part of your proposal submittal packet.

This Addendum responds to questions forwarded prior to April 17th that required additional review, or provides additional clarification.

No	REFERENCE	QUESTION AND ANSWER, or CLARIFICATION ITEM
1.	00 11 15 – Invitation to Bid	<p>To assist bidders with delivery of bids, the First Selectman’s office will open at 10 AM on Wednesday, April 29, 2026.</p> <p>As identified in Addendum no. 4, Bids are due by 1:00 PM local time on Wednesday, April 29th. Bid Opening will be at 1:15 PM on April 29th.</p>
2.	Section 02 41 19 – Selective Demolition	<p>1.8, D [REVISE]: Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work. Appendix ‘B’ - Targeted Pre-Renovation Hazardous Building Material Survey Report, dated May, 2023, identifies some hazardous materials in the building. These materials will be removed by Owner prior to start of construction.</p> <p>The report further identifies that TCLP testing of composite interior and exterior building materials indicate leachable lead below the EPA maximum concentration for hazardous waste.</p> <p>Contractors working in the building are required to follow OSHA requirement for lead-safe practices.</p>

		<p>The following reference is provided by the Town’s Hazardous Material Consultant:</p> <p>‘OSHA regulates lead dust exposure to workers in the construction industry under 29 CFR 1926.62 Lead Exposure in Construction; Interim Final Rule. Currently, OSHA does not define a threshold level of lead in paint that may cause worker exposure. Any detectable level of lead in paint (>0.0 mg/cm2 +/- 0.3 mg/cm2 by XRF or >0.01 % by AAS) requires task specific exposure monitoring. This “initial exposure assessment” must be conducted by trained workers utilizing appropriate personal protective equipment. Exposure assessments must be conducted for each task where painted surfaces or components are disturbed.</p> <p>Examples of task subject to initial monitoring when detectable levels of lead are identified include but are not limited to surface preparation for repainting, manual demolition of components with detectable levels of lead paint and the welding, cutting or grinding of steel with detectable levels of lead in paint.’</p>
3.	<p>Follow-up: Addendum no. 6 Question 4</p> <p>Re: Section 08 52 01 Wood Window Restoration</p>	<p>Addendum 6, question 4: Q: ‘Please verify the type of counter balances for both sides? During the pre-bid meeting windows appeared to have spring bolts and the drawings show weights, and the specifications mention tape balances. Please advise.’ A: <i>We will issue clarification in subsequent Addendum.</i></p> <p>Addendum no. 8: The windows at Scotland Town Hall use two types of systems. Sash weights are used at some windows. Sash bolts are used at other windows (the 1896 windows.) Some windows have no hold-open system (1840 windows.)</p> <p>Re: 08 52 01 - 1.2, F.8.c [REVISE] ‘Reinstall restored or replaced hardware including spring tape balance, sash bolt or sash weight.</p> <p>Re: 2.7, E: [REMOVE] section for spring tape balance Re: 2.7, H: [REMOVE] section information for replacing spring tape balance.</p> <p>[ADD]: 2.7, I: Sash Bolt: salvage and restore existing sash bolts; replace missing or damaged mechanisms in kind. Sash bolt sources include:</p>

		<ol style="list-style-type: none"> 1. Wm.A. Kilian Hardware Company, 8450 Germantown Avenue, Philadelphia, PA 19118 www.kilianhardware.com 2. Historic Houseparts, 540 South Avenue Rochester, NY 14620 www.historichouseparts.com 3. SRS Hardware, 401-954-9431, www.srshardware.com
4.	Section 08 52 01 and Window Schedule on A-600	<p>CONTRACTOR OPTION:</p> <p>(2) new windows - S1.4 and S1.5 - are called for on the south wall of the Town Clerk’s office. (1) window on the west wall of the Town Clerk’s office will be removed for new construction. Contractor option: existing west window to be removed may be salvaged, restored and reinstalled on the south wall of the Town Clerk’s office in lieu of a new window if advantageous to contractor pricing.</p> <p>(2) new windows – W1.1 and W1.2 – are called for on the west wall of the proposed Meeting Room (former First Selectman’s office.) (1) window on the north wall of the current First Selectman’s Office will be removed for new construction. Contractor option: Existing north window to be removed may be salvaged, restored and reinstalled on the west wall of the Meeting Room in lieu of a new window if advantageous to contractor pricing.</p>
5.	<p>Follow-up: Addendum no. 6, Question 8</p> <p>Re: Section 10 21 00 Toilet Compartments</p>	<p>Addendum No. 6, question 8:</p> <p>Q: We respectfully submit for your consideration a request to approve products as an acceptable substitute on Scotland Town Hall Renovations; please find substitution request form attached. Substitution of Hiny Hinders HDPE Toilet Partitions for specified Bobrick.</p> <p>A: <i>Under review. Architect has emailed company rep. for more product information to evaluate substitution request. Final determination to be made as soon as information is received.</i></p> <p>Addendum no. 8:</p> <p>Upon receipt of manufacturer’s statement that urea formaldehyde is not used in the manufacturing of Hiny Hinders HDPE Toilet Partitions, and Hiny Hinders’ confirmation that their company meets sizing and hardware requirements for this project, the Hiny Hinders HDPE Toilet Partition is approved as a substitution.</p>
6.	Section Appendix ‘A-2’	<p>Confirmation of Wage Rates: ‘10-day call’ for Davis Bacon Wage Rates provided in Appendix A-2, confirms that no modifications have been made to the</p>

		Davis Bacon Wage Rates, dated January 2, 2026 provided in Appendix A-2 of the Project Manual.
7.	Section 01 21 00 Allowances and Unit Prices	This section is revised to change the number of replacement panes to be carried in the base bid as Allowances, and to adjust the size of the glass pane for the Unit Prices.
8.	Section 00 41 00 Bid Form	This section is revised to reflect the changed number of window panes in the base bid in conjunction with the updated Section Allowances and Unit Prices.
9.	Dwg. A-602 Finish Schedule	RE: Finish Schedule [CHANGE] Corridor 103 to have new wood floor. Floor boards to be T&G 1" x 4" vertical grain Douglas Fir.

Addendum Number 8, Attachments: 2

- Section 00 41 00 – Bid Form, Rev. April 24, 2026 – 7 pages
- Section 01 21 00 – Allowances and Unit Prices, Rev. April 24, 2026 – 6 pages

Total number of pages, including attachments: 17

END OF ADDENDUM NUMBER EIGHT

Project Name: Renovations for Scotland Town Hall
9 Devotion Road, Scotland, CT 06264

Date:

To Whom It May Concern:

1. The undersigned, having familiarized (himself / herself / themselves / itself), with the existing conditions of the project area affecting the cost of the work, and with the Contract Documents (which include Request for Bid, Instructions to Bidders, Bid Form, Form of Bid Bond, Addenda (if any), General Conditions, Technical Specifications, Drawings and Photographs (as listed in the Schedule of Drawings and Photographs), hereby proposes to furnish all supervision, technical personnel, labor, materials, machinery, tools, appurtenances, equipment and services including utility and transportation services required to construct and complete the work, all in accordance with above listed documents, submits herewith in conformity with the specifications, the following proposals:

ADDENDUM RECEIPT

The Proposer hereby acknowledges receipt of Addenda Nos. _____ through _____ inclusive, and has included their provisions in the Proposal.

THE BID IS BASED UPON THE FOLLOWING SCHEDULE OF VALUES, UNIT PRICES, ALLOWANCES AND QUALIFICATIONS:

SCHEDULE OF VALUES – BASE BID

Division 1	General Conditions	\$ _____
Division 2	Demolition	\$ _____
Division 3	Concrete	\$ _____
Division 4	Masonry	\$ _____
	Allowance 4: Unit Price 5: \$ _____ x 410 CF	\$ _____
Division 5	Metals	\$ _____
Division 6	Woods, Plastics & Composites	\$ _____
	Allowance 1: Cupola	\$20,000.00
	Allowance 2: Unit Price 8: \$ _____ x 250 LF	\$ _____
	Allowance 3: Deteriorated Framing	\$5,000.00
	Allowance 11: Unit Price 1: \$ _____ x 100 SF	\$ _____
	Allowance 12: Unit Price 2: \$ _____ x 25 SF	\$ _____
Division 7	Thermal and Moisture Control	\$ _____
Division 8	Openings	\$ _____
	Allowance 10	\$60,000.00
	Allowance 13 Unit Price 4: \$ _____ x 40 5 panes	\$ _____
	Allowance 15 Unit Price 4a: \$ _____ x 30 45 panes	\$ _____
Division 9	Finishes	\$ _____
	Allowance 5 \$10.00 x _____ SF	\$ _____
	Allowance 6 \$13.00 x _____ SF	\$ _____
	Allowance 7 \$13.00 x _____ SF	\$ _____
	Allowance 9 Unit Price 9: \$ _____ X 30 units	\$ _____
Division 10	Specialties	\$ _____
	Allowance 9	\$5,000.00
Division 11	Equipment	\$ _____
Division 12	Furnishings	\$ _____
Division 14	Conveying Equipment	\$ _____

Division 22	Plumbing	\$ _____
Division 23	Heating, Venting and Air Conditioning	\$ _____
	Allowance 14: \$2,500.00	\$2,500.00
Division 26	Electrical	\$ _____
Division 31	Earthwork (Site Scope 1)	\$ _____
	Allowance 18: Unit Price 12 x 10 CY	\$ _____
Division 32	Sitework (Site Scope 1)	\$ _____
Division 33	Utilities (Site Scope 1)	\$ _____
TOTAL BID (Building and Site Scope 1)		\$ _____

SCHEDULE OF VALUES – SITE SCOPE 2 (Alternate No. 10)

Division 31	Earthwork	\$ _____
	Allowance 16:	
	Unit Price 10 x 570 CY	\$ _____
	Allowance 17:	
	Unit Price 11 x 570 CY	\$ _____
Division 32	Sitework (Scope 2)	\$ _____
Division 33	Utilities	\$ _____
TOTAL BID (Site Scope 2)		\$ _____

The total amount of the BID, based on the estimated quantities as computed by the undersigned Bidder, is: _____ Dollars and _____ Cents

(\$ _____) but it is understood and agreed that the proposal price for unit quantities of work in various items above shall control in contract award herein; that the quantities noted above are approximate only being estimated solely for use in comparing bids; and that the products obtained above by multiplying the unit prices by the estimated quantities and the total of these prices are inserted only for the purpose of checking this Proposal and for the convenience of the Bidder.

The above prices are to be paid for the actual quantities of the several classes of work in the completed work or structure. Should the dimensions of any part of the work or the materials be less than those required by the plan, the actual quantities only will be allowed in measurement.

The Town of Scotland, CT reserves the right to make the award on the basis of the Bid above.

UNIT PRICES

The Unit Prices listed below, if accepted in the award of this Contract, shall be used in establishing the adjustment of Contract Price for additions to or deductions from the work, in accordance with the applicable section of the “Instructions to Proposers.” Unit Prices accepted by the Owner shall be written into the Owner-Contractor Agreement.

-	Unit Price 1: Wall Sheathing / SF	\$ _____
	Unit Price 2: Roof Sheathing / SF	\$ _____
	Unit Price 3: Wood Repair / Sq. in.	\$ _____
	Unit Price 4: Float glass Replacement / pane	\$ _____
	Unit Price 4a: Restoration Glass Replacement / pane	\$ _____
	Unit Price 5: Stone masonry Restoration / CF	\$ _____
	Unit Price 6: Removal of organic and non-suitable fill / CY	\$ _____
	Unit Price 7: Processed Base / CY	\$ _____
	Unit Price 8: Rake and eave board / LF	\$ _____
	Unit Price 9: Finish Floor Board / 10 SF	\$ _____
	Unit Price 10: Removal of non-suitable fill / CY	\$ _____
	Unit Price 11: Compacted granular subbase / CY	\$ _____
	Unit Price 12: Rock removal / CY	\$ _____

ALTERNATES

The proposer proposes and agrees that, should the following Alternate(s) be accepted and included in this Contract, the amount of the Bid shall be increased or decreased, as designated below. All materials and workmanship shall be in strict accordance with the original specifications and drawings. Refer to Technical Specification Section 01 23 00 for a description of the Alternates.

April 12, 2026 Revision to Alternate Section to provide ranking of acceptance of Alternates.

Alternate Acceptance No. 1:

Alternate No. 3: VAULT HVAC & ELEC.

ADD / (DEDUCT) \$ _____

Alternate Acceptance No. 2:

Alternate No. 5: HEATED STEPS

ADD / (DEDUCT) \$ _____

Alternate Acceptance No. 3:

Alternate No. 6: WATER 'PEX' TUBING

ADD / (DEDUCT) \$ _____

Alternate Acceptance No. 4:

Alternate No. 8: INSULATION CHANGE

ADD / (DEDUCT) \$ _____

Alternate Acceptance No. 5:

Alternate No. 10: SITE SCOPE 2 (excluding Alt. Nos. 4 & 7)

ADD / (DEDUCT) \$ _____

Alternate Acceptance No. 6:

Alternate No. 4: HANDRAIL (Site Sope 2)

ADD / (DEDUCT) \$ _____

Alternate Acceptance No. 7:

Alternate No. 9: CURBING CHANGE

ADD / (DEDUCT) \$ _____

Alternate Acceptance No. 8:

Alternate No. 1: RAMP

ADD / (DEDUCT) \$ _____

Alternate Acceptance No. 9:

Alternate No. 2: ROOF

ADD / (DEDUCT) \$ _____

Alternate Acceptance No. 10:

Alternate No. 7: UNDERGROUND STORM WATER SYS.
(Site Scope 2)

ADD / (DEDUCT)

\$ _____

STATEMENT OF PROPOSER’S QUALIFICATIONS:

A. Name of Project: _____

Project Address: _____

Year Work Completed: _____

Scope of Work: _____

Dollar value of Construction Contract: \$ _____

Age of Building and construction type: _____

Property Listing (National or State Historic Register): _____

Name of Project Manager: _____

Owner Reference / contact information: _____

Architect Reference / contact information: _____

Principal Sub-contractors: _____

B. Name of Project: _____

Project Address: _____

Year Work Completed: _____

Scope of Work: _____

Dollar value of Construction Contract: \$ _____

Age of Building and construction type: _____

Property Listing (National or State Historic Register): _____

Name of Project Manager: _____

Owner Reference / contact information: _____

Architect Reference / contact information: _____

Principal Sub-contractors: _____

C. Name of Project: _____

Project Address: _____

Year Work Completed: _____

Scope of Work: _____

Dollar value of Construction Contract: \$ _____

Age of Building and construction type: _____

Property Listing (National or State Historic Register): _____

Name of Project Manager: _____

Owner Reference / contact information: _____

Architect Reference / contact information: _____

Principal Sub-contractors: _____

2. In submitting this Proposal, the Proposer understands that the right is reserved by the Town of Scotland, CT to reject any and all Proposals or to waive any informality in submitted Proposal documents. If written notice of the acceptance of this Proposal is mailed, telegraphed, or delivered to the undersigned within ninety (90) days after the opening thereof, or at any time thereafter before this proposal is withdrawn, the undersigned agrees to execute and deliver an Agreement in the prescribed form and furnish the required Bonds within ten (10) days after the Agreement is presented to (him) (her) for signature.
3. The acceptance of subcontractors shall rest with the Town of Scotland, CT and their decision shall be final.
4. The Proposer proposes to begin the Work described in the Contract Documents on *(insert date)* _____, and to reach Substantial Completion of the Work on or before *(insert date)* _____.
5. The Proposer acknowledges review of and consent to the Contract AIA Form A101-2017 as modified, AIA A101-2017, Exhibit A, as modified, and AIA A201-2017, as modified.

[TYPE OR PRINT LEGIBLY BELOW]

Date: _____

By: _____

Title: _____

Company _____

Official Address: _____

END OF SECTION 00 41 00

PART 1 - GENERAL

1.1 REQUIREMENTS INCLUDED:

- A. Schedule of monetary amounts of Allowances in Contract Sum for purchase of designated products.
- B. Costs in Contract Sum other than in Allowance.
- C. Procedures for administration of Allowances.
- D. Unit cost Allowances.

1.2 DEFINITION AND EXPLANATIONS

- A. Certain requirements of the Work related to each allowance are shown and specified in the Contract Documents. The allowance has been established for the materials or systems by unit cost or lump sum cost, shipped to the site and as described in the General Conditions.

1.3 SCHEDULE OF ALLOWANCES

A. **Allowance No. 1**

Allow the sum of \$20,000.00 for restoration of the cupola.

B. **Allowance No. 2**

Allow 250 LF of rake and eave board replacement in Base Bid. See Unit Price No. 8.

C. **Allowance No. 3**

Allow the sum of \$5,000.00 for repair of deteriorated framing behind existing concrete landings / ramps / stairs.

D. **Allowance No. 4**

Allow 410 cubic feet for repair/restoration of stone masonry foundation walls behind existing concrete stairs / ramp, landings, at areas where cementitious parge coating is to be removed, and below grade at north foundation wall to excavated for waterproofing treatment. See Unit Price no. 5.

E. **Allowance No. 5**

Allow the sum of \$10.00 / SF (material cost) for floor tile.

F. **Allowance No. 6**

Allow the sum of \$13.00 / SF (material cost) for Bathroom and Janitor's Closet wall tile

G. **Allowance No. 7**

Allow the sum of \$13.00 / SF (material cost) for Kitchenette backsplash tile

H. **Allowance No. 8**

Not Used

I. Allowance No. 9

Allow the sum of \$5,000.00 for Interior Building Signage

J. Allowance No. 10

Allow the sum of \$60,000.00 for Builders Hardware

K. Allowance No. 11

Allow 100 SF of Exterior Wall board sheathing replacement in Base Bid. See Unit Price No. 1.

L. Allowance No. 12

Allow 25 SF of Roof Sheathing replacement in Base Bid. See Unit Price No. 2.

M. Allowance No. 13

Allow replacement of ~~40~~ **5** panes of float glass in the Base Bid. See Unit Price No. 4.
(Addendum no. 8 revision)

N. Allowance No. 14

Allow the sum of \$2,500.00 to line existing chimney

O. Allowance No. 15

Allow replacement of ~~30~~ **45** panes of restoration glass in the Base Bid. See Unit Price No. 4a.
(Addendum no. 8 revision)

P. Allowance No. 16

Allow 570 CY excavation and removal of organic and non-suitable fill material in area of driveway and parking lot, including material and labor. See Unit Price no. 10

Q. Allowance No. 17

Allow 570 CY of compacted granular subbase material in areas of unsuitable material excavation, including material and labor. See Unit Price no. 11

R. Allowance No. 18

Allow 10 CY of rock removal within drainage trench areas, including material and labor. See Unit Price no. 12

1.4 COSTS INCLUDED IN ALLOWANCES

- A. Cost of product to Contractor or Subcontractor, less applicable trade discounts.
- B. Delivery to site.
- C. Applicable taxes.

1.5 CONTRACTOR COSTS NOT INCLUDED IN ALLOWANCES, BUT INCLUDED IN BASE BID

- A. Products handling at site, including unloading, uncrating, and storage.
- B. Protection of products from elements and from damage.
- C. Labor for installation and finishing.
- D. Other expenses required to complete installation.
- E. Contractor overhead and profit.

1.6 SCHEDULE OF UNIT PRICES

- A. **Unit Price No. 1**, Section 06 10 00 – Existing Wall Sheathing Replacement / SF
- B. **Unit Price No. 2**, Section 06 10 00 – Existing Roof Sheathing Replacement / SF
- C. **Unit Price No. 3**, Section 06 20 13 – Exterior Finish Carpentry: Wood repair using a paste epoxy, per square inch.
- D. **Unit Price No. 4**, Section 08 52 01 – Wood Window Restoration: float glass replacement, per pane (<160 square inches.) (Addendum no. 8 revision)
- E. **Unit Price No. 4a**, Section 08 52 01 – Wood Window Restoration: Restoration glass replacement per pane (<160 square inches.) (Addendum no 8 revision)
- F. **Unit Price No. 5**, Section 04 10 40 – Stone Masonry Restoration: stone masonry restoration per cubic foot.
- G. **Unit Price No. 6**, Section 31 20 00 – Earthwork: Removal of organic and non-suitable fill per cubic yard
- H. **Unit Price No. 7**, Section 31 20 00 – Earthwork: Processed base per cubic yard
- I. **Unit Price No. 8**, Section 06 20 13 – Exterior Finish Carpentry: Rake and eave board replacement / LF
- J. **Unit Price No. 9**, Section 09 64 00 – Wood Floor Board Replacement / 10 SF
- K. **Unit Price No. 10**, Section 31 20 00 – Earthwork – Removal of non-suitable fill / CY
- L. **Unit Price No. 11**, Section 31 20 00 – Earthwork – Compacted granular subbase / CY
- M. **Unit Price No. 12**, Section 31 20 00 – Earthwork – Rock removal / CY

1.7 COSTS INCLUDED IN UNIT PRICES

- A. Cost of product to Contractor or Subcontractor, less applicable trade discounts.
- B. Delivery to site.
- C. Applicable taxes.
- D. Products handling at site, including unloading, uncrating, and storage.
- E. Protection of products from elements and from damage.
- F. Labor for installation and finishing.
- G. Other expenses required to complete installation.
- H. Contractor overhead and profit.

1.8 ADJUSTMENT OF COSTS

- A. Should the net cost be more or less than the specified amount of the allowance, the Contract Sum will be adjusted accordingly by Change Order.
- B. The amount of the Change Order will recognize any changes in handling costs at the site, labor, installation costs, overhead, profit, and other expenses caused by the selection under the allowance.
- C. Submit documentation for actual additional costs at the site, or other expenses caused by the selection under the allowance, within 60 days after completion of execution of the Work.
- D. Failure to submit claims within the designated time will constitute a waiver of claims for additional costs.
- E. At contract closeout, reflect all approved changes in contract amounts in the final statement of accounting.

1.9 EXCESS MATERIALS

- A. Submit invoices or delivery slips to indicate the actual quantities of materials shipped to the site for use in fulfillment of each allowance.
- B. Where economically feasible, and so requested by the Owner, return unused materials to the manufacturer or supplier for credit to the Owner, after the installation has been completed and accepted.

- C. Where not economically feasible to return for credit, prepare unused materials for the Owner's storage, and deliver to the Owner's storage space as directed. Otherwise, disposal of excess materials is the Contractor's responsibility after the approval of the Owner.

1.10 ARCHITECT ENGINEER RESPONSIBILITIES

- A. Consult with Contractor in consideration of products, and suppliers.
- B. Select products, obtain Owner's written decision, and transmit full information to Contractor:
 - 1. Manufacturer, product, model or catalog number, accessories, attachments, and finishes.
 - 2. Supplier as applicable.
 - 3. Cost to Contractor, delivered to site.

1.11 CONTRACTOR RESPONSIBILITIES

- A. Designate in the construction progress schedule the delivery dates for products specified under each allowance.
- B. At the earliest feasible date after the award of Contract, advise the Architect/Engineer of the schedule date when the final selection and purchase of each product or system described by each allowance must be accomplished in order to avoid delays in the performance of the Work.
- C. Obtain and submit proposals for the Work of each allowance as requested to the Architect for use in making the final selections. Include whatever recommendations for selection that may be relevant to the proper performance of the Work.
- D. Promptly notify Architect of any reasonable objections against supplier.
- E. On notification of selection execute purchase agreement with designated supplier.
- F. Arrange for and process Shop Drawings, product data, and samples.
- G. Arrange for delivery. Promptly inspect products upon delivery for completeness, damage, and defects. Submit claims for transportation damage.
- H. Install, adjust, and finish products as required in the respective specification sections.
- I. Provide warranties for products and installation.

1.12 CORRELATION WITH CONTRACTOR SUBMITTALS

- A. Schedule Shop Drawings, product data, samples, and delivery dates, in Progress Schedule for products selected under allowances.

PART 2 - PRODUCTS
(Not Used)

PART 3 - EXECUTION
(Not Used)

END OF SECTION 01 21 00