



DATE: April 12,2026

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 TWO

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.

The Addendum contains Meeting Minutes for Mandatory PreBid Conference April 7, 2026, Bid questions received up until April 12, 2026 at 12 PM and Bid Clarifications.

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

MANDATORY PREBID CONFERENCE MEETING MINUTES

LIST OF ATTENDEES AT PREBID CONFERENCE

1. A copy of the PreBid conference sign-in sheet is included with this Addendum.

GENERAL PROJECT REVIEW WITH ATTENDEES

1. Review of Bid Schedule
 - a. Last Day for Questions: Wednesday, April 15th, 2026 at 12:00 noon, local time.
 - b. Last Addenda: Friday, April 17, 2026 by end of day.
 - c. Bid Due Date: Wednesday, April 22, 2026 at **1:00 PM** local time.
 - d. Bid Opening: Wednesday, April 22, 2026 at 1:15 PM local time.
2. Bid Documents as of 11 AM, April 7, 2026 (time of the Pre-Bid Conference):
 - a. Project Manual and Drawings dated February 20, 2026
 - b. Addendum no. 1 dated March 31, 2026
3. Future Addendum:
 - a. All Addendums will be posted to CTsource Bid Board. A courtesy email will be sent to the email addresses for those who signed the Pre-Bid Sign-in sheet.
 - b. It is the individual contractor's responsibility to download project addendum.

4. Form of Project Manual:
 - a. NEC architects asked for show of hands for any firm having difficulty opening the .pdf 'portfolio' with the Project Manual. No hands were raised.

5. Project funding:
 - a. Funding includes both State (DECD) and Federal (DOH) assistance. Both Davis Bacon and State of CT Prevailing Wage Rates apply, whichever is higher.
 - b. The State of CT Prevailing Wages rates for this Bid are dated and were released on March 31, 2026 via Addendum No. 1.
 - i. All attendees at the Pre-Bid Conference were provided with a physical copy of Addendum No. 1 and initialed receipt of the Addendum with rates.
 - c. The Davis Bacon Wage Rates, dated January 2, 2026, are included in Appendix 'B' of the Project Manual.

6. Review of Instructions to Bidders
 - a. Bidders are directed to pay attention to the qualifications that must be submitted with bid.
 - b. Courtesy checklist of documents with Bid Submission included in the Project Manual.

7. Project Schedule
 - a. 'Ground Breaking' to be held by May 15, 2026.
 - b. Assume start of work as soon as all paperwork is completed and approved by all parties, including funding partners.

8. Review of Project Scope
 - a. Building has (3) dates on construction:
 - i. 1840 (Center School)
 - ii. 1896 (First Consolidated School)
 - iii. 1980 (Vault addition)
 - b. Building renovation is encompassing and includes all finishes and systems. The only remaining equipment that is existing that will remain is the boiler which will need to be temporarily removed and salvaged and then reinstalled.
 - i. Work includes installation of LU/LA and (2) new staircases – one to the second floor and one to the basement – and associated framing changes.
 - ii. Building insulation differs between front wall and the other sides of building.
 1. At the east façade (that includes a small portion of a south-facing wall) the existing clapboard remains and insulation is placed within the stud bays with insulation boards added on the interior of the exterior wall before sheetrock.
 2. At the South, West and North facades the existing vinyl siding and aluminum trim and existing wood siding is removed to expose original board sheathing. New insulation will be placed in the stud bays and insulation boards added to the exterior side of the original building sheathing with new clapboard siding installed over insulation.
 3. Windows, after restoration, are to be maintain the original planar relationship between siding and exterior of window. New jamb liner extension to be added. Interior storm windows to be added.

- c. Access to the cupola is currently from the exterior only.
 - d. During the course of the renovation work contractor to cooperate with Town in providing public access to Town vault.
 - e. Site Renovation includes (2) separate work scopes:
 - i. Site scope 1 is immediately adjacent to the building, including full termination of drainage lines.
 - ii. Site scope 2 includes parking, sidewalks, access drive, lower-level parking, additional site utilities.
 - iii. For Bid the contractor is to assume Site Scope 1 and Site Scope 2 are constructed at the same time. A separate price was requested with the Bid in order to identify the value of Site Scope 2.
 - f. Handicap ramp is set adjacent to Town East property line. Contractors to survey line to verify correct placement of formwork and prepare updated survey after installation of ramp / stairs to document as-built location.
9. Review of conditions during walk-through
- a. Access to 1896 Attic – current access through small opening above the top of the stairs to the second floor.
 - b. Existing floor structure has known slope. Transition thresholds to be placed at openings between rooms.
 - c. Any wood flooring to be removed is to be salvaged.
 - d. Basement / crawl space areas have different elevations. Structural work includes new footings and columns. Contractors advised to review headroom and access for crawl space work. Should contractors wish to work from above for crawl space work the existing floor boards are to be salvaged for reinstallation.
 - e. Slate Blackboards are to be salvaged (and some reinstalled.)
 - f. Public access for Vault can be provided via door at south end of Town Clerk’s office that is to be replaced during the work by a window.
 - g. Site are on north side of Town Hall requires grubbing to remove tree roots.
 - h. New PVC pipe cleanout in NW corner (near generator shed) is new and relates to existing septic system. Septic system work is not in contract.
 - i. Proposed grading revisions on west side of Town Hall reviewed. Grading plan driven by elevation of existing well cap.
 - j. Maple tree in SE corner of the Town Hall in poor health.

QUESTIONS AND ANSWERS FROM THE MANDATORY PREBID MEETING AND QUESTIONS SUBMITTED UP TO 12:00 Noon on APRIL 12, 2026, AND CLARIFICATION ITEMS

| No | REFERENCE | QUESTION AND ANSWER, or CLARIFICATION ITEM |
|----|--------------|---|
| 1. | No Reference | Q: What is the construction budget? A: The 90% Construction Documents Cost Estimate identified a construction cost of 3.8 million. |
| 2. | No Reference | Q: Is all funding in place? A: Most, but not all? |

| | | |
|-----|--|---|
| 3. | No Reference | Q: Will the Building Permit Fees be waived? A: Yes. |
| 4. | No Reference | Q: How many hours per week will the Vault need to be open for public access? A: The Town will review requirements with the Town Clerk and advise via Addendum. It is noted that the Town Hall is currently only open (3) days a week for a total 18 hours / week. |
| 5. | No Reference | Q: Is it possible to schedule site visits for sub-contractors after the Pre-Bid meeting? A: Contractors who attended the mandatory Prebid meeting may schedule an appointment for sub-contractor visits with Wendy O'Connor, Executive Assistant, First Selectman's Office. Phone 860-456-7797, ext. 1. |
| 6. | No Reference | Q: Will the contents of the Town Hall be removed prior to the start of construction? A: Yes, with the exception of the vault contents that remain. |
| 7. | No Reference | Q: Has a Hazardous Material Survey been conducted? A: Yes. See Appendix 'B' for 'Targeted Pre-Demolition Hazardous Material Survey Report.' |
| 8. | No Reference | Q: Can photos of the Upper Attic (1896 attic) be made available to bidders? A: The design team will issue the limited photos they have via Addendum. |
| 9. | Project Manual | Q: Is it possible to get an electronic copy of the Project Manual with all sections in a single .pdf as opposed to a .pdf portfolio? A: Security settings do not permit Sections 00 52 00 (Agreement Form), 00 52 00 (Exhibit A) and 00 72 00 (General Conditions) to be combined with other documents in a single .pdf file. A single .pdf file, with individually separated contracts, can be made available to contractors upon receipt of a signed release that certifies acceptance of contractor responsibility for reviewing all documents within the original Project Manual .pdf portfolio. |
| 9. | Section 00 41 00 Bid Form | CLARIFICATION: The Bid Form is revised to rank the Alternates. The revised Bid Form is included with this Addendum. |
| 10. | Section 00 11 00 – Summary of Work, 1.4, B, 1.b | CLARIFICATION Radon abatement/mitigation system will be installed in entirety by licensed radon contractor. Town will assign |

| | | |
|-----|-----------------------------|---|
| | | contract for Radon abatement system to the selected General Contractor for management and scheduling of work. |
| 11. | Dwg. L-200 and L-300 | CLARIFICATION Maple tree off SE corner of the Town Hall that is called out to be protected on drawings L-200 and L-300 will be removed by Town prior to start of construction. The contractor is to remove tree roots as part of site work for Site Scope 1. |

Addendum Number 2, Attachments:

- PreBid Conference Sign-in Sheet (1-page)
- PreBid Conference Receipt of Addendum No. 1 (1-page)
- Section 00 41 00 - Bid Form (Revised) (7 pages)
- Photos of 1896 Upper Attic (1-page)

Total number of pages, including attachments: 15

END OF ADDENDUM NUMBER TWO

| Name | Company | Address | Phone | Email |
|---------------------|-----------------------------------|---|-----------------|--|
| Dana Barrow, Jr. | Town of Scotland, CT | | | |
| Terry Delaney | Town of Scotland, CT | | | |
| Sara Nelson | NEC Architects | 1156 Main St., Branford, CT 06405 | 203-915-2056 | nelson@nec-architects.com |
| Tom Elmore | Elmore Design Collaborative | 615 Mather Street Suffield, CT 06078 | 860-254-5498 | telmore@elmoredesign.com |
| Katei Andruskiewicz | THE NUTMEG COMPANIES INC. | 1 OHIO AVE NORWICH, CT 06360 | 860-873-1780 | bids@nutmegcompanies.com |
| Scott Donovan | G DONOVAN ASSOC. | 627 RTE 32 No. FARMINGTON | 860-642-0700 | SCOTT@G.DONOVAN.COM |
| Allison Annoni | Orlando Annoni | 147 Hale Rd Manchester CT | 860 644-2427 | BONNIE@G.DONOVAN.COM AARON@ANNULI.COM |
| Pat Witham | Richards Corp | 72 W Herwinton Ave. Terryville CT | 860-604-9165 | pwitham@richardscorp.com |
| Noah Brenckle | Pelletier Construction Management | 27 W. Main Street, Clinton CT | 860-430-5513 | noah@pcm-ct.com |
| Cade Wolak | Mattern Construction | 26 Bushnell Hollow Rd. Baltic CT | 860-822-8457 | CadeW@matternconstruction.com |
| Alexandra Brown | GNCB | 1358 Boston Post Rd OS | 860-388-1224 | abrown@gncbengineers.com |
| Jonathan Sygrove | Savazin General Contractors | 6 Commerce Dr. N. Windham CT | 860-456-4576 | jsygrove@savazin.com |
| Evan Polk | KROEUBERGER | 175 IND. PARK, MIDDLETOWN | 860-844-1165 | EVAN.POLK@KROEUBERGER.COM |
| George Bretherton | DIVERSITY CONSTRUCTION GROUP | 669 CENTER STREET WALLINGFORD CT 06492 | 203-323-1317 | ESTIMATING@DIVERSITYCG.COM |
| Christian Vega | CAED Builders, LLC | 415 Boston Post Rd, Milford CT 06076 | 860-590-1443 | contact@CAEDBuilders.com |

B.C.
✓
✓
✓

| <u>Name</u> | <u>Company</u> | <u>Addendum #1 Receipt</u> <u>Please Initial</u> |
|--|--------------------------------------|---|
| Andruskiewicz, ^{Kalei} Kelly | The Nutmeg Companies Inc. | KA |
| Annulli, Allison | Orlando Annulli & Sons Inc. | AO |
| Brenckle, Noah | Pelletier Construction Management | NB |
| Bretherton, George | Diversity Construction Group | GB |
| _____ | | |
| Donovan, Scott | G. Donovan Associates | GSD |
| Polos, Evan | Kronenberger & Sons Restoration Inc. | (EPA) |
| Sygrove, Jonathan | Sarazin General Contractors | JS |
| Vega, Christian | CEAD Builders Inc. | CV |
| Witham, Pat | Richards Corporation | Pw |
| Wolak, Cade | Mattern Construction | CW |

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 10 panes | \$ _____ |
| | Allowance 15 Unit Price 4a: \$ _____ x 30 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) | \$ _____ |
| 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 | \$ _____ |
| 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 | \$ _____ |

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 42 13



Upper Attic Looking North - 2024-05-01
Plywood sheathing visible above skip sheathing.