

Addendum No. 2 to IFB #25-76



CITY OF SOMERVILLE, MASSACHUSETTS
Department of Procurement and Contracting Services
KATJANA BALLANTYNE
MAYOR

To: All Parties on Record with the City of Somerville as Holding IFB #25-76

Replacement of Brown School Boilers

From: Logan J. Carroll

Date: 6/25/2025

Re: Addition to Scope, Questions and Answers, and Revised Price Form

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Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.

NAME OF COMPANY / INDIVIDUAL: _____

ADDRESS: _____

CITY/STATE/ZIP: _____

TELEPHONE/FAX/EMAIL: _____

SIGNATURE OF AUTHORIZED INDIVIDUAL: _____

ACKNOWLEDGEMENT OF ADDENDA:

Addendum #1 _____ **#2** _____ **#3** _____ **#4** _____

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The work described in the Scope of Work Bullet Point 5.o. (*Replace all horizontal condensate return piping and fittings that are located in the basement level of the building outside the boiler room.*) is removed from this project as of June 24, 2025. All other items originally presented in the Scope of Work remain in this project.

Inside the boiler room: The contractor will replace/reconfigure as much return piping as is required to install the new CRT and relocate the BFT.

Additional Alternate Pricing

Add Alternate 1: If required by code, replace the existing boiler feed tank with a new boiler feed tank sized appropriately for the boiler systems.

Please see revised Bid package documents for an updated pricing sheet to include an additional alternative pricing section. (PG. 17)

Also attached below

Revised Price Form

Lump Sum Price:	
This Lump Sum Price Covers all items in the original scope of work:	
Lump Sum Price: \$ _____	
Lump Sum Price in words:	
Price for Alternates:	
In the event the Boiler Feed Tank does not meet code requirements or is not reusable, provide price for replacement:	
Alternative 1- Replacement of Boiler Feed Tank, if it doesn't meet code or unusable:	
Price: \$ _____	
Alternative 1 Price in words:	

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**Questions & Answers
Received During Site Visit 6/18/2025**

Question: When were the existing boilers installed?

Answer: We believe that they were installed in 2005.

Question: Please provide cut sheet for the new boilers.

Answer: Please see attached cut sheet.

Question: Is installation of a new condensate receiver tank (CRT) included in this project?

Answer: Yes, the scope includes the contractor supplying and installing a duplex CRT with an alternating pump control mechanism. Contractor will pipe the CRT discharge into the boiler feed tank (BFT).

Question: Will the existing boiler feed tank (BFT) be demo'd, and a new condensate receiver tank installed?

Answer: The Contractor will:

- Remove and set aside the existing BFT,
- Provide and install a new duplex CRT with mechanical alternating pump switch,
- Reinstall the BFT in a new location other than the current sump pit location,
- Pipe the CRT discharge into the BFT, and
- Provide and install new alternating pump control/starter equipment for the BFT.
- Although the tank is believed to be in good condition and reusable, the condition cannot be fully determined until the tank is removed from its current location.
 - The Contractor should bid the cost of a replacement tank as Add Alternate #1.
 - If the existing tank is too small, the contractor is to determine appropriate tank size during the bid process and include the cost of an appropriately sized tank in their base price. Please see attached photo of the boiler feed tank data plate.

Question: How tall is the chimney? Is it lined?

Answer: The height is unknown, it is not lined.

Question: Is there a vantage point from the street to see where the chimney exits the roof?

Answer: This building has five chimneys, and they are visible from the school playground area. If you are looking at the building from the playground area, the chimney connected to the boilers is the back left most chimney. It has a metal chimney cover.

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Question: How will the Contractor access the roof?

Answer: The roof is pitched, and there is no roof access from inside the building. Contractor to provide means of roof access to chimney location.

Question: Where will the new condensate return lines be located?

Answer: **The work described in the Scope Of Work Bullet Point 5.o. (*Replace all horizontal condensate return piping and fittings that are located in the basement level of the building, outside the boiler room.*) is removed from this project as of June 24, 2025.**

Inside the boiler room: The contractor will replace/reconfigure as much return piping as is required to install the new CRT and relocation of the BFT.

Question: How should the Contractor bid if the boiler feed tank needs to be replaced?

Answer: Although the tank is believed to be in good condition, the condition cannot be fully determined until the tank is removed from its current location. The Contractor should bid the cost of a replacement tank as Add Alternate #1. Please see attached photo of the boiler feed tank data plate.

Question: Will the boiler feed tank go back in its current place?

Answer: No. The boiler feed tank is currently installed in a sump, causing the motors to fail when the sump fills with groundwater. Due to minimal elevation change available, the CRT will discharge into the BFT.

Question: Does the scope include installing a condensate return line and receiver tank?

Answer: Yes. The contractor supplying and installing a new duplex CRT is included in the scope of work. The CRT will discharge to the BFT, and the BFT will feed the boilers.

Question: Are there any summer programs in the building?

Answer: No, the building will not be in use during the summer. The Contractor may use the hallway outside the boiler room as a staging area, if needed, up until August 22nd. On/after August 23rd, the hallway will not be available for materials staging or construction activities.

Question: Are there noise restrictions in this neighborhood?

Answer: Yes, please refer to Somerville's noise ordinance, [Sec. 9-116. Noise disturbances.](#)

Question: Where is the combusted air system located in the boiler room?

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Answer: The existing 12"x36" combustion air duct is located inside the boiler room on the other side of the stairs, opposite boilers. The damper has an electrically operated actuator that is part of the boiler sequence of operations.

Question: Is there an actuating damper?

Answer: Yes, there is an electrically actuated damper on the combustion air duct and it is part of the boiler sequence of operations.

Question: Does the existing vertical condensate return piping need to be replaced?

Answer: No. The DPW believes that vertical condensate return piping inside the boiler room between the radiator isolation valves and the return mains is serviceable. The scope includes replacement of the radiator isolation valves. The contractor will only replace vertical piping that is in poor condition or that needs to be realigned to facilitate the CRT piping.

Question: Is the condensate receiver big enough? Where would condensation receiver tank go if it needs to be replaced?

Answer: There is no CRT on the existing system. The contractor will supply and install a new duplex CRT that will discharge into the BFT. The CRT will include automatic alternating pump switch/motor starters. Please see attached photo of the boiler feed tank data plate.

Question: How should the condensation receiver be bid?

Answer: As stated above, the scope includes a new duplex CRT that the contractor will supply and install. The contractors should include this in their base bid.

Question: How much condensate return piping needs to be replaced?

Answer: **The work described in the Scope Of Work Bullet Point 5.o. (Replace all horizontal condensate return piping and fittings that are located in the basement level of the building, outside the boiler room.) is removed from this project as of June 24, 2025.**

Inside the boiler room: The contractor will replace/reconfigure as much return piping as is required to install the new CRT and relocate the BFT.

Question: How much ceiling piping needs to be replaced?

Answer: **The work described in the Scope Of Work Bullet Point 5.o. (Replace all horizontal condensate return piping and fittings that are located in the basement level of the building, outside the boiler room.) is removed from this project as of June 24, 2025.**

Inside the boiler room: The contractor will replace/reconfigure as much return piping as is required to install the new CRT and relocate the BFT.

Question: Do even the recently replaced section of CR line need to be replaced?

Answer: **The work described in the Scope Of Work Bullet Point 5.o. (Replace all horizontal condensate return piping and fittings that are located in the basement level of the building, outside the boiler room.) is removed from this project as of June 24, 2025.**

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Inside the boiler room: The contractor will replace/reconfigure as much return piping as is required to install the new CRT and relocate the BFT.

Question: Will the storage closets be emptied for access?

Answer: *The work described in the Scope Of Work Bullet Point 5.o. (Replace all horizontal condensate return piping and fittings that are located in the basement level of the building, outside the boiler room.) is removed from this project as of June 24, 2025.*

Inside the boiler room: The contractor will replace/reconfigure as much return piping as is required to install the new CRT and relocate the BFT.

Question: Will the chimney cap be removed?

Answer: No. In the event that the chimney cap must be removed for installation of the chimney lining, the contractor is responsible for removal and reinstallation of the cap. DPW anticipates that the existing cap is reusable. If the chimney cap must be replaced, the City will issue a change order.

Question: If the flue liner requires support, where can a wall be opened? In a classroom?

Answer: The chimney can be accessed from classroom, conference room and office spaces. The City prefers that chimney is not accessed via classrooms if possible. Contractor is responsible for all masonry repairs. The City will repair wall finishes (sheetrock, lathe/plaster, etc.) after masonry repairs are complete. For project scheduling, any openings made in the chimney walls are to be repaired by August 15th.

Question: What is the bid due date?

Answer: Bids are due Tuesday, 7/1/2025.

Question: Are there any offsets in the chimney?

Answer: DPW took pictures of the chimney interior, from the boiler room looking up to the top of the chimney. See attached photoverified via flexible camera. Please see attached photo from inside the chimney and drone photos from a recent roof repair project.

Question: Will the condensate return piping in the ceiling be replaced?

Answer: *The work described in the Scope Of Work Bullet Point 5.o. (Replace all horizontal condensate return piping and fittings that are located in the basement level of the building, outside the boiler room.) is removed from this project as of June 24, 2025.*

Inside the boiler room: The contractor will replace/reconfigure as much return piping as is required to install the new CRT and relocate the BFT.

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Questions Received via Email

Question: Is there a specific Control (BMS) contractor that the city utilizes? Who is the contact?

Answer: Honeywell. The City has a BMS maintenance contract with Honeywell, so DPW will coordinate any adjustments to BMS if needed.

Question: Will town permit fees be waived?

Answer: Contractor is responsible for pulling all permits, but the City will waive the permit fees.

Question: Are Mega press fittings acceptable?

- On Water Lines
- On Condensate return lines
- On gas lines

Answer: Yes, as long as the fittings are properly rated for their specific application (ie: steam fittings for steam/condensate lines, gas fittings for natural gas, etc.).

Question: Are the existing electrical disconnects being reused or will the project require an updated electrical panel?

Answer: The breaker panel will be upgraded by the City, prior to the beginning of the boiler project. If new/additional boiler, CRT, BFT service disconnect switches are required, contractor will supply and install as part of their base bid.

Question: Is there asbestos in the boiler room?

Answer: The boilers were tested for asbestos. No ACM is present on or inside the boilers. The pipe insulation inside the boiler room is fiberglass and doesn't contain ACM. See attached asbestos testing report.

Question: Is there a preferable place for the boiler feed tank?

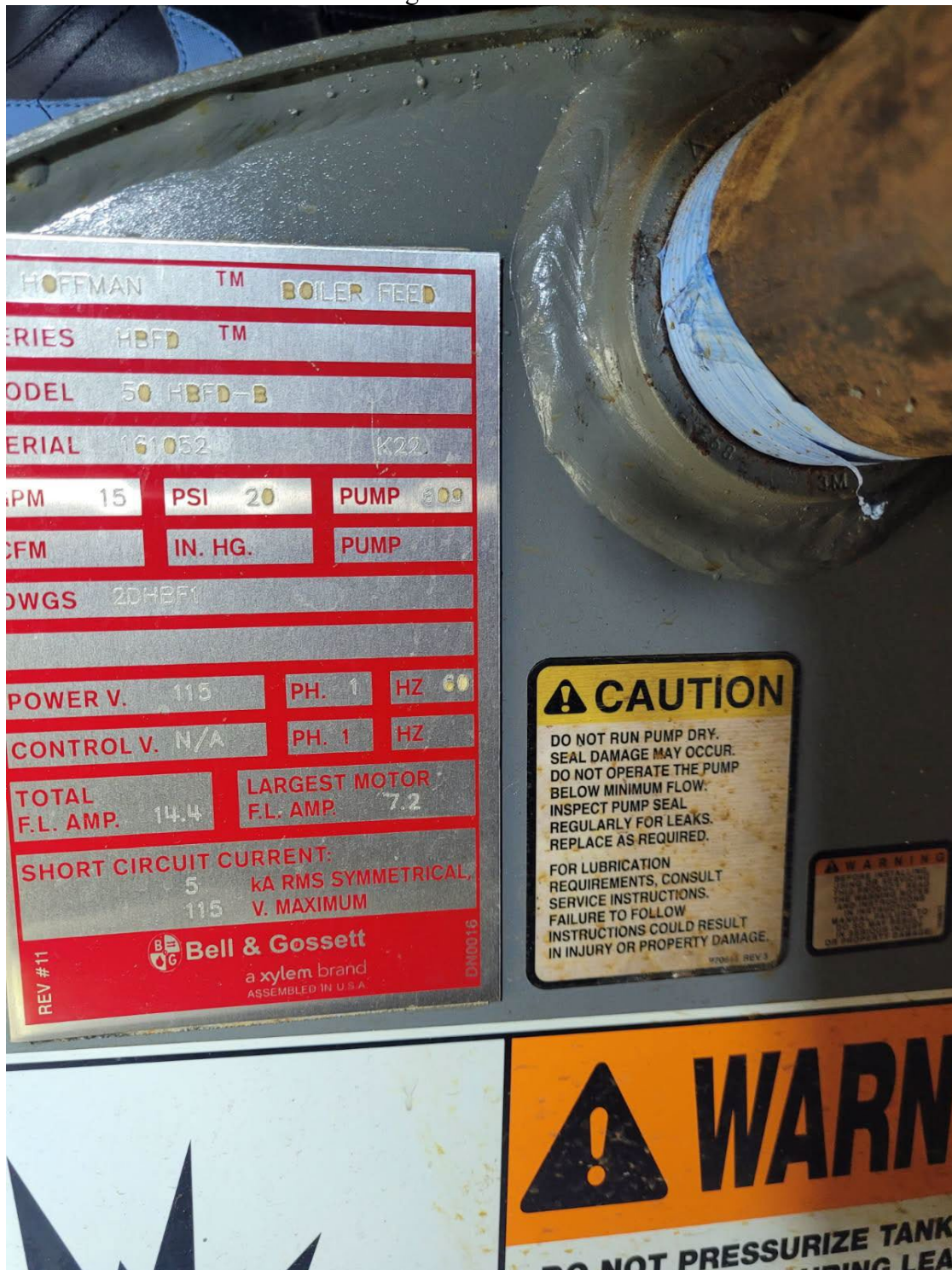
Answer: Contractor to recommend the best place for the location of the BFT to the City and make the determination together with the City.

Question: If the boiler feed tank is removed from the pit and is found to be in poor condition and requires replacement, can this be listed as an alternate price in the actual bid so all parties in the process are bidding equally and there is no controversy?

Answer: Although the tank is believed to be in good condition, the condition cannot be fully determined until the tank is removed from its current location. If BFT is in poor condition, the new tank should be bid as an add-alternate. Please see attached photo of the boiler feed tank data plate.

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Photo of Existing Boiler Feed Tank Data Plate



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Photo of Chimney looking up from Boiler Room



Drone Photo of Chimney Cap from a 2021 roof condition study



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Photo of Existing Power Burner Data Plate



PRODUCT DATA

PD28HE-6

28HE Series Steam Boilers

High Efficiency Pressurized Wet Base Boiler/Burner Unit

Designed to provide the highest efficiencies possible with forced draft firing. This product line of cast iron boilers is available in fifteen basic sizes, with gross output ratings from 931 to 4,622 MBH. Series 28HE boilers may be used in steam systems, and may be fired with light oil, gas or gas/light oil.

STANDARD FEATURES

- Up to 85.8% thermal efficiencies
- Cast iron wet base sections tested for 80 psi working pressure, 15 psi steam working pressure
- Heat Transfer Rods
- Insulated metal jacket (R11.7)
- Burner mounting plate with insulation block
- Front and rear flame observation ports
- Steel angle floor rails
- Ceramic fiber rope seal between sections
- Graphite port connectors
- Flue brush
- Manual reset hi-limit
- Operating control
- Stack Thermometer



ADDITIONAL FEATURES FOR STEAM BOILERS

- A.S.M.E. side outlet safety valve, 15 psi
- Gauge glass with cocks and guards

Ratings, Burner Capacities

Designed and tested to the A.S.M.E. boiler and pressure vessel code, section IV for maximum allowable working pressure, steam 15 PSIG.

Boiler Number (Note 1)	Boiler Horse- power	Gross Output (MBH)	Net Ratings (Note 2)				Heating Surface (Sq. Ft.)	Furnace Volume (Cu. Ft.)	Water Contents (Gals.)	Prox. Working Weight (Lbs.)	Thermal Efficiency		Combustion Efficiency	
			Steam		Burner Capacity						Oil	Gas	Oil	Gas
			Sq. Ft.	MBH	Oil GPH (Note 3)	Gas MBH (Note 4)			Steam					
†28HE-S-4	27	931	2908	698	7.9	1143	81.2	12.04	102.8	4215	83.9	81.4	86.2	83.6
†28HE-S-5	35	1194	3733	896	10.2	1458	105.3	16.14	125.8	5038	84.4	81.9	86.2	83.6
†28HE-S-6	43	1458	4625	1110	12.2	1773	129.4	20.24	147.8	5861	84.8	82.2	86.1	83.5
†28HE-S-7	51	1722	5542	1330	14.4	2088	153.5	24.34	169.8	6684	85.0	82.5	86.1	83.5
†28HE-S-8	59	1985	6421	1541	16.6	2403	177.6	28.44	191.8	7507	85.2	82.6	86.1	83.5
†28HE-S-9	67	2249	7275	1746	18.8	2718	201.7	32.54	213.8	8331	85.3	82.7	86.1	83.5
†28HE-S-10	75	2513	8129	1951	21.0	3033	225.8	36.64	235.8	9169	85.4	82.8	86.1	83.5
†28HE-S-11	83	2776	8979	2155	23.0	3348	249.9	40.74	257.8	9992	85.5	82.9	86.0	83.5
†28HE-S-12	91	3040	9833	2360	25.5	3663	274.0	44.84	279.8	10,815	85.6	83.0	86.0	83.5
†28HE-S-13	98	3304	10,688	2565	27.5	3978	289.1	48.94	301.8	11,649	85.6	83.0	86.0	83.5
†28HE-S-14	106	3567	11,538	2769	29.5	4293	322.2	53.04	323.8	12,467	85.7	83.1	86.0	83.5
†28HE-S-15	114	3831	12,392	2974	32.0	4608	346.3	57.14	345.8	13,511	85.7	83.1	86.0	83.4
†28HE-S-16	122	4095	13,246	3179	34.0	4923	370.4	61.24	367.8	14,375	85.7	83.2	86.0	83.4
†28HE-S-17	130	4358	14,100	3384	36.5	5238	394.5	65.34	398.8	15,239	85.8	83.2	86.0	83.4
†28HE-S-18	138	4622	14,954	3589	38.5	5553	418.6	69.44	411.8	16,103	85.8	83.2	86.0	83.4

(Note 1) Important Ordering information

(†) Add Prefix for type of fuel to be burned. "LO" for light oil, "G" for Gas or "GO" for gas/oil.

Example: LO-28HE-S-6 is the model no. for a six section steam boiler firing light oil.

(Note 2) Net Ratings for steam boilers are based on piping and pick-up factor as follows:

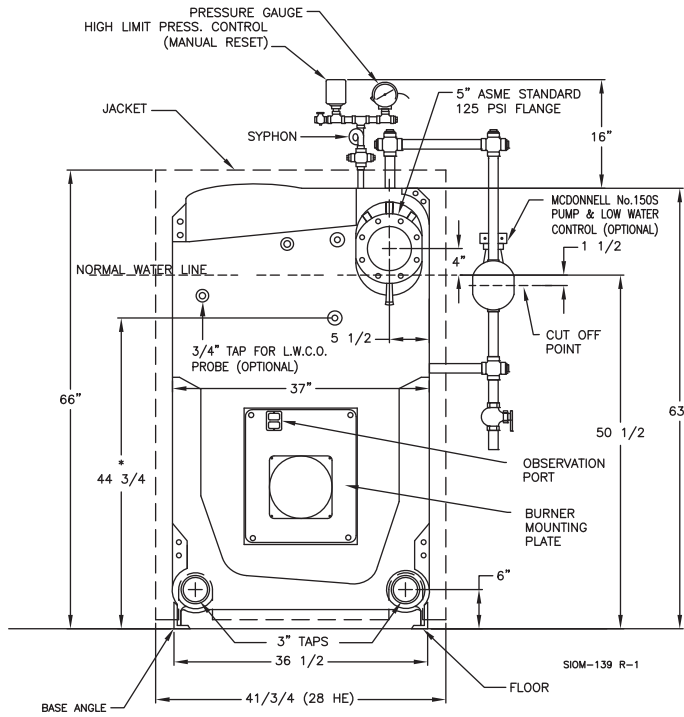
4 and 5 section = 1.333 6 section = 1.305 8 section and larger = 1.288

(Note 3) Light oil having a heat content of 140,000 BTU/Gal.

(Note 4) Gas having a heat content of 1,000 BTU/Cu. Ft., 0.60 specific gravity.

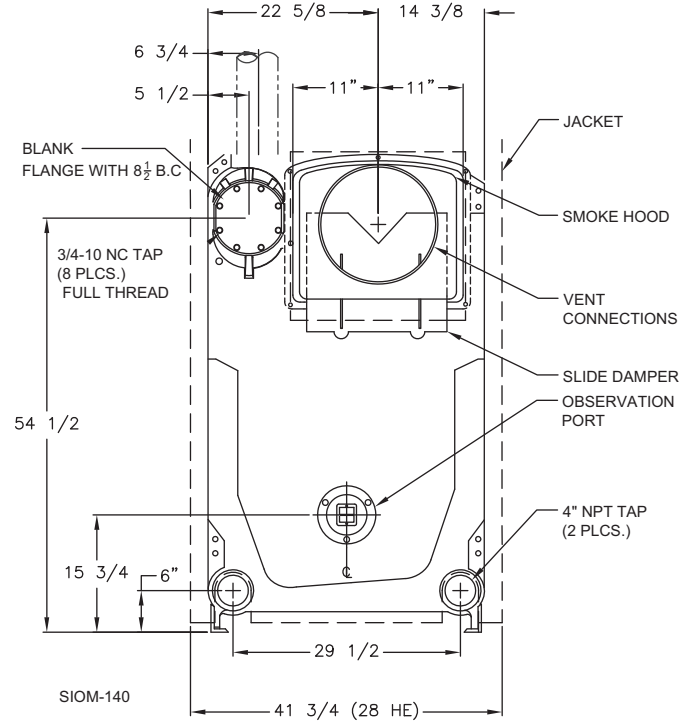


28HE Series

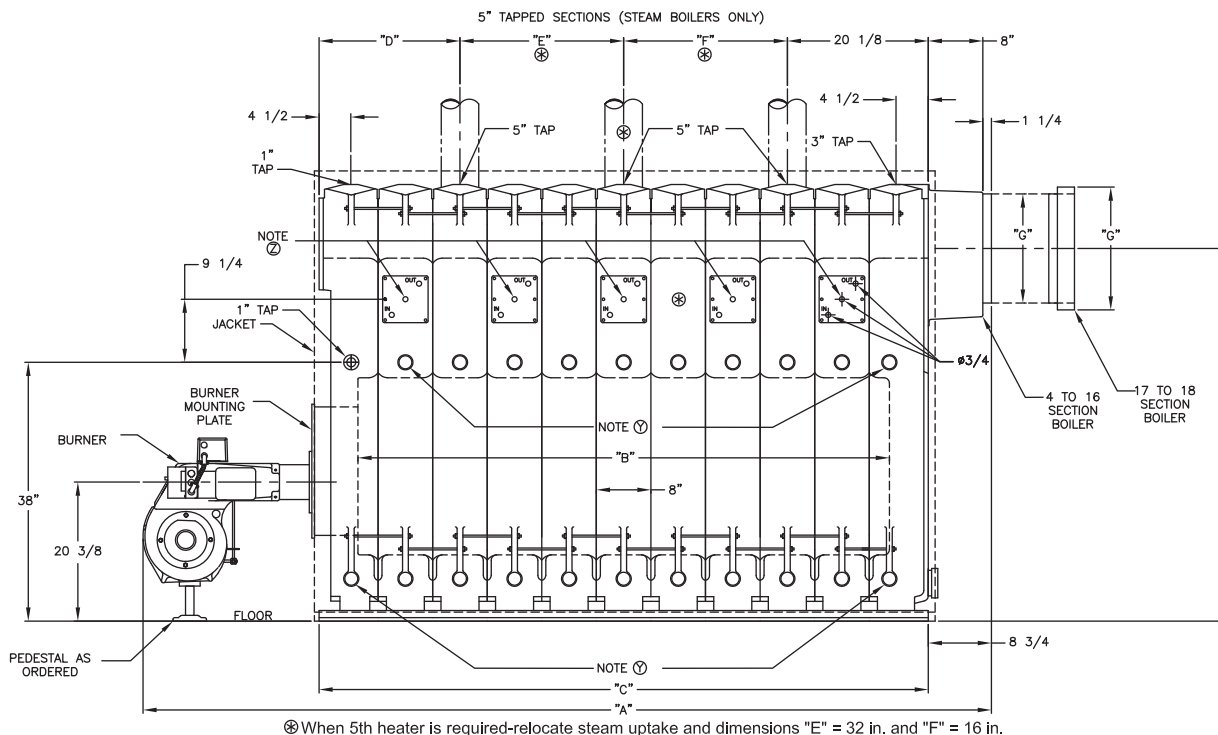


* LOWEST PERMISSIBLE WATER LINE

FRONT VIEW (Steam Boiler)



REAR VIEW



SIDE VIEW

(Note Y) 1-1/2" inspection tappings when ordered.

(Note Z) Tankless heater sections when ordered. Allow 36" clear space for heater withdrawal.

Dimensions (Inches)

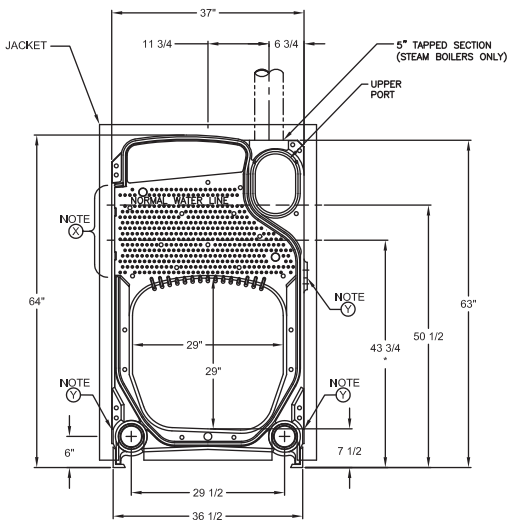
Boiler Number (Note 1)	Overall Length — “A”			Opt. Packaged Base Dimensions				Furnace Length “B”	Boiler Length “C”	Steam Uptake Locations (Note 9)			Draft Loss Ins. W.C.	Firebox Press Ins. W.C.††	Dia. Vent Conn. “G”	(Note 7) Height Vent Conn. “H”
	(Note 8)			Carlin & Beckett		Power Flame				“D”	“E”	“F”				
	Carlin	Beckett	Power Flame	“J”	“K”	“J”	“K”									
†28HE-Ø4	62¼	64	71½	54¼	83¼	54¼	91¼	23⅓	33	12½	—	—	.40	.50	10	57½
†28HE-Ø5	70¼	72	83⅞	62¼	91¼	62¼	104¼	31⅓	41	20½	—	—	.42	.52	10	57½
†28HE-Ø6	80⅞	80¼	91½	70¾	99⅞	70⅞	112¾	39⅓	49	12½	16	—	.44	.54	10	57½
†28HE-Ø7	88⅞	88⅞	99⅞	78¾	107⅞	78⅞	120¾	47⅓	57	12½	24	—	.46	.56	12	56½
†28HE-Ø8	96⅞	96¼	107⅞	86½	115¼	86½	128½	55⅓	65	12½	32	—	.48	.58	12	56½
†28HE-Ø9	108⅞	104¾	115⅞	96½	123¼	94½	136½	63⅓	73	12½	40	—	.52	.62	14	55½
†28HE-Ø10	116⅞	116¾	128	102¾	135¼	102¾	144⅞	71⅓	81	20½	40	—	.53	.63	14	55½
†28HE-Ø11	125⅞	124⅞	137⅞	110⅞	143¼	110⅞	157⅞	79⅓	89	20½	24	24	.55	.65	14	55½
†28HE-Ø12	133⅞	132½	145⅞	118¾	151¾	118¾	165¾	87⅓	97	20½	24	32	.57	.67	14	55½
†28HE-Ø13	141⅞	140½	153⅞	126¾	159¾	126¾	173¾	95⅓	105	20½	32	32	.59	.69	14	55½
†28HE-Ø14	—	—	161⅞	—	—	134⅞	181⅞	103⅓	113	20½	32	40	.61	.71	16	54½
†28HE-Ø15	—	—	169⅞	—	—	142⅞	189⅞	111⅓	121	20½	40	40	.63	.73	16	54½
†28HE-Ø16	—	—	177⅞	—	—	150⅞	198	119⅓	129	20½	48	40	.66	.76	16	54½
†28HE-Ø17	—	—	191⅞	—	—	159	206	127⅓	137	20½	48	48	.69	.79	18	54½
†28HE-Ø18	—	—	199⅞	—	—	167⅞	214¾	135⅓	145	20½	56	48	.70	.80	18	54½

(Note 7) When unit is assembled or packaged, add 6" to heights for 4-14 sect., 8" to heights for 15-18 sect.

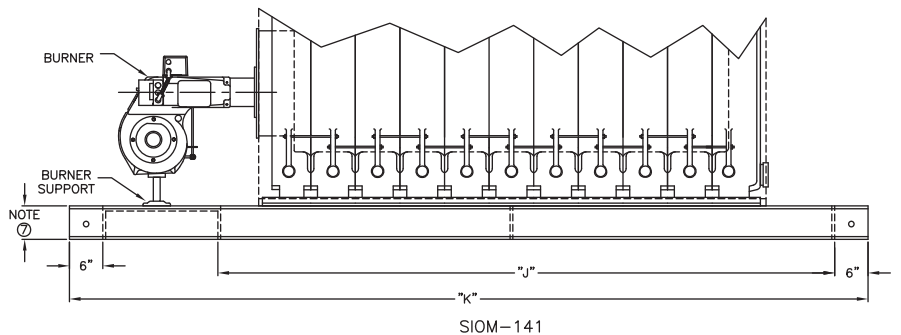
(Note 8) Add 2-3/4" to sect. 17 & 18 for smoke hood adaptor.

(††) Based on 0.10 ins. W.C. pressure at boiler outlet. If vent sizing results in a back pressure greater than 0.10 ins. W.C., consult Smith

(Note 9) These measurements are approximate. The Smith representative should be consulted before selecting boilers for installation having unusual piping and pick-up requirements, such as intermittent system operation, extensive piping systems, etc. The boiler ratings have been determined under previous governing forced draft units.



INTERMEDIATE VIEW

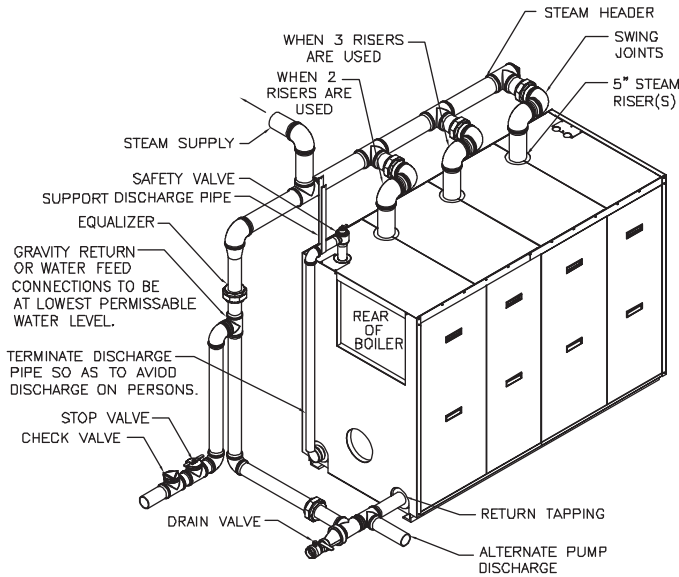


ASSEMBLY – SIDE VIEW

(Note X) Flue cleanout opening. Allow 36" clear work space for using flue brush, and for the removal of the heat transfer rods.

(Note Y) 1-1/2" inspection tappings when ordered.

Recommended Steam Piping Diagram



Boiler Section	No. of		
	5" Risers	Header	Equalizer
28HE-S-4 & 5	1	5"	2-1/2"
28HE-S-6 & 7	2	5"	2-1/2"
28HE-S-8 thru 10	2	6"	4"
28HE-S-11 thru 18	3	8"	4"

Burner Specifications

Boiler Number	Burners - Light Oil						Burners - Gas		Burners - Gas/Oil	
	Carlin (Note 5)		Beckett (Note 5)		Power Flame (Note 6)		Power Flame (Note 6)		Power Flame (Note 6)	
	Model No.	H.P.	Model No.	H.P.	Model No.	H.P.	Model No.	H.P.	Model No.	H.P.
†28HE-Δ-4	702CRD	1/2	CF1400	1/2	C1-0	1/2	J50A-15	1/3	C1-G0-12	1/2
†28HE-Δ-5	702CRD	1/2	CF2300A	3/4	C1-0	1/2	J50A-15	1/2	C1-G0-12	1/2
†28HE-Δ-6	801CRD	3/4	CF2300A	3/4	C2-0A	1	J50A-15	1/2	C2-G0-15	1
†28HE-Δ-7	801CRD	3/4	CF2300A	3/4	C2-0A	1	J50A-15	1/2	C2-G0-15	1
†28HE-Δ-8	801CRD	3/4	CF2500A	3/4	C2-0B	1	C2-G-20A	3/4	C2-G0-20A	1
†28HE-Δ-9	1050FFD	1	CF2500A	3/4	C2-0B	1 1/2	C2-G-20B	1	C2-G0-20B	1 1/2
†28HE-Δ-10	1050FFD	1	CF2500	2	C2-0B	1 1/2	C2-G-20B	1	C2-G0-20B	1 1/2
†28HE-Δ-11	1150FFD	1 1/2	CF3500	2	C3-0	2	C3-G-20	1 1/2	C3-G0-20	2
†28HE-Δ-12	1150FFD	1 1/2	CF3500	2	C3-0	2	C3-G-25	1 1/2	C3-G0-25	2
†28HE-Δ-13	1150FFD	1 1/2	CF3500	2	C3-0	2	C3-G-25	1 1/2	C3-G0-25	2
†28HE-Δ-14	—	—	—	—	C3-0	2	C3-G-25	1 1/2	C3-G0-25	2
†28HE-Δ-15	—	—	—	—	C3-0B	3	C3-G-25B	3	C3-G0-25B	3
†28HE-Δ-16	—	—	—	—	C3-0B	3	C3-G-25B	3	C3-G0-25B	3
†28HE-Δ-17	—	—	—	—	C4-0A	3	C4-G-25	3	C4-G0-25	3
†28HE-Δ-18	—	—	—	—	C4-0A	5	C4-G-25	3	C4-G0-25	5

(Note 5) Burner operation: Low-High-Low (4-13 sect.).

(Note 6) Burner operation: Low-High-Low, (4-9 sect.); Modulation (10-18 sect.).

**MAIN OFFICE:**

50 Salem Street, Suite 103B
Lynnfield, MA 01940
(781) 213-9198

BRANCH OFFICES:

215 Roosevelt Road
Weymouth, MA 02188

310 West Road
Hampstead, NH 03841

www.axiomenv.com

June 16, 2025

Deb Mitrano
City of Somerville
1 Franey Road
Somerville, Massachusetts 02144

VIA EMAIL

AXIOM Project 01396.014

RE: Targeted Asbestos Inspection, Brown School, 201 Willow Avenue, Boiler Room, Somerville, MA

Dear Ms. Mitrano:

Axiom Partners, Inc. (AXIOM) performed a targeted survey for Asbestos-Containing Materials (ACMs) at the above referenced location. The sampling was performed on June 12, 2025, by experienced Massachusetts-licensed Asbestos Inspector Geoff Gerace (License #AI 034620). The purpose of the inspection and testing was to identify the presence or absence of ACMs in the suspect boiler materials (Targeted Survey Area") at the above referenced property.

1. ASBESTOS SURVEY

Representative bulk samples of each material were collected following NESHAPs¹ protocols. Bulk samples were collected using hand tools and immediately placed in labeled containers (e.g., Whirlpak™ sample bags) which were assigned a unique sample number and sealed for submission to the laboratory for analysis.

Bulk samples were submitted to and analyzed by EMSL Analytical, Inc. (EMSL) located in Woburn, MA. EMSL is a Massachusetts-licensed asbestos bulk sample laboratory (License #AA000188). Samples were analyzed for asbestos content using EPA Method 600/R-93/116.

Materials containing greater than one percent (>1%) asbestos are regulated ACMs². Asbestos **was not detected** in boiler materials sampled which are summarized in Table 1.

TABLE 1
SUMMARY OF ASBESTOS BULK SAMPLE RESULTS

Sample Number	Sample Description	Location	Analytical Results ³	Quantity
061225-57-10A-10C	Boiler Insulation	B-1 & B-2 Boilers	3 @ NAD	400 SF
061225-57-11A&B	High Temp Caulking	B-1 & B-2 Boiler Ribs	2 @ NAD	46 LF
061225-57-12A&B	Boiler Gaskets	B-1 & B-2 Boiler Doors	2 @ NAD	4 EA

¹ National Emissions Standard for Hazardous Air Pollutants

² Note that Massachusetts DEP defines an ACM as ≥1% asbestos.

³ NAD = No Asbestos Detected, CHR=Chrysotile, NAD= No Asbestos Detected, SF= Square Feet, LF= Linear Feet



Sample Number	Sample Description	Location	Analytical Results ³	Quantity
060425-57-13A-13C	End Cap Sealant	Fiberglass Pipe	3 @ NAD	60 SF
061225-57-14A&B	Rope Gaskets	B-1 & B-2 Boiler Ribs	2 @ NAD	30 LF

NOTES: The building materials denoted above correlate to the targeted area investigated during this inspection. For the purposes of the table above, the phrase "Targeted Survey Area" refers to the definition of the targeted survey area described on page 1.

Based on bulk sample analytical results, **none of the samples collected were determined to be ACMs.**

The potential remains that additional suspect ACMs may be encountered. If other suspected ACMs not described herein are encountered and will be impacted by planned renovations, work should be suspended until the material(s) can be evaluated and tested by a properly qualified and licensed person.

2. LIMITATIONS AND EXCLUSIONS

This NESHAPs hazardous building materials survey involved an investigation for ACMs in preparation for targeted renovation activities. Although we attempted to identify and sample all suspect building materials, the potential remains that concealed ACMs may be encountered at the site. If other suspect materials are encountered during renovations, work should be stopped until the material can be evaluated by a Massachusetts-licensed Asbestos Inspector and tested if deemed appropriate.

Please don't hesitate to contact me if you have any questions or require additional assistance.

Sincerely,



Geoff Gerace
Project Manager

Attachment: Asbestos Bulk Sample Analysis Report & Chain of Custody Forms (EMSL)



EMSL Analytical, Inc.

5 Constitution Way, Unit A Woburn, MA 01801

Tel/Fax: (781) 933-8411 / (781) 933-8412

<http://www.EMSL.com> / bostonlab@emsl.com

EMSL Order: 132503317

Customer ID: AXIO80

Customer PO:

Project ID:

Attention: Geoff Gerace

Axiom Partners, Inc.

50B Salem Street, Suite 103

Lynnfield, MA 01940

Phone: (781) 213-9198

Fax: (781) 213-6992

Received Date: 06/12/2025 9:10 AM

Analysis Date: 06/13/2025

Collected Date: 06/12/2025

Project: 01396.014 - City of Somerville - Brown School - 201 Willow Avenue; Somerville, MA

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
061225-57-10A <small>132503317-0001</small>	B-1 - Boiler Insulation	White Fibrous Homogeneous	90% Glass	10% Non-fibrous (Other)	None Detected
061225-57-10B <small>132503317-0002</small>	B-2 - Boiler Insulation	White Fibrous Homogeneous	90% Glass	10% Non-fibrous (Other)	None Detected
061225-57-10C <small>132503317-0003</small>	Door on Side - Boiler Insulation	White Fibrous Homogeneous	90% Glass	10% Non-fibrous (Other)	None Detected
061225-57-11A <small>132503317-0004</small>	B-1 - High Temp Caulking	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
061225-57-11B <small>132503317-0005</small>	B-2 - High Temp Caulking	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
061225-57-12A <small>132503317-0006</small>	B-1 - Boiler Gaskets	White Non-Fibrous Homogeneous	60% Glass	40% Non-fibrous (Other)	None Detected
061225-57-12B <small>132503317-0007</small>	B-2 - Boiler Gaskets	White Fibrous Homogeneous	60% Glass	40% Non-fibrous (Other)	None Detected
061225-57-13A <small>132503317-0008</small>	B-1, E - End Cap Sealant	White/Yellow Fibrous Homogeneous	20% Glass	80% Non-fibrous (Other)	None Detected
061225-57-13B <small>132503317-0009</small>	B-1, W - End Cap Sealant	White/Yellow Fibrous Homogeneous	20% Glass	80% Non-fibrous (Other)	None Detected
061225-57-13C <small>132503317-0010</small>	B-2, E - End Cap Sealant	White/Yellow Fibrous Homogeneous	20% Glass	80% Non-fibrous (Other)	None Detected
061225-57-14A <small>132503317-0011</small>	B-1 - Rope Gaskets w. Ribs	Tan Fibrous Homogeneous	95% Glass	5% Non-fibrous (Other)	None Detected
061225-57-14B <small>132503317-0012</small>	B-2 - Rope Gaskets w. Ribs	Tan Fibrous Homogeneous	95% Glass	5% Non-fibrous (Other)	None Detected



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EMSL Order: 132503317

Customer ID: AXIO80

Customer PO:

Project ID:

Analyst(s)

John McCarthy (12)


Steve Grise, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Woburn, MA NVLAP Lab Code 101147-0, CT PH-0315, MA AA000188, RI PLM00139, VT AL998919, ME LB-0039

Initial report from: 06/13/2025 18:11:58

Asbestos Bulk Sample - Chain of Custody Form **132503317**

		AXIOM PARTNERS 50 SALEM ST., SUITE 103B LYNNFIELD, MA 01940 PHONE: 781.213.9198		Project Number: <u>01396. 014</u>	
Turnaround <input type="checkbox"/> Same Day <input type="checkbox"/> 24 hrs <input checked="" type="checkbox"/> 48 hrs 24 hrs <input type="checkbox"/> Other _____					
Sampled by: <u>Geoff Gerace</u>		Date Collected: <u>6-12-25</u>			
Project Name: <u>City of Somerville- BROWN SCHOOL</u>					
Project Site: <u>201 Willow Ave, Somerville MA</u>					
Special Lab Instructions:		<input checked="" type="checkbox"/> Positive Stop <input type="checkbox"/> DNA = Do Not Analyze <input type="checkbox"/> Other _____ See Attached COC for Billing			
Asbestos Analysis Requested:		<input checked="" type="checkbox"/> PLM/EPA 600/R-93/116 <input type="checkbox"/> PLM Point Count <input type="checkbox"/> PLM/NOB <input type="checkbox"/> TEM/NOB <input type="checkbox"/>			
Email Results To:		<u>ggerace@axiomenv.com. claporte@axiomenv.com axiomlab@axiomenv.com</u>			

SAMPLE NO.	SAMPLE DESCRIPTION	SAMPLE LOCATION	COMMENTS
06125-57-10A	Boiler Insulation	B-1	
10B	↓	B-2	
10C	↓	Door on side	
11A	High Temp Caulking	B-1	
11B	↓	B-2	
12A	Boiler GASKETS	B-1	
12B	↓	B-2	
13A	End Cap Sealant	B-1, E	
13B	↓	B-1, W	
13C	↓	B-2, E	
14A	Rope GASKETS w/Ribs	B-1	
14B	↓	B-2	

Relinquished: Geoff GeraceDate: 6-12-25Time: 1:00Received: sm 910


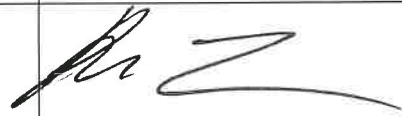



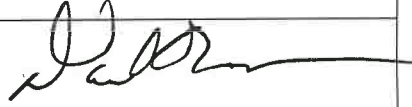
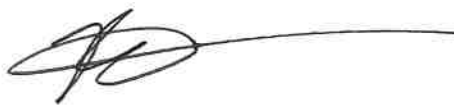
Date: _____

Time: _____



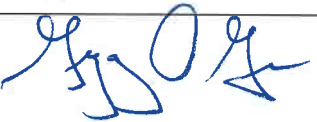

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 EMSL-BOSTON JUN 12 2025
 walk in

Page 1 of _____

**IFB #25-76 Replacement of Brown School Boilers
Mandatory Pre-Bid/Site Visit Attendance Sheet
June 18, 2025, at 11:00 AM**

Company	Phone Number	Email Address	Name of Representative at Pre-Bid	Signature
GT Wilkinson	781-844-3655	bwilkinse@gtwilkinson	Robert Wilkins	
FRASER Eng	858 270 3875	KLYSIK @ FRASER Engineering.ca	Ken Lysik	
BEST CHIMNEY SERVICES	(978) 479-3494	MATHEW @ BESTCHIMNEY.COM	MATHEW ENEGES	
Boston Mech Inc	978-604-7484	joe@bostonmechanicalinc.com	Joe Pastore	
Frazier Sheet metal	978-804-2570	ericmbrown76@gmail.com	Eric Brown	
J.L. Cannistraro	617. 458-2199	blawer@cannistraro.com	David Cannon Brad Hawes Sean Renew	
JC CANNISTRARO	617 571 3875	pchristian@cannistraro	PETE CHRISTIAN	

IFB #25-76 Replacement of Brown School Boilers
Mandatory Pre-Bid/Site Visit Attendance Sheet
June 18, 2025, at 11:00 AM

N.B. Kenney W. Atlantic Coast Dismantling	978-849-5200	adickson@nbskenney.com	Frank DiDonato	
INDUSTRIAL STEEL + BOILER (ISB)	508-730-7323	barre@industrial.com	Barry Ketsch	
BTW	978 594 7336	gregg@ISBServices.com	Greg Green	
P.S. KENNEDY	781-857-0672	driley@gtwilkinson.com	Danny Riley	
	508-807-7192	BFLAHERTY (P) PS KENNEDY.COM	Bob Flaherty	