

Addendum # 1

Property: Moisture Mitigation Plan at David Pinney Brick Barn
Address: 58 West Street
Location: Windsor Locks, CT
Date: March 30, 2026

This Addendum #1 is issued to modify the contract documents as follows:

1. Prevailing Wage Rates

The attached wage rate shall replace the wage rates included in the original bid specifications.

2. Non-Mandatory Pre-Bid Walkthrough

All Bidders are strongly encouraged to visit the building and site in person before submitting a bid. If any interested Bidders would like to submit a bid and missed the pre-bid walkthrough on 3/25/26, they shall contact the Town to schedule a time to examine the building. The examination time must be on or before 4/6/26. Bidders who attended the pre-bid walkthrough on 3/25/26 shall not be required to re-examine the site. The town (Devin Cowperthwaite) can be contacted at: dcowperthwaite@wlocks.com or (860) 627-1405.

3. Existing Grist Mill

There is an existing grist mill consisting of several heavy stones under the building canopy that the Contractor shall relocate inside the building as part of the base bid. Refer to attached floor plans.

4. Utilities

The Town is permitting the Contractor to utilize the on-site electricity and water for construction.

5. Rain Leader Detail

The rain leader connection detail to the underground storm has been revised and no longer include a P-trap. Refer to revised sections.

Attachments:

1. Prevailing wages
2. A-1.0 – Floor Plans
3. A-4.0 – Sections

END OF ADDENDUM #1



3f) Terrazzo Mechanics & Marble Setters	40.6	39.93
-----LABORERS-----		
4) Group 1: General laborers, carpenter tenders, concrete specialists, wrecking laborers and fire watchers.	35.7	28.85
4) Group 1a: Acetylene Burners (Hours worked with a torch)	36.7	28.85
4a) Group 2: Mortar mixers, plaster tender, power buggy operators, powdermen, fireproofers/mixer/nozzlemans (Person running mixer and spraying fireproof only).	35.95	28.85
4b) Group 3: Jackhammer operators/pavement breaker, mason tender (brick), mason tender (cement/concrete), forklift operators and forklift operators (masonry).	36.2	28.85
4c) **Group 4: Pipelayers: Licensed P6 -P7 (one or two employees of the total crew who primary task is to perform mating of pipe sections).	36.7	28.85
4d) Group 5: Air track operator, sand blaster and hydraulic drills.	36.45	28.85
4e) Group 6: Blasters, nuclear and toxic waste removal.	38.7	28.85
4f) Group 7: Asbestos/lead removal and encapsulation (except it's removal from mechanical systems which are not to be scrapped).	38.7	28.85
4g) Group 8: Bottom men on open air caisson, cylindrical work and boring crew.	36.2	28.85
4h) Group 9: Top men on open air caisson, cylindrical work and boring crew.	35.7	28.85

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4i) Group 10: Traffic Control Signalman	21.42	28.85
5) Carpenter, Acoustical Ceiling Installation, Soft Floor/Carpet Laying, Metal Stud Installation, Form Work and Scaffold Building, Drywall Hanging, Modular-Furniture Systems Installers, Lathers, Piledrivers, Resilient Floor Layers.	42.03	29.19
5a) Millwrights	43.25	29.13
5b) Carpenter - Welder	42.53	29.19
5c) Carpenter: Working with creosote lumber or acid	43.03	29.19
6) Electrical Worker (including low voltage wiring) (Trade License required: E1,2 L-5,6 C-5,6 T-1,2 L-1,2 V-1,2,7,8,9)	48.25	35.22+3% of gross wage
7a) Elevator Mechanic (Trade License required: R-1,2,5,6)	69.55	38.985+a+b
-----OUTSIDE LINE CONSTRUCTION-----		
Groundman	32.1	13.95
Linemen/Cable Splicer	58.37	33.94
8) Glazier (Trade License required: FG-1,2)	43.13	26.50+ a
9) Ironworker, Ornamental, Reinforcing, Structural, and Precast Concrete Erection	45.25	43.62 + a

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----OPERATORS----

Group 1: Crane Handling or Erecting Structural Steel or Stone; Hoisting Engineer (2 drums or over). (Trade License Required)	58.19	29.80 + a
Group 1a: Front End Loader (7 cubic yards or over); Work Boat 26 ft. and Over	53.33	29.80 + a
Group 2: Cranes (100 ton rate capacity and over); Bauer Drill/Caisson. (Trade License Required)	57.78	29.80 + a
Group 2a: Cranes (under 100 ton rated capacity).	56.79	29.80 + a
Group 2b: Excavator over 2 cubic yards; Pile Driver (\$3.00 premium when operator controls hammer)	52.92	29.80 + a
Group 3: Excavator; Gradall; Master Mechanic; Hoisting Engineer (all types of equipment where a drum and cable are used to hoist or drag material regardless of motive power of operation), Rubber Tire Excavator (Drott-1085 or similar); Grader Operator; Bulldozer Finegrade. (slopes, shaping, laser or GPS, etc.). (Trade License Required)	51.92	29.80 + a
Group 4: Trenching Machines; Lighter Derrick; CMI Machine or Similar; Koehring Loader (Skooper); Goldhofer.	51.42	29.80 + a
Group 5: Specialty Railroad Equipment; Asphalt Spreader, Asphalt Reclaiming Machine; Line Grinder; Concrete Pumps; Drills with Self Contained Power Units; Boring Machine; Post Hole Digger; Auger; Pounder; Well Digger; Milling Machine (over 24 mandrel).	50.63	29.80 + a
Group 5 continued: Side Boom; Combination Hoe and Loader; Directional Driller.	50.63	29.80 + a
Group 6: Front End Loader (3 up to 7 cubic yards); Bulldozer (rough grade dozer).	50.22	29.80 + a

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Group 7: Asphalt Roller; Concrete Saws and Cutters (ride on types); Vermeer Concrete Cutter; Stump Grinder; Scraper; Snooper; Skidder; Milling Machine (24" and under mandrel).	49.77	29.80 + a
Group 8: Mechanic; Grease Truck Operator; Hydroblaster; Barrier Mover; Power Stone Spreader; Welding; Work Boat Under 26 ft.; Transfer Machine; Rigger Foreman.	49.25	29.80 + a
Group 9: Front End Loader (under 3 cubic yards); Skid Steer Loader regardless of attachments; (Bobcat or Similar); Forklift, Power Chipper; Landscape Equipment (including Hydroseeder); Vacuum Excavation Truck and Hydrovac Excavation Truck (27 HG pressure or greater).	48.67	29.80 + a
Group 10: Vibratory hammer; ice machine; diesel and air, hammer, etc.	45.96	29.80 + a
Group 11: Conveyor, earth roller, power pavement breaker (whiphammer), robot demolition equipment.	45.96	29.80 + a
Group 12: Wellpoint Operator.	45.87	29.80 + a
Group 13: Compressor Battery Operator.	45.12	29.80 + a
Group 14: Elevator Operator; Tow Motor Operator (solid tire no rough terrain).	43.6	29.80 + a
Group 15: Generator Operator; Compressor Operator; Pump Operator; Welding Machine Operator; Heater Operator.	43.06	29.80 + a
Group 16: Maintenance Engineer.	42.2	29.80 + a
Group 17: Portable Asphalt Plant Operator; Portable Crusher Plant Operator; Portable Concrete Plant Operator; Portable Grout Plant Operator; Portable Water Filtration Plant Operator.	47.91	29.80 + a

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Group 18: Power Safety Boat; Vacuum Truck; Zim Mixer; Sweeper; (Minimum for any job requiring a CDL license); Rigger; Signalman.	44.7	29.80 + a
Surveyor: Chief of Party	48.16	29.80 + a
Surveyor: Assistant Chief of Party	44.41	29.80 + a
Surveyor: Instrument Man	42.73	29.80 + a
Surveyor: Rodman or Chainman	36.78	29.80 + a
-----PAINTERS (Including Drywall Finishing)-----		
10a) Brush and Roller	39.57	26.50
10b) Taping Only/Drywall Finishing	40.32	26.50
10c) Paperhanger and Red Label	40.07	26.50
10d) Spray	42.57	26.50
10e) Spray Helper	40.57	26.50
10f) Blast	44.57	26.50
10g) Blast Helper	40.57	26.50

11) Plumber (excluding HVAC pipe installation) (Trade License required: P-1,2,6,7,8,9 J-1,2,3,4 SP-1,2)	50.58	36.30
12) Well Digger, Pile Testing Machine	37.26	24.05 + a
13) Roofer (composition)	45.15	23.44
14) Roofer (slate & tile)	45.65	23.44
15) Sheetmetal Worker (Trade License required for HVAC and Ductwork: SM-1,SM-2,SM-3,SM-4,SM-5,SM-6)	44.7	44.38
16) Pipefitter (Including HVAC work) (Trade License required: S-1,2,3,4,5,6,7,8 B-1,2,3,4 D-1,2,3,4, G-1, G-2, G-8 & G-9)	50.58	36.30
-----TRUCK DRIVERS-----		
17) Block Truck	37.48	32.68 + a
17a) 2 Axle	36.16	32.68 + a
17ab) Helpers	34.66	32.68 + a
17b) 3 Axle, 2 Axle Mixer	36.27	32.68 + a
17c) 3 Axle Mixer	36.33	32.68 + a
17d) 4 Axle	36.39	32.68 + a

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17e) 4 Axle Mixer	37.19	32.68 + a
17ef) 5 Axle	36.39	32.68 + a
17eg) 5 Axle Mixer	37.19	32.68 + a
17f) Heavy Duty Trailer (40 Tons and Over)	38.66	32.68 + a
17g) Euclids and Semi-Trailer	36.44	32.68 + a
17h) Heavy Duty Trailer up to 40 tons	37.39	32.68 + a
17i) Snorkle Truck	36.54	32.68 + a
17j) Swivel Dump and Tack Truck	36.39	32.68 + a
18) Sprinkler Fitter (Trade License required: F-1,2,3,4)	53.76	33.44 + a
19) Theatrical Stage Journeyman	25.76	7.34

Welders: Rate for craft to which welding is incidental.

Surveyors: Hazardous material removal: \$3.00 per hour premium.

*Note: Hazardous waste removal work receives additional \$1.25 per hour for truck drivers.

**Note: Hazardous waste premium \$3.00 per hour over classified rate.

Truck Drivers: Trainers Premium: \$3.00 over wage rate.

Truck Drivers: Night Premium - Mixer Drivers: \$2.00 over wage rate.

Crane with 150 ft. boom (including jib) - \$1.50 extra

Crane with 200 ft. boom (including jib) - \$2.50 extra

Crane with 250 ft. boom (including jib) - \$5.00 extra

Crane with 300 ft. boom (including jib) - \$7.00 extra

Crane with 400 ft. boom (including jib) - \$10.00 extra

All classifications that indicate a percentage of the fringe benefits must be calculated at the percentage rate times the "base hourly rate".

Apprentices duly registered under the Commissioner of Labor's regulations on "Work Training Standards for Apprenticeship and Training Programs" Section 31-51-d-1 to 12, are allowed to be paid the appropriate percentage of the prevailing journeymen hourly base and the full fringe benefit rate, providing the work site ratio shall not be less than one full-time journeyman instructing and supervising the work of each apprentice in a specific trade.

The Prevailing wage rates applicable to this project are subject to annual adjustments each July 1st for the duration of the project.

Each contractor shall pay the annual adjusted prevailing wage rate that is in effect each July 1st, as posted by the Department of Labor.

It is the contractor's responsibility to obtain the annual adjusted prevailing wage rate increases directly from the Department of Labor's website.

The annual adjustments will be posted on the Department of Labor's Web page: www.ct.gov/dol. For those without internet access, please contact the division listed below.

The Department of Labor will continue to issue the initial prevailing wage rate schedule to the Contracting Agency for the project.

All subsequent annual adjustments will be posted on our Web Site for contractor access.

Contracting Agencies are under no obligation pursuant to State labor law to pay any increase due to the annual adjustment provision.

Effective October 1, 2005 - Public Act 05-50: any person performing the work of any mechanic, laborer, or worker shall be paid prevailing wage

All Person who perform work ON SITE must be paid prevailing wage for the appropriate mechanic, laborer, or worker classification.

All certified payrolls must list the hours worked and wages paid to All Persons who perform work ON SITE regardless of their ownership i.e.: (Owners, Corporate Officers, LLC Members, Independent Contractors, et. al)

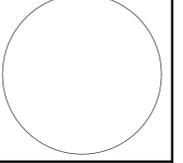
Reporting and payment of wages is required regardless of any contractual relationship alleged to exist between the contractor and such person.

~~Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clause (29 CFR 5.5 (a) (1) (ii)).

Please direct any questions which you may have pertaining to classification of work and payment of prevailing wages to the Wage and Workplace Standards Division, telephone (860)263-6790.



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**MOISTURE MITIGATION AT
 DAVID PINNEY BRICK BARN**
 58 West Street, Windsor Locks, CT 06096
 Town of Windsor Locks
 6 Stanton Road, Windsor Locks, CT 06096

**NOT FOR
 CONSTRUCTION**

Drawn: MW, KG, MR
 Date: 12/12/2025
 Revisions:
 1 Add. # 3/30/26

Floor Plans

A-1.0

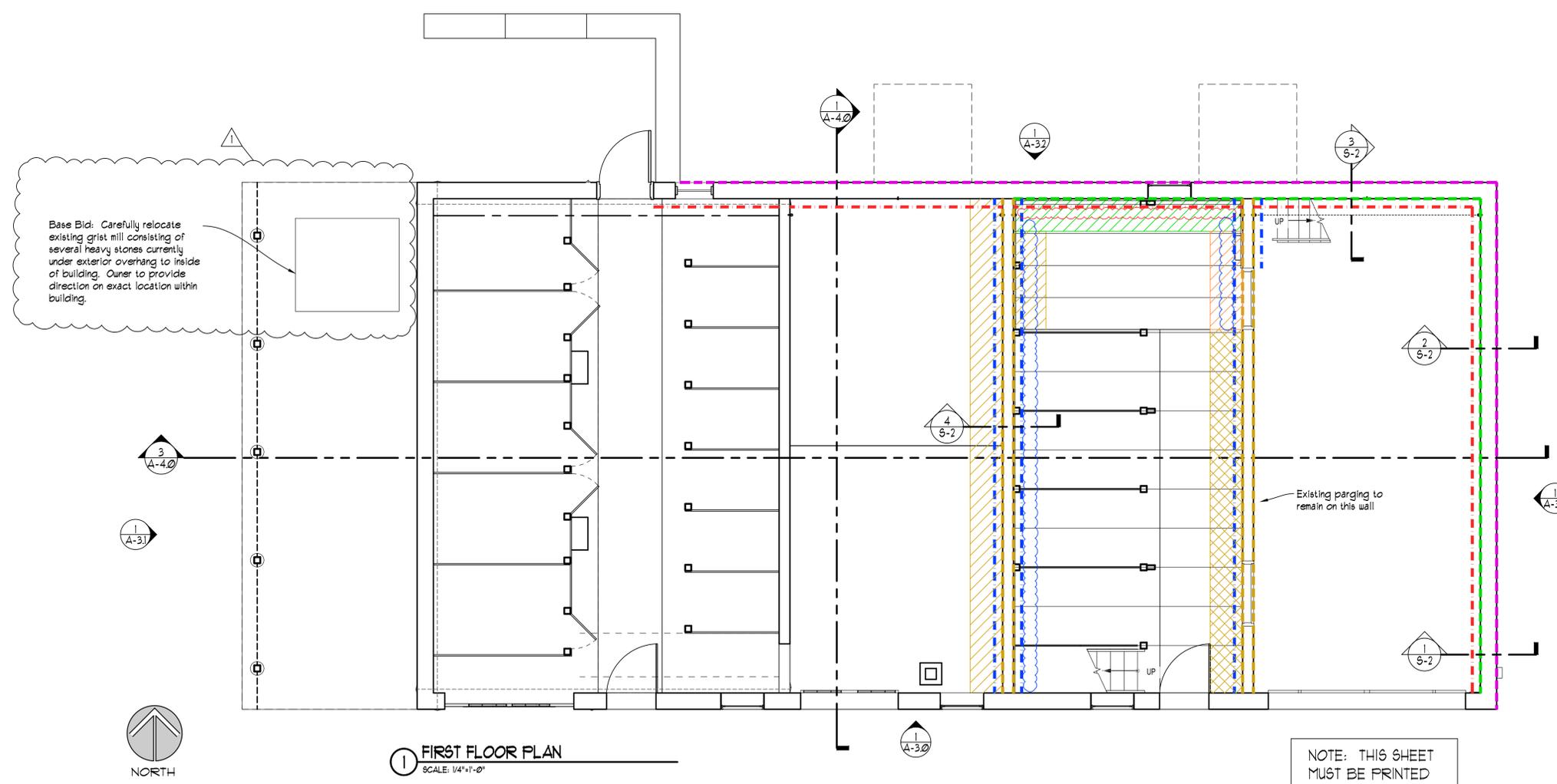
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MASONRY RESTORATION NOTES

- ALL NEW MORTAR USED FOR REPOINTING/RECONSTRUCTION SHALL MATCH EXISTING MORTAR COLOR, TEXTURE AND COMPRESSIVE STRENGTH PRIOR TO INSTALLATION. EXISTING MORTAR SHALL BE TESTED FOR COMPOSITION AND COMPRESSIVE STRENGTH FOR COMPARISON TO PROPOSED MORTAR. TOOLING SHALL MATCH EXISTING. PROVIDE MOCK-UPS FOR REVIEW BY THE ARCHITECT.
- ALL NEW BRICK SHALL MATCH EXISTING BRICK COLOR, SIZE, TEXTURE AND COMPRESSIVE STRENGTH PRIOR TO INSTALLATION. EXISTING BRICK SHALL BE TESTED FOR COMPOSITION AND COMPRESSIVE STRENGTH FOR COMPARISON TO PROPOSED BRICK. PROVIDE SAMPLES AND MOCK-UPS FOR REVIEW BY THE ARCHITECT.
- PRIOR TO INSTALLATION, CONTRACTOR SHALL PROVIDE SUBMITTALS, SHOP DRAWINGS, SAMPLES AND MOCK-UPS FOR MORTAR, BRICK, REPLACEMENT, & REPAIR FOR REVIEW BY ARCHITECT.
- REFER TO STRUCTURAL DETAILS FOR MORE INFORMATION.

LEGEND KEY NOTES

- ① Bid Alternate 1: Install damp-proofing at exterior face of exterior wall during french drain installation. Install from finished grade elevation down to top of footing.
- ②A Bid Alternate 2A: Excavate area at base of wall, apply damp-proofing from floor elevation down to top of footing. Backfill to original floor level elevation.
 At hatched areas, sawcut existing slab to perform damp-proofing as needed. Replace with new concrete slab.
- ②B Bid Alternate 2B: Excavate area at base of wall, apply damp-proofing from floor elevation down to top of footing. Backfill to original floor level elevation.
 At hatched areas, sawcut existing slab to perform damp-proofing as needed. Replace with new concrete slab.
 At hatched areas, carefully remove wood floorboards and reinstall after damp-proofing.
- ③ Bid Alternate 3: From floor elevation to 5'-0" above floor elevation, restore masonry as follows:
 1. Clean with light duty-cleaner
 2. Replace brick with new to match (assume 15%)
 3. Repoint brick with new mortar to match (assume 100%)
 At bubbled areas, carefully dismantle wall covering and stalls as required to restore masonry. Reinstall and repaint after masonry restoration is complete and approved by Architect.
- ④ Bid Alternate 4: From floor elevation to 5'-0" above floor elevation, restore masonry as follows:
 1. Clean with light duty-cleaner
 2. Replace brick with new to match (assume 25%)
 3. Repoint brick with new mortar to match (assume 100%)
 At bubbled areas, carefully dismantle wall covering and stalls as required to restore masonry. Reinstall and repaint after masonry restoration is complete and approved by Architect.

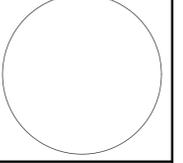


NOTE: THIS SHEET
 MUST BE PRINTED
 IN COLOR

① **FIRST FLOOR PLAN**
 SCALE: 1/4"=1'-0"



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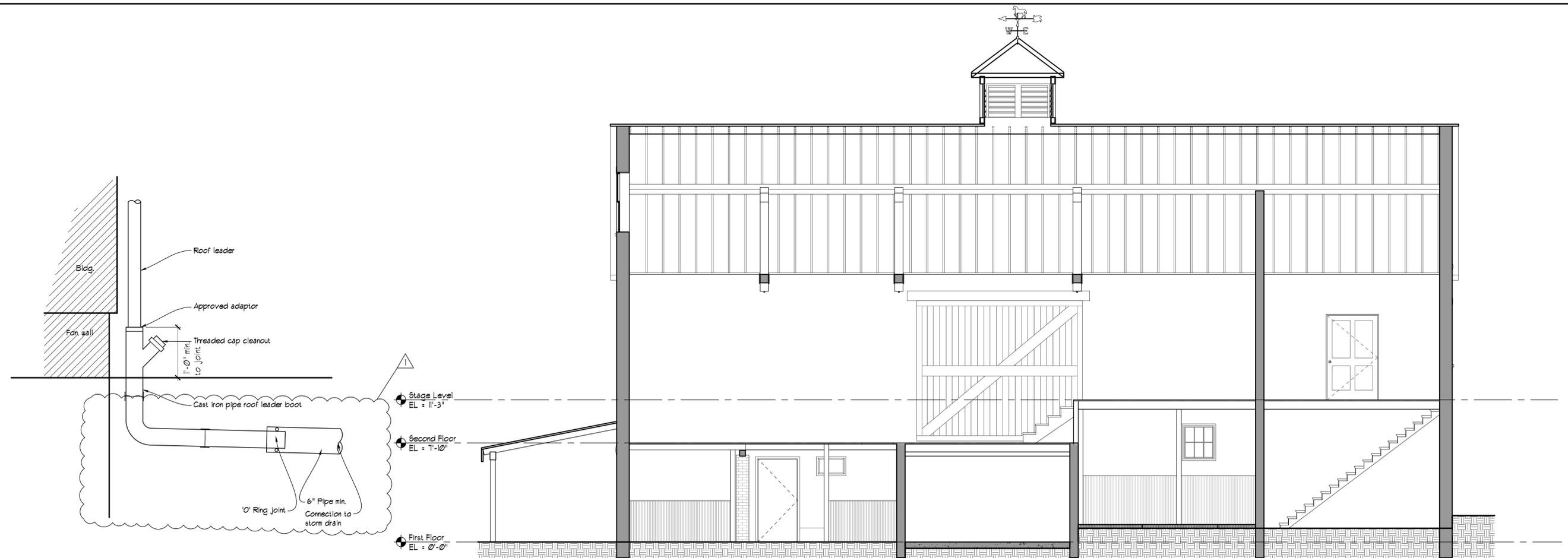
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Sections

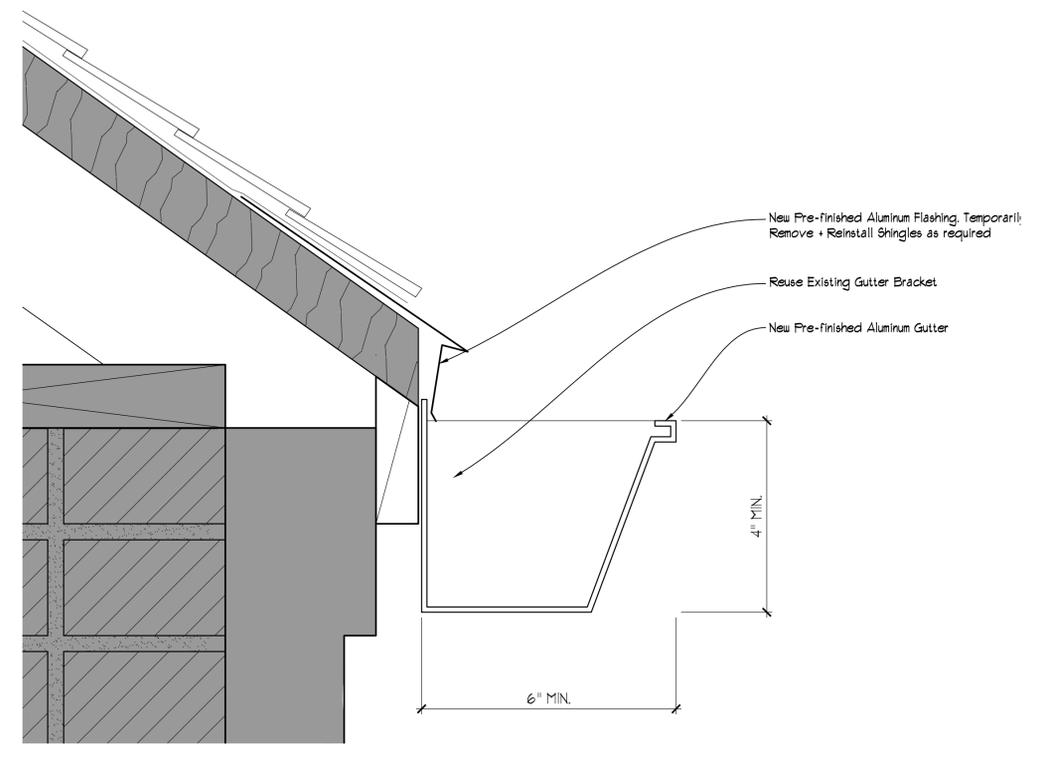
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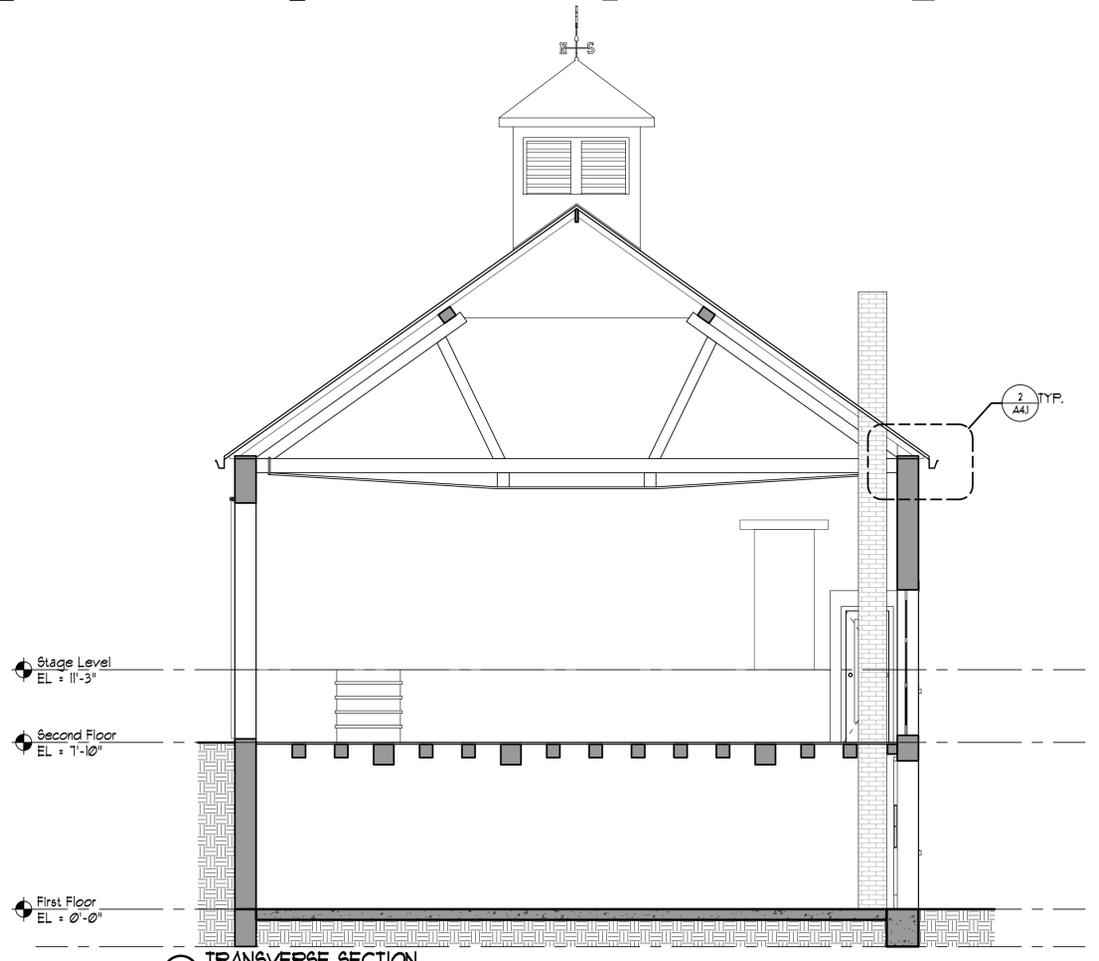


4 BID ALT #1 - DOWNSPOUT DETAIL
 SCALE: 1/2"=1'-0"

3 LONGITUDINAL SECTION
 SCALE: 1/4"=1'-0"



2 GUTTER DETAIL
 SCALE: 6"=1'-0"



1 TRANSVERSE SECTION
 SCALE: 1/4"=1'-0"