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

To: Bidders of IFB 26-06 Replacement of DPW Vehicle Repair Garage Boiler Renovations

From: Logan Carroll, Procurement Manager

Date: 8/21/2025

Re: Clarifying Responses to Questions Received, ACM tests results and Attendance sheet from site visit

Addendum No. 1 to IFB 26-06

This addendum responds to additional bidder questions, contains ACM tests results and the attendance sheet from the site visit

Sealed General Bids are still due by 2:00PM, Wednesday, August 27, 2025.

** Failure to acknowledge this addendum may result in bid disqualification.**

NAME OF COMPANY / INDIVIDUAL: _____

ADDRESS:_____

CITY/STATE/ZIP:_____

TELEPHONE/FAX/EMAIL:_____

SIGNATURE OF AUTHORIZED INDIVIDUAL:_____

ACKNOWLEDGEMENT OF ADDENDA:

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

IFB 26-06 DPW Boiler #3 Replacement
Site Visit 8/19/2025

Changes to Scope of Work

- The OS&Y boiler isolation valve at the steam header has failed. The Contractor will replace the OS&Y valve and include this cost in their bid. It is believed to be a 5" valve but the contractor is to field verify actual size prior to ordering the new valve.
- The fresh air intake opening is partially obstructed by new insulation on the condensation return line that runs under it. The Contractor will modify the fresh air intake opening to make the size of the opening code compliant.
- The Contractor will replace the 2" boiler drain ball valve on the floor.
- During the site visit, there was a discussion about lowering the height of the steam header as an Add Alternate. Due to budgetary constraints, DPW is no longer considering this modification. The steam header will be left as is.

Questions Received During Site Visit & Answers Given

1. Are all four (4) electrically controlled steam valves located inside the boiler room?
    a. Yes.
2. Has the City ordered a new power burner along with the new boiler?
    a. Yes. The City ordered a new Power Flame power burner and gas train.
3. Will the new boiler and all other components supplied by the City be delivered into the boiler room?
    a. No, they'll be delivered to a nearby garage bay at the DPW Complex. The contractor will supply the means of moving and rigging the old boiler out of, and the new boiler into the boiler room. If the Contractor would prefer, the City will arrange to have the boiler delivered to the Contractor's facility so the Contractor can stage and deliver the boiler components in the manner they deem most efficient.
4. What is the pitch of the roof?
    a. The roof is flat. The new flue will penetrate the boiler room's roof deck . The roof penetration, construction of the curb, and flashing of the curbs will be performed by the City's roofing contractor, to the size and location indicated by the Boiler Contractor.
5. Are there requirements for the flue material?
    a. Contractor to supply, install, and properly support a building code compliant flue.
6. Will the existing flue be demolished as part of the scope?

a. Yes. The Contractor will completely demo the existing flue and properly dispose of it off site. Since the masonry chimney is being abandoned-in-place, the contractor will close the existing chimney breach in the sidewall of the chimney.

7. Is a new boiler feed tank being installed?
    a. No. The existing BFT is 6 months old and the Contractor will reuse it.
8. Are Honeywell and Heat Watch controls being re-installed on the new boiler?
    a. Yes. The City will supply a new LWCO, pump control switch, and pressuretrols. The Contractor will simply reconnect these items to existing control wiring. If any BMS work is required, DPW will coordinate with the City's controls contractor
9. Are the four (4) zone valves tied into the BMS? Is the Contractor responsible for reconnecting?
    a. Yes, the zone valves are actuated by the BMS. The BMS controls the actuators via a RIB relay. The contractor will disconnect the line-voltage supply whips from the existing actuators and then reconnect these whips to the new actuators.
10. Will the Contractor be responsible for tying in the zone valves to the controls?
    a. See the answer to question 10 above.
11. Is the Contractor responsible for making connections to actuators?
    a. See the answer to question 10 above.
12. Will the sign-in sheet from the site visit be included in the addendum?
    a. Please see attached.
13. Should the Contractor run piping from the blow-downs to the sump?
    a. Yes. The contractor will pipe the blow-downs to the rear of the boiler, then over to the sidewall next to the domestic water heater, and then along that wall to the sump. The length of this run is approximately 55 linear feet in length.
14. Is the electrical switch gear included in the scope of work?
    a. The City will upgrade the boiler room's existing fuse panel to a modern code compliant circuit breaker panel prior to the start of the boiler replacement project. This upgrade <u>does not</u> include replacement of any of the boiler's disconnect gear. If the service disconnects need to be replaced, the contractor will perform the replacement and should include that in their bid.
15. Does the scope of work include replacing the boiler drain valve?
    a. Yes.
16. What are the sizes of the control valves?
    a. The original building plans (not as-builts) indicate that there are two (2) 2.5", one (1) 4", and one (1) 5". The 5" may actually be a 4". Contractor is to field verify all pipe/valve sizes prior to ordering valves/actuators.
17. Which OS&Y valve is being replaced?
    a. The Contractor will replace the OS&Y valve between the boiler and the steam header.
18. Is the Contractor responsible for any new insulation?

a. The Contractor will replace any steam supply line insulation they remove to facilitate the demolition and reinstallation of the boiler and zone control valves. Pipe insulation removed from around the boiler controls on the front of the boiler will **not** be replaced.

19. What is the Contractor responsible for in terms of the gas train?
    a. The new gas train will be supplied by the City with the new Power Flame power burner. The Contractor will build/connect the new gas train, insure that it functions properly, and that there are no leaks.

20. Where can the Contractor park?
    a. DPW will make parking space available close to the boiler room.

21. What time can work begin?
    a. While the scope states that work may begin at 7:00 AM, DPW can make arrangements for work to begin as early as 6:00 AM. Work must adhere to the Somerville Code of Ordinances Sec. 9-116 Noise disturbances.

22. Will scaffolding be provided by the City?
    a. No, the Contractor must supply scaffolding.

23. Which existing components will be salvaged?
    a. The pressuretrols, low-water cut-off, BFT pump controls, etc. will be saved for DPW's inventory.

24. Using everything here and make-up water [float controls]?
    a. The existing BFT is new and will be reused. The City will supply new pump controls and LWCO.

25. Is the Contractor to install a new junction box?
    a. The City will upgrade the circuit breaker panel to a modern panel. The Contractor will replace the boiler service switch gear if needed.

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

August 11, 2025

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

VIA EMAIL

AXIOM Project 01396.015

RE: Targeted Asbestos Inspection, DPW Building,1 Franey Road, Mechanics Building 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 August 4, 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 NESHAPs[1] 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 ACMs[2]. 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
080425-57-01A&B	End Cap Sealant	Boiler Room Throughout	2 @ NAD	80 SF
080425-57-02A&B	High Temp Caulking	Boiler	2 @ NAD	10 LF
080425-57-03A-03C	Boiler Insulation	Boiler	3 @ NAD	150 SF

[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
080425-57-04A&B	Boiler Gaskets	Boiler Doors	2 @ NAD	2 EA

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:	132504601
Customer ID:	AXIO80
Customer PO:	
Project ID:	

Attention:	Geoff Gerace	**Phone:**	(781) 213-9198
	Axiom Partners, Inc.	**Fax:**	(781) 213-6992
	50B Salem Street, Suite 103	**Received Date:**	08/04/2025 6:30 PM
	Lynnfield, MA 01940	**Analysis Date:**	08/08/2025
		Collected Date:	08/04/2025

Project: 01396.015 - City of Somerville - DPW Boiler - 1 Franey Road; 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

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
080425-57-01A *132504601-0001*	Boiler W - End Cap Sealant	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
080425-57-01B *132504601-0002*	Boiler E - End Cap Sealant	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
080425-57-02A *132504601-0003*	Boiler Rear - Red Caulking	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
080425-57-02B *132504601-0004*	Boiler Top - Red Caulking	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
080425-57-03A *132504601-0005*	Boiler W - Boiler Insulation	White Fibrous Homogeneous	100% Min. Wool		None Detected
080425-57-03B *132504601-0006*	Boiler E - Boiler Insulation	White Fibrous Homogeneous	100% Min. Wool		None Detected
080425-57-03C *132504601-0007*	Boiler Top - Boiler Insulation	White Fibrous Homogeneous	100% Min. Wool		None Detected
080425-57-04A *132504601-0008*	Boiler Front - Boiler Gasket	White Fibrous Homogeneous	100% Glass		None Detected
080425-57-04B *132504601-0009*	Boiler Rear Door - Boiler Gasket	White Fibrous Homogeneous	100% Glass		None Detected

Analyst(s)

Kevin McKenzie (9)

Steve Grise, Laboratory Manager
or Other Approved Signatory

Initial report from: 08/08/2025 13:55:28

OrderID: 132504601

Asbestos Bulk Sample – Chain of Custody Form 132504601

AXIOM PARTNERS
50 SALEM ST., SUITE 103B
LYNNFIELD, MA 01940
PHONE: 781.213.9198

Project Number: 01396.015

Turnaround ☐ Same Day ☐ 24 hrs ☒ 4-day ☐ 5-Day ☐ Other _____

Sampled by:	*Geoff Gerace*	**Date Collected:**	*8-4-25*
Project Name:	*City of Somerville-DPW Boiler*		
Project Site:	*1 Franey Rd., Somerville MA*		
Special Lab Instructions:	☒ ***Positive Stop*** ☐ ***DNA = Do Not Analyze*** ☐ ***Other*** _____ ***See Attached COC for Billing***		
Asbestos Analysis Requested:	☒ **PLM/EPA 600/R-93/116** ☐ **PLM Point Count** ☐ **PLM/NOB** ☐ **TEM/NOB** ☐		
Email Results To:	*ggerace@axiomenv.com. claporte@axiomenv.com axiomlab@axiomenv.com*		

SAMPLE NO.	SAMPLE DESCRIPTION	SAMPLE LOCATION	COMMENTS
080425-57-01A	End Cap Sealant	Boiler W	
080425-57-01B	End Cap Sealant	Boiler E	
080425-57-02A	Red Caulking	Boiler Rear	
080425-57-02B	Red Caulking	Boiler Top	
080425-57-03A	Boiler Insulation	Boiler W	
080425-57-03B	Boiler Insulation	Boiler E	
080425-57-03C	Boiler Insulation	Boiler Top	
080425-57-04A	Boiler Gasket	Boiler Front	
080425-57-04B	Boiler Gasket	Boiler Rear Door	

Relinquished: Geoff Gerace **Date:** 6-04-25 **Time:** 11:07

Received: _____ **Date:** _____ **Time:** _____

REC'D EMSL-BOSTON AUG 04 2025 1830 walk in

IFB #26-06 Replacement of the DPW Vehicle Repair Garage Boiler				
Company	Name	Phone	E-mail	Site Visit Sign-in/Signature
INDUSTRIAL STEEL + BOILER	GREG GREEN	978 544 7336	gregg@ISBSERVICES.com	
AHLANCO SERVICE CORP	MIKE MCLAUGHLIN	508-366-1449	MIKEM@AHLANCO.COM	
George T. Wilkinson	Danny Riley	781-857-0672	driley@gtwilkinson.com	
ATCO	Jordan Pinzone	978 967 6587	jpinzone@ambienttemperature.com	
Davison Co. Inc.	Mark Caccila	617 666 3174	Davisoncompany@gmail.com	
JC Cannistraro	Dylan DiCecca	781 429 4662	ddicecca@cannistraro.com	