

**Addendum No. 3 to IFB 25-79**



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

To: Bidders of IFB 25-79 Cummings Warming Center Renovations

From: Thupten Chukhatsang, Senior Procurement Manager

Date: 8/5/2025

Re: Clarifying Responses to Questions Received  
Attachment: Unit Price Form

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***This addendum responds to additional bidder questions and adds a Unit Price Form to be completed and submitted with your bid.***

***Sealed General Bids are still due by 3:00PM, Thursday, August 7, 2025, per addendum#2.***

**\*\* 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 \_\_\_\_\_**

**Questions and Responses:**

#	Questions	Response
1	<p>For the abatement, the spec book lists a lot more items to be abated than the plans do. The book references rooms and items that are not shown on the plans.</p> <p>Is the abatement scope what's listed on the plans or the spec book?</p> <p>Section 3.01 Scope of work specific notes states:</p> <ul style="list-style-type: none"> <li>The scope of work includes the proper removal and disposal of all asbestos containing sealant, mastic, flooring materials, sink coating and pipe insulation, as well as any other materials noted in the attached reports</li> </ul> <p>The asbestos report lists abatement items to be removed that are not on the plans</p> <ul style="list-style-type: none"> <li>3" pipe elbows &amp; tees – 120 each</li> <li>6" pipe elbows and tees – 62 each</li> <li>Gray sink coating – Nurses office and classrooms 14 &amp; 15</li> <li>Interior caulking – classrooms 14 &amp; 15 8 each</li> <li>Fire doors – 18 each</li> </ul> <p>Is the above part of this project? The plans only highlight the flooring as ACM.</p>	<p>The project intent is to abate any ACM, or hazardous materials directly related to the base scope and Alternate #1.</p> <p>The Axiom HBM report dated October 23, 2024, is intended to provide bidders with an overview of ACM materials in this space. The intent of this bid project is not to fully abate all the items listed in the Axiom report. For example, removal of 18 fire doors, removal of all ACM insulation on piping elbows and tees through-out and removal of all parge coatings. As noted above, abatement is only necessary on base scope items and Alternate #1 in the specs and drawings.</p> <p>Bidders will be required to provide an abatement design plan that will be reviewed and monitored by the city's third party IAQ consultant Axiom Inc.</p> <p>Bidders, please complete the attached <u>Unit Price Form</u> for abatement with your bid</p>
2.	<p>There seems to be a large disconnect between Axiom's report, the specification section and the drawings. The three biggest items that are hard to put numbers to for him are the 3" and 6" pipe insulation as that is not shown on the plumbing drawings as well as the "Parge Concrete Coating". The "Parge Concrete Coating" is noted in Axiom's report at 8,900 SF which is a significant amount but not shown what or where it is other than noted as "Throughout Renovation Area".</p> <p>The abatement section notes the scope as "Asbestos containing sealant, mastic,</p>	<p>The project intent is to abate any ACM, or hazardous materials directly related to the base scope and Alternate #1.</p> <p>The Axiom HBM report dated October 23, 2024, is intended to provide bidders with an overview of ACM materials in this space. The intent of this bid project is not to fully abate all the items listed in the Axiom report. For example, removal of 18 fire rated doors, removal of all ACM insulation on piping elbows and tees through-out and removal of all parge coatings. As noted above, abatement is only necessary on base scope items and Alternate #1 in the specs and drawings.</p>

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	<p>flooring materials, sink coating and pipe insulation, as well as any other materials noted in the attached reports.” That 8,900 SF can be a huge bid number changer that a GC or abatement contractor can either lose a bid over if not carried properly.</p> <p>I understand this is a last minute question past the due date but this can have a material change on the bid.</p>	<p>The areas that have an ACM parge coating may require painters prep to remove damaged surfaces due to water intrusion.</p> <p>Bidders will be required to provide an abatement design plan that will be reviewed and monitored by the city’s third party IAQ consultant Axiom Inc.</p> <p>Bidders, please complete the attached <u>Unit Price Form</u> for abatement with your bid</p>
3.	<p>Are dumpsters allowed ?</p>	<p>Dumpsters are typically allowed to occupy street space with a permit from the City’s Inspectional Services Department (ISD)</p>

**ATTACHMENT: UNIT PRICE FORM (MUST BE SUBMITTED WITH YOUR BIDS)**  
**- SEE NEXT PAGE**

**SECTION 00 30 00**

**UNIT PRICE FORM**

**SOMERVILLE CUMMINGS SCHOOL RENOVATION  
42 PRESCOTT ST.  
SOMERVILLE, MA**

**UNIT PRICES :**

Should unit price work be required or should the quantities of certain classes be increased or decreased from those on which the Contract Price is based, not by the undersigned's request but by the order of approval of the Owner or Owner's representative, the undersigned agrees the following unit prices will be the basis of payment or credit for such addition, increase or decrease in the work. Unit Prices given shall represent the exact net amount per unit to be added to the Price inclusive of General Conditions (in the case of additions or increases) or to be refunded to the Owner (in the case of decreases). The Owner shall have the right to reject any or all proposed Unit prices at any time prior to signing the Agreement for performance of the work.

Item No.	Description	Unit	Estimated Quantity	Unit Price Add/Deduct	Total Price
1	Abatement of miscellaneous heating and domestic piping insulation at elbows, tees and valves (1"- 6" dia.)	LF	750 LF	\$_____/LF	\$_____
2	Removal of fire-rated doors that may contain ACM	Each	6 EA	\$_____/EA	\$_____
3	Removal of sinks in Rooms #14 and #15 (as part of base scope)	Each	2 EA	\$_____/EA	\$_____
4	Areas with parge coat may require paint prep to remove damaged surfaces areas due to water intrusion	SF	150 SF	\$_____/SF	\$_____