

ADDENDUM NO. 2

Notice to Bidders for

Town of Montville
Bid No. 2026-07

ADDENDUM ISSUED: January 30, 2026

This Addendum forms part of the Contract Documents and modifies the original Project Manual & Specifications dated December 17, 2025 and Drawings dated August 28, 2025. Acknowledge receipt of this Addendum in the Bid Proposal, failure to do so may subject the Bidder to disqualification.

This Addendum is a modification to the Contract Documents as follows:

1. Clarification: The intent of the project is to provide LVT over the existing tile floors. The existing tiles floors shall be patched and repaired as necessary to receive the overlay of the LVT as shown on the Architectural Plans.
2. Clarification: Technical Specification Section 01 02 00 indicates the project will be measured and paid for as a lump sum. Progress payments will be made on that lump sum based on an established schedule of values as outlined in Article 43 of the General Conditions.
3. Project Plans: Sheet EC/D1: Delete “Demolition Work Notes” item #4.
4. Project plans: The existing waste piping located within the basement shall be removed and disposed of from the plumbing fixtures to the foundation wall. New PVC piping meeting Material Requirements and matching the existing pipe diameters shall be installed from the new fixtures to the foundation wall.
5. Project Manual & Specifications: Information to Bidders: Article 11: Delete the first paragraph and replace with the following:

“If, at the time this Contract is to be awarded, the lowest bid submitted by a responsible bidder does not exceed the amount of funds then estimated by the Owner as available to finance the Contract; the Contract will be awarded on the lowest bid by a responsible bidder. The lowest bid price will be determined based on the “Total Base Bid Price”, or if the Owner elects to perform any “Alternate” work if specified on the Bid Form the Base Bid Price as modified by the selected “Alternate” amount(s). If such bid exceeds such amount, the Owner expressly reserves the right to increase or decrease any class, item, or part of the work, and this reservation includes the omission of any such item, items, class, or part of the work as may be decided by the Owner at approved price(s) submitted by the bidder to bring the Contract within available funds; or the Owner may reject all bids. In

determining the lowest qualified bidder the total price bid for the Basic Contract will be used.”

6. Project Manual & Specifications: Bid Form: Delete the existing bid form included in the documents. The bid form shall be replaced with the attached form.
7. Project Manual & Specifications: General Conditions: Article 47: Delete the first paragraph and replace with the following:

“The approval of the final Request for Payment by the Owner and the making of the final payment by the Owner to the Contractor shall NOT relieve and Contractor of the responsibility for faulty materials or workmanship. The Owner shall promptly give notice to faulty materials or workmanship and the Contractor shall promptly replace any such defects discovered within one year from the date of written acceptance of the work. The Owner shall decide all questions arising under this paragraph.”
8. Additional Document: The attached Mystic Air Quality Consultants Executive Summary shall be included as part of the bid documents. Asbestos and lead containing materials shall be handled and disposed of in accordance with all State and Federal Regulations.
9. The main front door shall not be used for deliveries, or the removal and disposal of construction materials or debris. The doors located to the rear (west side) if the building shall be used for these activities. The Contractor must provide a temporary floor protection over the existing floors prior to the start of construction.
10. Dumpsters, stored materials, and equipment shall not be located in the front main parking area. These materials shall be stored and staged at the rear of the building with temporary fence or barricades as needed.
11. CHRO Documents are included in the Bid. This project is State funded. The CHRO requirements shall be met if the project price exceeds \$150,000.

Response to Questions

1. *Will the existing heating stay in place?*
Response: The existing steam convectors shall be removed as outlined in the MEP plans. The new Mitsubishi splits shall provide heating and cooling.
2. *Is the Contractor required to provide temporary restroom facilities?*
Response: No. Other restroom facilities are available within the building.
3. *Are there limited work hours?*
Response: No. The Contractor will be provided with a key to the facility and they may work at their own hours.

4. *Regarding Information to Bidders Article 1, Item 1 – The GC, as seller will receive reduced payment based on requisition should our subcontractor/supplier owe the Town of Montville taxes, fees, etc? If so, how is this information discovered?*

Response: This is correct. We would suggest that the GC inquire of their potential subcontractors or suppliers if they owe back taxes or fees to the Town of Montville prior to engagement and/or the GC may inquire of potential subcontractors or suppliers with Town Hall Staff. The Town Staff may check their records, at their own discretion.

Attachments (Revised Bid Form)
(Mystic Air Quality Consultants Executive Summary)

END OF ADDENDUM



Mystic Air Quality Consultants, Inc.

1204 North Road, Groton, Connecticut 06340

www.mysticair.com

maq2@aol.com

800 247746

September 23, 2022

Mr. Bob Clark
Director Public Works
Town of Montville
225 Maple Avenue
Uncasville, Connecticut 06382

Re: Executive Summary Report
Limited and Directed Asbestos Sampling and Lead screening
Former Fair Oaks/Community Center
836 Old Colchester Rd. (Bathrooms near Gym only)

Dear Mr. Clark:

As requested on September 9, 2022 Mystic Air Quality Consultants performed asbestos sampling. The asbestos inspection was directed to any areas with floor tile and or mastic as well as carpeted areas which may have suspect flooring beneath. These materials may be affected during upcoming renovations. A State of Connecticut licenses inspector performed all the work. The samples were analyzed by polarized light microscopy in a NVLAP and AIHA certified laboratory.

Limited Asbestos Survey Results

Asbestos Containing/Contaminated Materials

Upon testing by polarized light microscopy, the following materials were found to contain more than 1% asbestos. Any materials which are inseparable or connected due to adhesives or other means of fastening which require further disturbance are considered asbestos contaminated:

<u>Sample #s</u>	<u>Materials/ Location</u>	<u>Estimated Affected Area</u>
16-18	All pipe fitting insulation Pipe chase between bathrooms & assumed in sink walls	80 sq. ft. Girls and Boys bathrooms

Federal and State regulations require abatement by a certified asbestos abatement contractor of these materials prior to disturbance by renovation or demolition. Or arrange to have demolition done by asbestos abatement contractor under containment.



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Asbestos Related Project Considerations

The survey was limited to the two bathrooms nearest the GYM materials and therefore does not include materials in other areas of the building etc. This report makes no presentations about other materials located behind walls, under floors inside fire doors or found once renovation begins. If any suspect materials are noted during the renovation activities they should be sampled and handled accordingly.

Summary of Results of Lead XRF

Interior

The surfaces found to be lead include the wall tile in the Boys bathroom and the Black border tile in the Girls Bathroom. Both these surfaces were in intact condition when tested.

Please refer to the Lead Painted Surfaces Data Sheets to see an itemized listing. The areas are highlighted on the accompanying diagrams.

We appreciate your selection of Mystic Air Quality Consultants for these services.

Sincerely,

Christopher J. Eident CEO RS CIH

Enclosure 1: Asbestos PLM sample results and chain of custody

Enclosure 2: Lead XRF screening data.

Enclosure 3: Diagram of affected areas



Environmental Hazards Services, L.L.C.
7469 Whitepine Rd
Richmond, VA 23237
Telephone: 800.347.4010

Asbestos Bulk Analysis Report

Report Number: 22-09-02170

Client: Mystic Air Quality Consultants
1204 North Road Rt.117
Groton, CT 06340

Received Date: 09/13/2022
Analyzed Date: 09/15/2022
Reported Date: 09/15/2022

Project/Test Address: Community Center; 836 Old Colchester Rd; Oakdale, CT

Client Number:
07-2564

Fax Number:
860-449-8860

Laboratory Results

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
22-09-02170-001	1		White/Gray/Brown Granular; Inhomogeneous	NAD	100% Non-Fibrous
22-09-02170-002	2		Gray/Brown Granular; Inhomogeneous	NAD	100% Non-Fibrous
22-09-02170-003	3		White/Brown Granular; Inhomogeneous	NAD	100% Non-Fibrous
22-09-02170-004	4		Black Pliable; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-005	5		Black Pliable; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 07-2564

Report Number: 22-09-02170

Project/Test Address: Community Center; 836 Old Colchester Rd; Oakdale, CT

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
22-09-02170-006	6		Black Pliable; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-007A	7	Ceramic Tile	Tan/Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-007B	7	Grout	Gray Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-007C	7	Mortar	Brown Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-008A	8	Ceramic Tile	Tan/Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-008B	8	Grout	Gray Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-008C	8	Mortar	Brown Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-009A	9	Ceramic Tile	Black/Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 07-2564

Report Number: 22-09-02170

Project/Test Address: Community Center; 836 Old Colchester
Rd; Oakdale, CT

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
22-09-02170-009B	9	Grout	Gray Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-009C	9	Mortar	Brown Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-010A	10	Ceramic Tile	Black/Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-010B	10	Grout	White Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-010C	10	Mortar	Gray Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-011A	11	Ceramic Tile	Black/Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-011B	11	Grout	White Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-011C	11	Mortar	Gray Cementitious; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 07-2564

Report Number: 22-09-02170

Project/Test Address: Community Center; 836 Old Colchester Rd; Oakdale, CT

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
22-09-02170-012A	12	Ceramic Tile	Black/Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-012B	12	Grout	White Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-012C	12	Mortar	Gray/Brown Cementitious; Inhomogeneous	NAD	100% Non-Fibrous
Unable to separate materials.					
22-09-02170-013A	13	Ceramic Tile	Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-013B	13	Grout	Tan Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-013C	13	Mortar	Gray Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-014A	14	Ceramic Tile	Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-014B	14	Grout	Tan Granular; Homogeneous	NAD	100% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 07-2564

Report Number: 22-09-02170

Project/Test Address: Community Center; 836 Old Colchester Rd; Oakdale, CT

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
22-09-02170-014C	14	Mortar	Gray Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-015A	15	Ceramic Tile	Brown Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-015B	15	Grout	Tan Granular; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-015C	15	Mortar	Gray Cementitious; Homogeneous	NAD	100% Non-Fibrous
22-09-02170-016	16		Granular; Fibrous; Homogeneous	38% Chrysotile	15% Cellulose 47% Non-Fibrous
Total Asbestos: 38%					
22-09-02170-017	17			Did Not Analyze (Positive Stop)	
22-09-02170-018	18			Did Not Analyze (Positive Stop)	
22-09-02170-019	19		Gray Granular; Homogeneous	Trace <1% Chrysotile	2% Cellulose 98% Non-Fibrous
Total Asbestos: Trace <1%					

Environmental Hazards Services, L.L.C

Client Number: 07-2564

Report Number: 22-09-02170

Project/Test Address: Community Center; 836 Old Colchester Rd; Oakdale, CT

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
22-09-02170-020	20		Gray Granular; Homogeneous	Trace <1% Chrysotile	2% Cellulose 98% Non-Fibrous
Total Asbestos: Trace <1%					
22-09-02170-021	21		Gray Granular; Homogeneous	NAD	2% Cellulose 98% Non-Fibrous
22-09-02170-022	22		White Paint; Gray Fibrous; Inhomogeneous	NAD	55% Cellulose 25% Fibrous Glass 20% Non-Fibrous
22-09-02170-023	23		White Paint; Gray Fibrous; Inhomogeneous	NAD	55% Cellulose 25% Fibrous Glass 20% Non-Fibrous
22-09-02170-024	24		White Paint; Gray Fibrous; Inhomogeneous	NAD	60% Cellulose 20% Fibrous Glass 20% Non-Fibrous

Environmental Hazards Services, L.L.C

Client Number: 07-2564
Project/Test Address: Community Center; 836 Old Colchester Rd; Oakdale, CT

Report Number: 22-09-02170

Lab Sample Number	Client Sample Number	Layer Type	Lab Gross Description	Asbestos	Other Materials
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QC Sample: 47-M22018-1

QC Blank: SRM 1866 Fiberglass

Reporting Limit: 1% Asbestos

Method: EPA Method 600/R-93/116, EPA Method 600/M4-82-020

Analyst: Sami Hosn

Reviewed By Authorized Signatory:

Melissa Kanode

Melissa Kanode
QA/QC Clerk

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Each distinct component in an inhomogeneous sample was analyzed separately and reported as a composite. Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of the Environmental Hazards Service, L.L.C. California Certification #2319 NY ELAP #11714 NVLAP #101882-0 VELAP 460172. All information concerning sampling location, date, and time can be found on Chain-of-Custody. Environmental Hazards Services, L.L.C. does not perform any sample collection.

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), (for enhanced detection capabilities) for materials regulated by EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

400 Point Count Analysis, where noted, performed per EPA Method 600/R-93/116 with a Reporting Limit of 0.25%.

* All California samples analyzed by Polarized Light Microscopy, EPA Method 600/M4-82-020, Dec. 1982.

LEGEND: NAD = no asbestos detected



Environmental Hazards Services, LLC

www.ehs-lab.com
(800)347-4010
(804)275-4907 (fax)

7469 Whitepine Rd
Richmond, VA
23237

Asbestos Chain-of-Custody

22-09-02170



Due Date:

09/16/2022

(Friday)

AE

S

84 PLM

Company Name: Mystic Air Quality Consultants

Address: 1204 North Rd., Groton, CT 06340

Phone: 860 449 8903

Fax: 860 449 8903

E-mail: maq2@aol.com

Project Name and Address: Community Center 836 Old Galesburg Rd

City/State (required)

Rockdale, CT

Collected by: Lois Armstrong Signature: [Signature]

Mystic Air Client:

Town of Montville

Turn around time: Standard ☒ One/day (will call ahead)

No.	Client's Sample No.	Date Collected	PLM Analysis	Other Analysis Specify	Material Description	Sample Location	Comments
1	1-3	9/9/22	✓		wall plaster	Boys + Girls	
2	4-6	✓			windows caulk	Boys + Girls	
3	7-9	✓			wall tile grout	Boys Bath	
4	10-12	✓			wall tile grout	Girls bath	
5	13-15	✓			floor tile cement + grout	Boys + Girls	
6	16-18	✓			pipe fitting ins.	Pipe chase possibly behind	
7	19-21	✓			grout/plaster @ windows	Boys + Girls	
8	22-24	✓			ceiling panel 2x4	Boys + Girls	
9							
10							
11							
12							
13							
14							
15							

Released by: Lois Armstrong Signature: [Signature]

Signature: [Signature]

Received by: Traci Bloom Signature: [Signature]

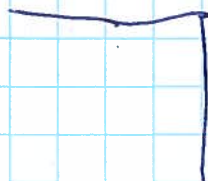
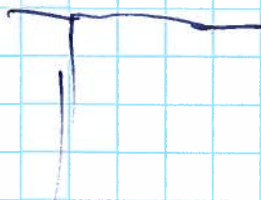
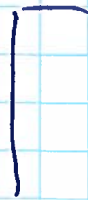
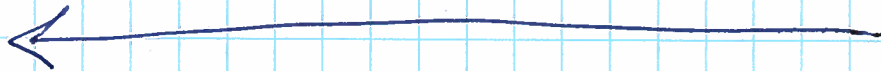
Signature: [Signature]

Date: 9/9/22

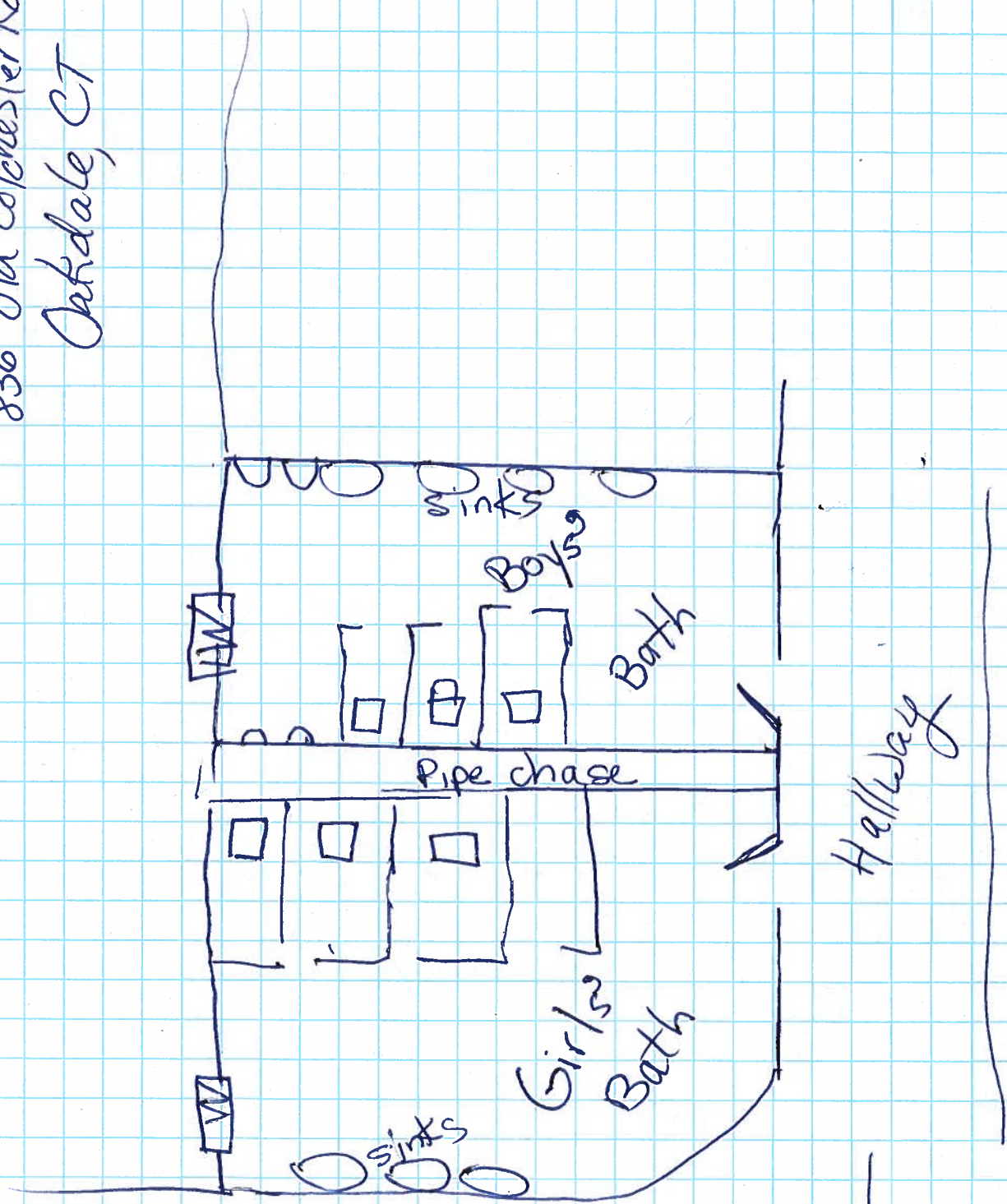
Date: 9/13/22

Montrille,
Community Center
(former Fair Oaks)
836 Old Colchester Rd.
Jardale, CT

Gym



Main
Entrance





Mystic Air Quality Consultants, Inc.

1204 North Road, Groton, Connecticut 06340

www.mysticair.com

maq2@aol.com

800 247-7746

XRF LEAD INSPECTION DATA PAGE

Project: *Town of Montville*

Date: *9/9/22*

Address: *Community Center (former Fair Oaks)
836 Old Colchester Rd
Oakdale, CT*

L. Armstrong

Room	Surface Tested	Wall (s)	XRF Result mg/cm ²	Pb+	Condition of Paint	Subs	Substrate
<i>Baths Boys</i>	<i>Yellow wall tile</i>	A B C D	<i>4.3</i>	<i>✓</i>	<i>①</i> D	I D	W G P C PA T M B S U SR
	<i>black border wall tile</i>	A B C D	<i>9.9</i>	<i>✓</i>	<i>①</i> D	I D	W G P C PA T M B S U SR
	<i>Plaster wall</i>	A B C D	<i>0.0</i>		<i>①</i> D	I D	W G P C PA T M B S U SR
	<i>dr casing</i>	A B C D	<i>0.0</i>		<i>①</i> D	I D	W G P C PA T M B S U SR
<i>Girls bath</i>		A B C D			I D	I D	W G P C PA T M B S U SR
	<i>Pink wall tile</i>	A B C D	<i>0.1</i>		<i>①</i> D	I D	W G P C PA T M B S U SR
<i>Pink</i>	<i>Plaster wall</i>	A B C D	<i>0.0</i>		<i>①</i> D	I D	W G P C PA T M B S U SR
	<i>black border wall tile</i>	A B C D	<i>8.0</i>	<i>✓</i>	<i>①</i> D	I D	W G P C PA T M B S U SR
	<i>dr casing</i>	A B C D	<i>0.0</i>		<i>①</i> D	I D	W G P C PA T M B S U SR
		A B C D			I D	I D	W G P C PA T M B S U SR
		A B C D			I D	I D	W G P C PA T M B S U SR
		A B C D			I D	I D	W G P C PA T M B S U SR
		A B C D			I D	I D	W G P C PA T M B S U SR
		A B C D			I D	I D	W G P C PA T M B S U SR
		A B C D			I D	I D	W G P C PA T M B S U SR
	Calibration	A B C D	<i>1.0</i>	<i>ok</i>	I D	I D	W G P C PA T M B S U SR

PLEASE SEE ATTACHED INFORMATION SHEETS FOR XRF PROTOCOL AND KEY TO ABBREVIATIONS

Enclosure Page Of

Mystic Air Quality is an AIHA-LAP, LLC Accredited Lab

FAX: 860 449 8860

BID FORM

TOWN OF MONTVILLE
FAIR OAKS COMMUNITY CENTER
BOY’S & GIRL’S RESTROOM MODIFICATIONS – RE-BID

TO: Dept. of Finance FROM: _____
Town of Montville _____
310 Norwich-New London Tpk. _____
Montville, Connecticut 06382 _____

The undersigned, having familiarized (himself, itself, themselves) with the existing conditions on the Project Site affecting the cost of the work, and with the Contract Documents for the BOY’S & GIRL’S RESTROOM MODIFICATIONS-RE-BID hereby proposes to furnish all supervision, technical personnel, labor, materials, equipment, tools, appurtenances, services, materials not supplied by the Owner, and anything else necessary, including utility and transportation services required to perform and complete this Contract, all in accordance with the Contract Documents, at the work in place for the following work item.

BASE BID

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>LUMP SUM AMOUNT</u>
1.	<u>Fair Oaks Community Center Boys & Girls Bathroom Modifications</u> All work to reconfigure, upgrade, and modify the boys & girls restrooms, and basement plumbing as outlined in the drawings and specifications.	

Lump Sum Price: _____

Lump Sum Price in Words: _____

ADD ALTERNATE

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>LUMP SUM AMOUNT</u>
1.	<u>Women’s Restroom Door Relocation</u> Women’s restroom door relocation as shown in “Add Alternate #2” on the Architectural Plans	

Lump Sum Price: _____

Lump Sum Price in Words: _____

The low bid will be determined as outlined in Article 11 of the Information to Bidders

If the Contractor should choose to employ manufacturers or suppliers other than those listed on the drawings and specifications, he shall submit a list of said suppliers as part of this proposal. If no list is included in the proposal, it shall be concluded by the Town that the Contractor will use only those suppliers listed on the drawings. An "or equal" supplier shall be included on the submitted list.

Wherever in the plans and specifications, an item of equipment or material is designated by reference to a particular brand, manufacturer or trade name, it is understood that an equal product may be substituted by the bidder or Contractor, under the conditions as stated above.

The bidder must agree to commence work on or before a date to be specified in a written "Notice to Proceed" of the Municipality and to fully complete the project within **60** consecutive calendar days thereafter. The bidder must agree also to pay as liquidated damages, the sum of **\$1,000.00** for each consecutive calendar day thereafter.

The undersigned has checked carefully all the above figures and understands that the OWNER will not be responsible for any errors or omissions on the part of the undersigned in making up this bid.

The Bidder acknowledges the receipt of the following Addenda;

Addendum No. _____, dated _____
Addendum No. _____, dated _____
Addendum No. _____, dated _____

Enclosed is the Bidder's Bond, Certified Check or Cashier's Check No. _____ in the amount of five (5%) of the Bid.

Bidder understands that the Owner reserves the right to reject any or all bids and to waive any informalities in the bidding.

The bidder agrees that this bid shall be good and may not be withdrawn for a period of 60 calendar days after the scheduled closing time for receiving bids.

Respectfully submitted:

By _____
(Name & Title)

(Business Address)

(Telephone Number)

(SEAL - if bid is by a corporation)

(Email)