

Addendum No. 1 to IFB 26-19



CITY OF SOMERVILLE, MASSACHUSETTS
Department of Procurement and Contracting Services
JAKE WILSON
MAYOR

To: Bidders of IFB 26-19 Argenziano School Boiler Replacement

From: Thupten Chukhatsang, Senior Procurement Manager

Date: 6/29/2026

Re: Clarifications & Revisions to the Scope, Specifications, Plans and Details
Clarifications and Responses to Bidder Questions
Appendix A: Attachments –
1) Revised Scope, Specifications, Plans and Details
2) Water Chemistry Report for Argenziano School
3) Argenziano Roof Warranty

Addendum No. 1 to IFB 26-19

This addendum makes changes to the scope, provides clarifications and responses to bidder questions, and includes attachments.

**** 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** _____

Addendum No. 1 to IFB 26-19

Clarifications & Revisions to Scope, Specifications, Plans and Details:

The following plans, specifications and details are to replace the previous versions and are made part of this addendum#1 and are attached under APPENDIX A: ATTACHMENTS.

- **M0.01 – Clarification for water treatment and testing scope.**
- **M0.01 – Revision to interior piping jacketing specification.**
- **M0.02 – Clarification on Honeywell scope of work.**
- **M0.02 – Revision to include weather shade kit for new OA sensor.**
- **M2.03A – Clarification on Honeywell scope of work.**
- **M2.03B – Clarification on gas cock sizing.**
- **M3.03A – Clarification on Honeywell scope of work.**
- **M3.03B – Clarification on gas cock sizing.**
- **M7.00 – Update to boiler flow switch installation detail.**

Clarifications and Responses to Bidder Questions:

#	Questions	Responses
1	Please confirm M2.03B Note 1 for 3" gas cock. Line size in that location is 5". Should gas cock size be increased to 5", or reducers be provided on either side of 3"?	Rimkus – Gas cock shall be 5" as updated in Addendum 1 drawings.
2	M0.00 Scope of Work note # 3 mentions new system shall be integrated into existing Honeywell EBI Front-end. Please confirm this is the desired approach.	Rimkus – Integration is limited to existing control points (Start/Status/Alarm). Scope of work clarified under Addendum 1 drawings.
3	Provide contact information for current Honeywell system service provider.	Rimkus – Honeywell contact is Scott Maclean (scott.maclean2@honeywell.com , 617-212-0388)
4	Confirm intent to reuse the existing boiler flue penetrations for the new flues.	Rimkus – Existing boiler flue and intake penetrate the roof. Design intent is to reuse the penetration for new flues and intakes.
5	Provide contact information for Roofing contractor that holds the current roof warranty.	Rimkus – Roofing is through Johns Manville. Area representative is Richard Lotti, 339-241-4836. CoS – Argenziano Roof Warranty is attached under APPENDIX A: ATTACHMENTS
6	Confirm elevator railing will be removed and replaced by Somerville.	Rimkus – City of Somerville will be responsible for removal and replacement of existing elevator rails.
7	Confirm Somerville will provide totes to the mechanical room for the existing glycol to be recovered into.	Rimkus – Confirmed.

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8	Confirm contractor owns getting the existing glycol concentration and inhibitors up to specification.	Rimkus – Clarified under Addendum 1 drawings. Contractor shall be responsible for glycol percentage testing and addition of glycol to achieve 30% concentration as specified on drawings. Water chemistry testing and addition of inhibitors shall be coordinated with the facilities water treatment vendor (Metro Group, 155 West Street, Suite 3, Wilmington, MA 01887, 781-932-9911)
9	Provide recent hot water system water chemistry report.	Rimkus – City of Somerville to provide requested documents. CoS – The requested Water Chemistry Report for Argenziano School is provided below under <u>APPENDIX A: ATTACHMENTS</u>
10	What is the volume of the existing hot water system?	Rimkus – Contractor shall review existing base building drawings to estimate volume. Coordinate access to drawings with City of Somerville. CoS –It is estimated to be ~1250 gallons, however contractor responsible to review existing base building drawings to determine estimated volume.
11	Confirm whether or not Megapress is an approved method for gas pipe joining.	Rimkus – Megapress is acceptable.
12	Confirm Rodent Control as listed in the 1.5 General Terms is applicable to this project.	Rimkus – Not applicable to this project.
13	Confirm all lighting protection scope falls under the File Sub Electrical scope.	Rimkus – GC shall coordinate lightning protection scope with subs.
14	On the existing HWP-1 and HWP-2. Are the strainers existing in the Victaulic Y Strainer or the suction diffuser?	Rimkus – Existing pump drops include both strainer and suction diffuser.
15	Is there an existing glycol feeder, or if not, is one desired under this project.	Rimkus – Not required under this project scope.
16	Confirm the desired Mesh for startup screens to be provided.	Rimkus – Fine mesh screen shall be provided for start-up.
17	Confirm hot water air separator and expansion tank are existing to remain.	Rimkus – Per drawings, expansion tanks and air separator are existing to remain.
18	M0.01 Pat 2 C.6.b. calls for all insulation in mechanical room to be PVC jacketed (we assume white in color). Confirm this is an actual requirement as it is costly.	Rimkus – Clarification issued under Addendum 1. PVC jacketing will not be required for this project. ASJ covering is acceptable.

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19	We assume the GC is responsible for temporary heat provisions and not the HVAC filed subcontractor?	Rimkus – GC shall be responsible for coordinating with subs on temporary heating system.
20	Where on the bid form is the contractor to include temporary heat provisions per M0.01 Pat 1 A.16? Or shall this be a separate letterhead document by the GC?	CoS – Contractor to include cost of temporary heat provisions, per drawings and specifications, as a part of base bid.
21	M2.03B seems to indicate that the owner will provide the required roofing services. Please confirm.	Rimkus – GC shall coordinate with the facilities roofing contractor for any required roofing work. City of Somerville will not provide roofing services.
22	M3.03A: If water quality standards are not met after testing, confirm that required adjustments will be executed under change order as bidders have no way to determine quality at this time.	Rimkus – Clarification issued under Addendum 1. Refer to item #8 on this document.
23	M3.03A shows new taps for temporary boiler hook up. Confirm existing boiler(s) can be utilized for temp heat if functional.	Rimkus – Confirmed. Contractor shall provide temp boiler hook-up connections for future as identified on plans.
24	Will Mega-Press system be acceptable for gas piping?	Rimkus – Refer to item #11 on this document.
25	Will Mega-Press/Victaulic and/or Pro-press be acceptable for hydronic piping?	Rimkus – Propress is acceptable for piping <2.5” in diameter. Refer to item #11 on this document.
26	Will Polypropylene (i.e. Centrotherm) be acceptable for boiler exhaust and boiler intake piping?	Rimkus – Boiler exhaust shall be double-walled zero clearance stainless steel flue as specified. Intake may be polypropylene or galvanized as specified.
27	Confirm normal working hours are acceptable after the school season commences.	CoS – 7am – 7pm Monday – Friday, Saturday w/notice
28	Will a water treatment service contract be required for this project? If so, does the city have a preferred service contractor?	Rimkus – Refer to item #8.
29	Are pre-demo water balancing readings a requirement?	Rimkus – Pre-demo balancing is not required.
30	The central register states sub bid categories - Electrical and HVAC is this correct or is the HVAC contractor to be the General contractor ?	CoS – Yes, the Filed Sub Bid trades are Electrical and HVAC as required by DCAMM. However, the General Contractor may bid for the HVAC Filed Sub Bid trade and may potentially be both the GC and HVAC contractor.

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		Rimkus – MC may serve as GC for this project. If MC is GC, all subs and associated work shall be coordinated by the MC.
31	Please provide the contact info for the roofing contactor	Rimkus – Refer to item #5.
32	As discussed at the walk through the control wiring disconnect shall be done by Honeywell ?	Rimkus – Clarified under Addendum 1.
33	Will they also handle reconnecting there control wiring?	Rimkus – Clarified under Addendum 1.
34	On plan M3.03A - General notes Item #3 hot water system shall be provided with 30% glycol. I would think that the awarding contractor should take a reading along with the DPW to see what percentage the system is at start of the project?	Rimkus – No exceptions taken. CoS – Contractor shall ensure final system glycol percentage reading to be 30%.
35	If the percentage is below the 30% who is responsible for providing the glycol to be the system percentage to 30% ?	Rimkus – Refer to item #8.
36	If we are to provide the glycol we would need to know how much glycol needed in order to put the system at 30% ?	Rimkus – Refer to item #10.
37	As discussed at the walk through the DPW is providing totes to reclaim the glycol for the drain down. I hope they will have enough totes for the drain down ?	CoS – DPW to provide containment totes to store drained glycol.
38	Note #4 - Calling for water test the system has glycol so we would only be testing for the percentage in the system?	Rimkus – Refer to item #8.
39	Notes call for the boiler flues to be double wall stainless steel can the boiler flues be run in Centrotherm ? This is one of the products in Lochinvars OEM manual ?	Rimkus – Refer to item #26.

(Continued on the Next Pages)

APPENDIX A: ATTACHMENTS

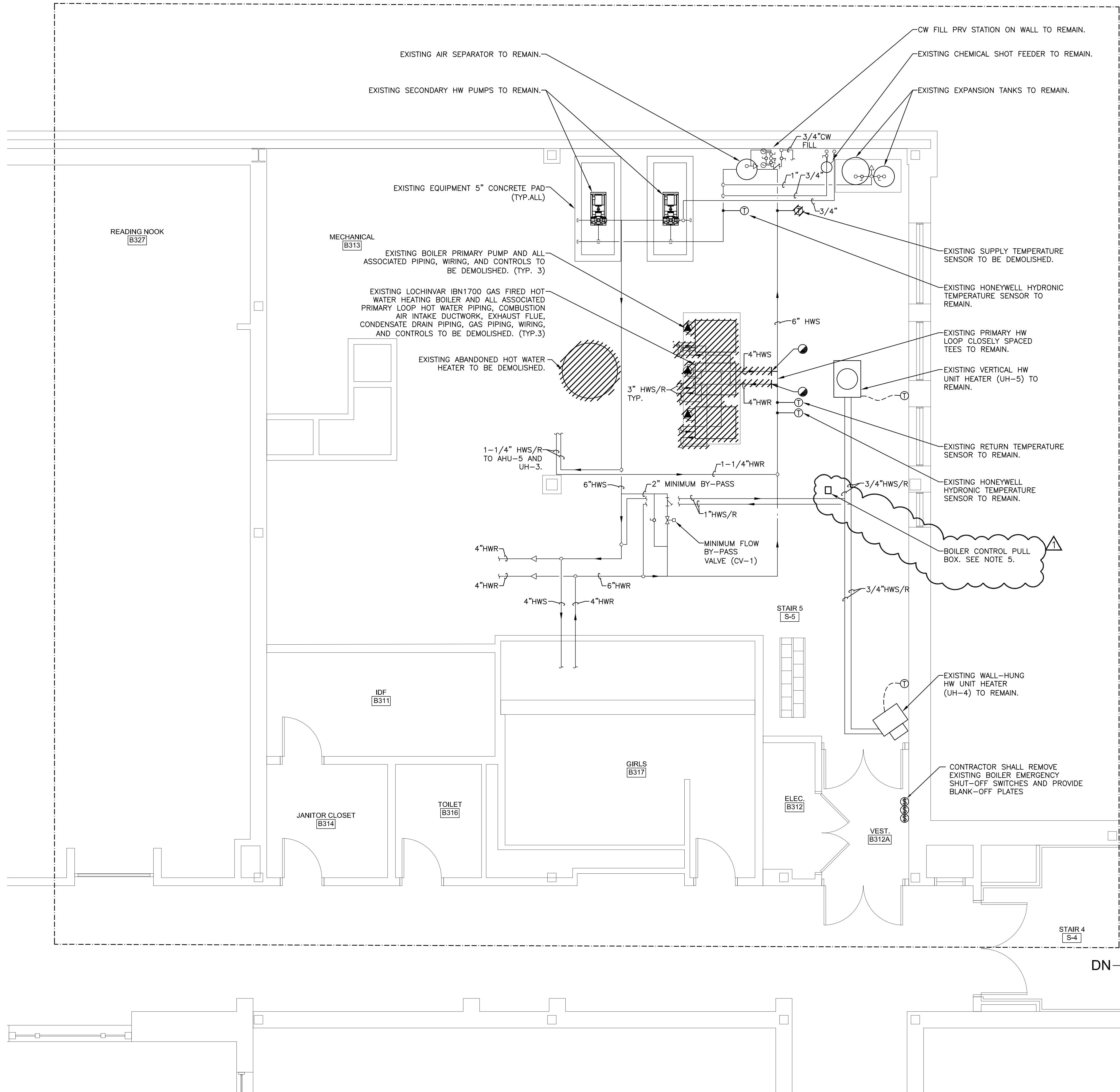
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- 2) Water Chemistry Report for Argenziano School**
- 3) Argenziano Roof Warranty**

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APPENDIX A: ATTACHMENTS

- 1) Clarifications & Revisions to Scope, Specifications, Plans and Details**

SCOPE OF WORK



DEMOLITION GENERAL NOTES AND LEGEND

- - LIMIT OF REMOVAL
 - //// - REMOVE EXISTING
 - ED - EXISTING UNIT/DEVICE TO BE DEMOLISHED
 - ER - EXISTING UNIT/DEVICE TO BE RELOCATED
 - ETR - EXISTING TO REMAIN
1. CONTRACTOR SHALL MAINTAIN THE BUILDING MANAGEMENT'S AIR QUALITY STANDARD DURING CONSTRUCTION. REFER TO MD.01 A. GENERAL CONDITIONS SUBSECTION 14 FOR MORE INFORMATION.
 2. SUPPLY AND RETURN AIR SHALL BE CONTAINED TO MINIMIZE ANY MIGRATION OF DUST OR ODOR TO THE REST OF THE BUILDING BY:
 - a) SHUTTING OFF SUPPLY AND RETURN DAMPERS TO THE SPACE.
 - b) INSTALLING FILTER MEDIA OVER THE RETURN AIR OPENINGS.
 - c) INSTALLING EXHAUST SYSTEMS THAT EXHAUST DIRECTLY TO THE OUTSIDE.
 3. ALL STRAINERS WITHIN BOILER ROOM INCLUDING BUT NOT LIMITED TO SECONDARY PUMPS WITH TEMPORARY CONSTRUCTION MESH/BASKETS TO PROTECT SYSTEM PRIOR TO AND DURING CONSTRUCTION.
 4. CONTRACTOR SHALL RETAIN THE SERVICES FROM SOMERVILLE FIRE DEPARTMENT FOR FIRE WATCH RELATING TO ANY HOT WORK ASSOCIATED WITH THE PROJECT SCOPE.
 5. HONEYWELL CONTRACTOR SHALL REMOVE EXISTING BOILER CONTROLLER BCS(ENABLE, STATUS, ALARM) WIRING TO THIS APPROXIMATE PULL BOX LOCATION. UPON REMOVAL OF ALL CONTROL WIRING, GC/MC/EC SHALL DEMOLISH AND REMOVE UNUSED CONDUIT.

NOTES:

NO.	REVISED FOR:	DATE (Y-M-D):
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RIMKUS
 313 CONGRESS STREET
 BOSTON, MA 02210
 EXPERT@RIMKUS.COM
 (800) 580-3228 | (617) 330-9390
 CERTIFICATE OF AUTHORIZATION: N/A

SEAL:

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NO.	ISSUED FOR:	DATE (Y-M-D):
1.	ADDENDUM 1	2026-06-24
2.		
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PROJECT:
BOILER REPLACEMENT
 290 WASHINGTON STREET
 SOMERVILLE, MA 02145
 CLIENT:
CITY OF SOMERVILLE

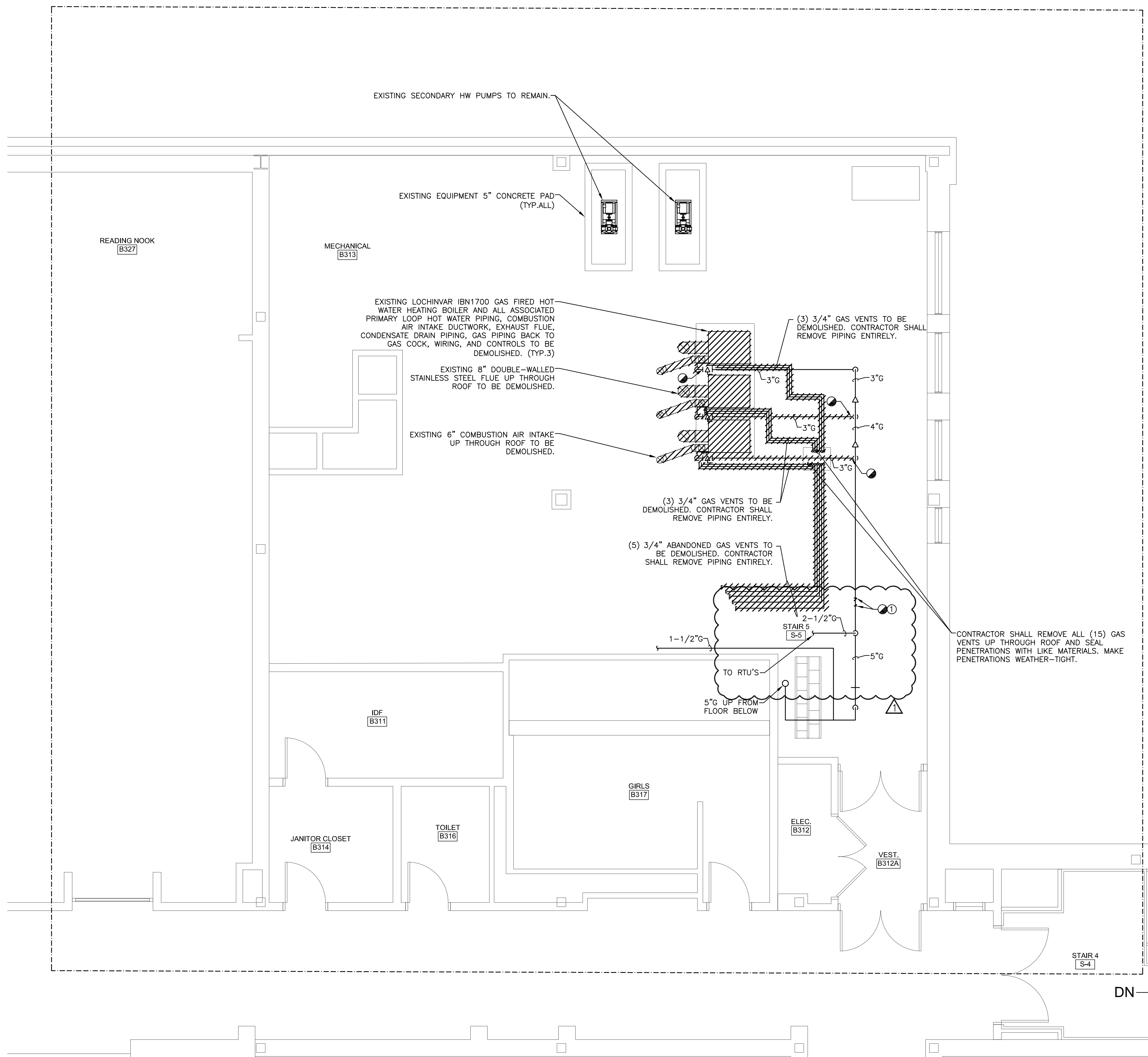
SHEET TITLE:
**MECHANICAL
 3RD FLOOR DEMOLITION PLAN**

FOR CLIENT'S SOLE USE PER GOVERNING CONTRACT AND LIMITED TO APPLICABLE PROJECT. NO MODIFICATIONS OR REPRODUCTIONS WITHOUT WRITTEN APPROVAL OF RIMKUS. CONTRACTOR SOLELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.

PROJECT NO:	28084.100334971
DATE (Y-M-D):	2026-06-03
SCALE:	1/4" = 1'-0"
DESIGNED BY:	AR
DRAWN BY:	AR
CHECKED BY:	AJM

DRAWING NO:
M2.03A

SCOPE OF WORK



DEMOLITION KEY NOTES

- ① CONTRACTOR SHALL COORDINATE WITH SCHOOL OPERATIONS FOR GAS SERVICE SHUT DOWN FOR THE INSTALLATION OF NEW 5" GAS COCK TO ISOLATE 3RD FLOOR MECHANICAL ROOM BOILERS.

DEMOLITION GENERAL NOTES AND LEGEND

- - LIMIT OF REMOVAL
 - //// - REMOVE EXISTING
 - ED - EXISTING UNIT/DEVICE TO BE DEMOLISHED
 - ER - EXISTING UNIT/DEVICE TO BE RELOCATED
 - ETR - EXISTING TO REMAIN
1. CONTRACTOR SHALL MAINTAIN THE BUILDING MANAGEMENT'S AIR QUALITY STANDARD DURING CONSTRUCTION.
 2. SUPPLY AND RETURN AIR SHALL BE CONTAINED TO MINIMIZE ANY MIGRATION OF DUST OR ODOR TO THE REST OF THE BUILDING BY:
 - a) SHUTTING OFF SUPPLY AND RETURN DAMPERS TO THE SPACE.
 - b) INSTALLING FILTER MEDIA OVER THE RETURN AIR OPENINGS.
 - c) INSTALLING EXHAUST SYSTEMS THAT EXHAUST DIRECTLY TO THE OUTSIDE.
 3. CONTRACTOR SHALL COORDINATE GAS SHUT DOWN WITH SCHOOL OPERATIONS FOR THE REMOVAL AND INSTALLATION OF NEW GAS PIPING TO BOILERS.
 4. CONTRACTOR SHALL COORDINATE ALL ROOFING WORK WITH THE FACILITY'S ROOFING CONTRACTOR.
 5. ALL PIPE AND EQUIPMENT SUPPORTS THAT ARE NO LONGER NEEDED FOR THIS SCOPE OF WORK SHALL BE DEMOLISHED.
 6. CONTRACTOR SHALL RETAIN THE SERVICES FROM SOMERVILLE FIRE DEPARTMENT FOR FIRE WATCH RELATING TO ANY HOT WORK ASSOCIATED WITH THE PROJECT SCOPE.

NOTES:

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RIMKUS

313 CONGRESS STREET
 BOSTON, MA 02210
 EXPERT@RIMKUS.COM
 (800) 580-3228 | (617) 330-9390

CERTIFICATE OF AUTHORIZATION: N/A

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PROJECT:

BOILER REPLACEMENT

290 WASHINGTON STREET
 SOMERVILLE, MA 02145

CLIENT:

CITY OF SOMERVILLE

SHEET TITLE:

**MECHANICAL
 3RD FLOOR GAS AND VENTING
 DEMOLITION PLAN**

FOR CLIENT'S SOLE USE PER GOVERNING CONTRACT AND LIMITED TO APPLICABLE PROJECT. NO MODIFICATIONS OR REPRODUCTIONS WITHOUT WRITTEN APPROVAL OF RIMKUS. CONTRACTOR SOLELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.

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

DESIGNED BY: AR

DRAWN BY: AR

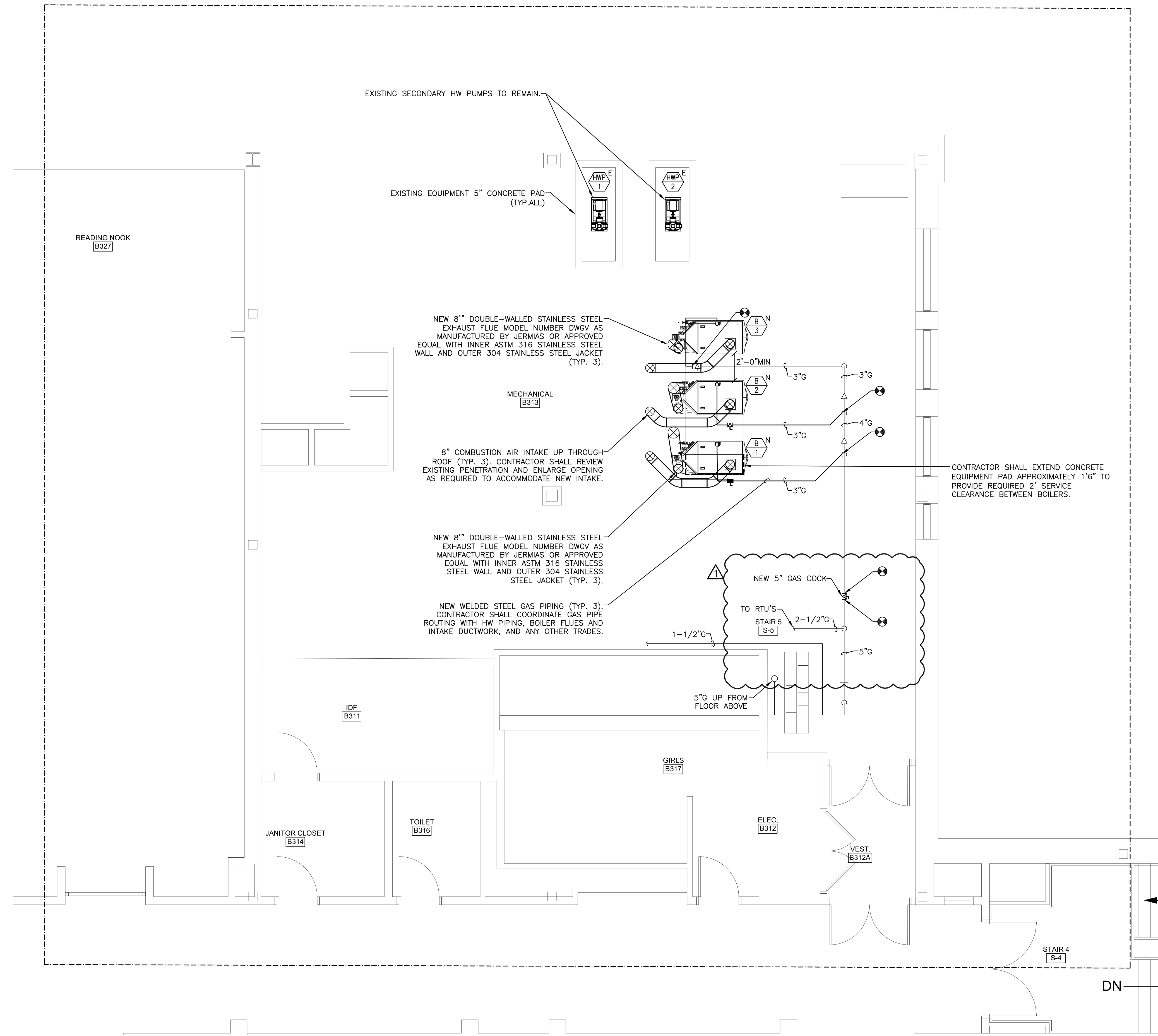
CHECKED BY: AJM

DRAWING NO:

M2.03B

C:\Users\m203b\OneDrive\Documents\3rd Floor Demolition Plan (B313).dwg (M2.03B) - June 24, 2026 - 12:29pm - revised gallops

SCOPE OF WORK



EXISTING SECONDARY HW PUMPS TO REMAIN.

EXISTING EQUIPMENT 5" CONCRETE PAD (TYP. ALL)

NEW 8" DOUBLE-WALLED STAINLESS STEEL EXHAUST FLUE MODEL NUMBER DWGV AS MANUFACTURED BY JERMIAS OR APPROVED EQUAL WITH INNER ASTM 316 STAINLESS STEEL WALL AND OUTER 304 STAINLESS STEEL JACKET (TYP. 3).

MECHANICAL [B313]

8" COMBUSTION AIR INTAKE UP THROUGH ROOF (TYP. 3). CONTRACTOR SHALL REVIEW EXISTING PENETRATION AND ENLARGE OPENING AS REQUIRED TO ACCOMMODATE NEW INTAKE.

NEW 8" DOUBLE-WALLED STAINLESS STEEL EXHAUST FLUE MODEL NUMBER DWGV AS MANUFACTURED BY JERMIAS OR APPROVED EQUAL WITH INNER ASTM 316 STAINLESS STEEL WALL AND OUTER 304 STAINLESS STEEL JACKET (TYP. 3).

NEW WELDED STEEL GAS PIPING (TYP. 3). CONTRACTOR SHALL COORDINATE GAS PIPE ROUTING WITH HW PIPING, BOILER FLUES AND INTAKE DUCTWORK, AND ANY OTHER TRADES.

CONTRACTOR SHALL EXTEND CONCRETE EQUIPMENT PAD APPROXIMATELY 1'6" TO PROVIDE REQUIRED 2' SERVICE CLEARANCE BETWEEN BOILERS.

GENERAL NOTES

1. CONTRACTOR SHALL REVIEW IOM FOR LIST OF APPROVED VENTING PRODUCTS AND REQUIREMENTS FOR VENTING.

NOTES:

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RIMKUS
 313 CONGRESS STREET
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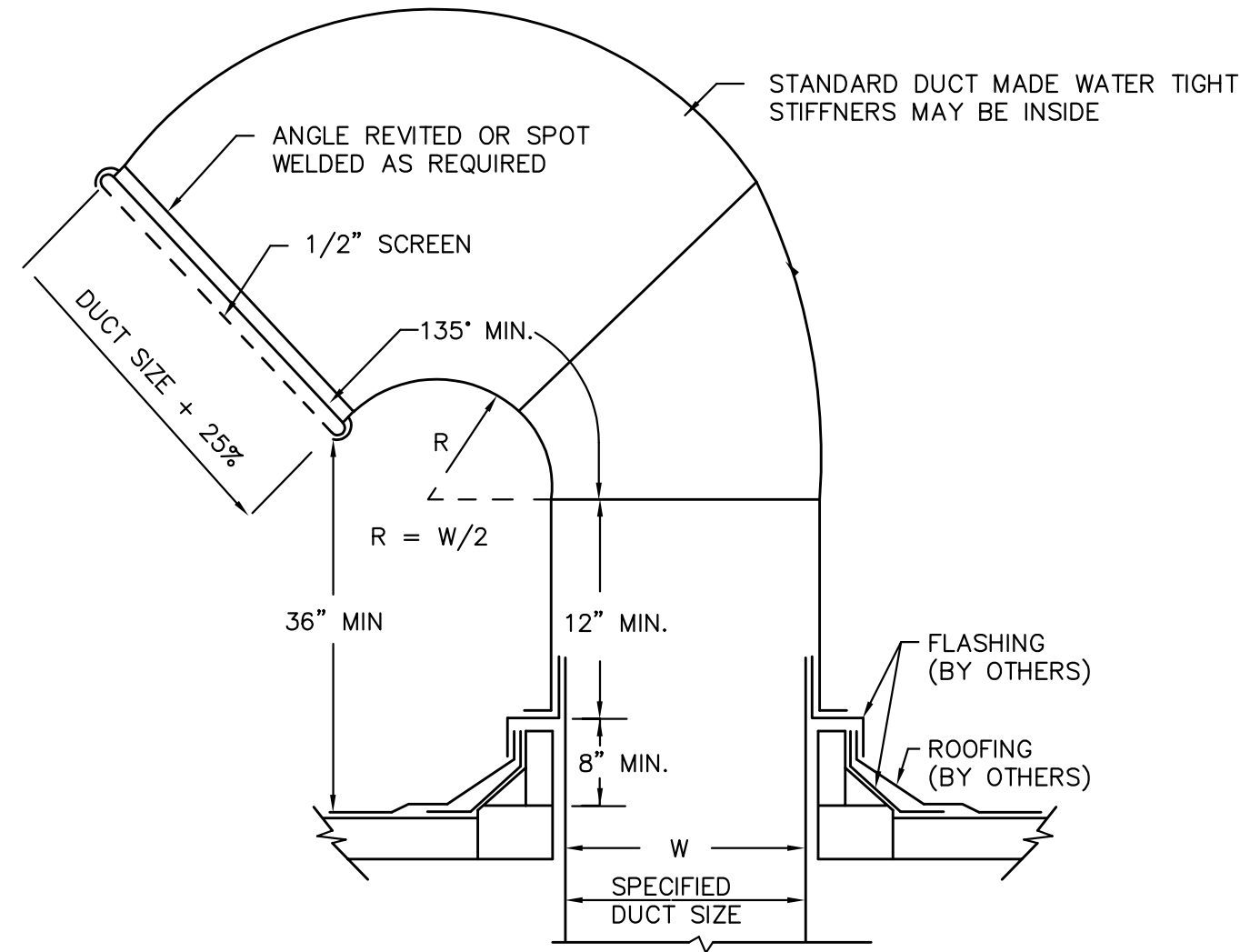
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 290 WASHINGTON STREET
 SOMERVILLE, MA 02145
 CLIENT:
CITY OF SOMERVILLE

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**MECHANICAL
 3RD FLOOR GAS AND VENTING
 PLAN**

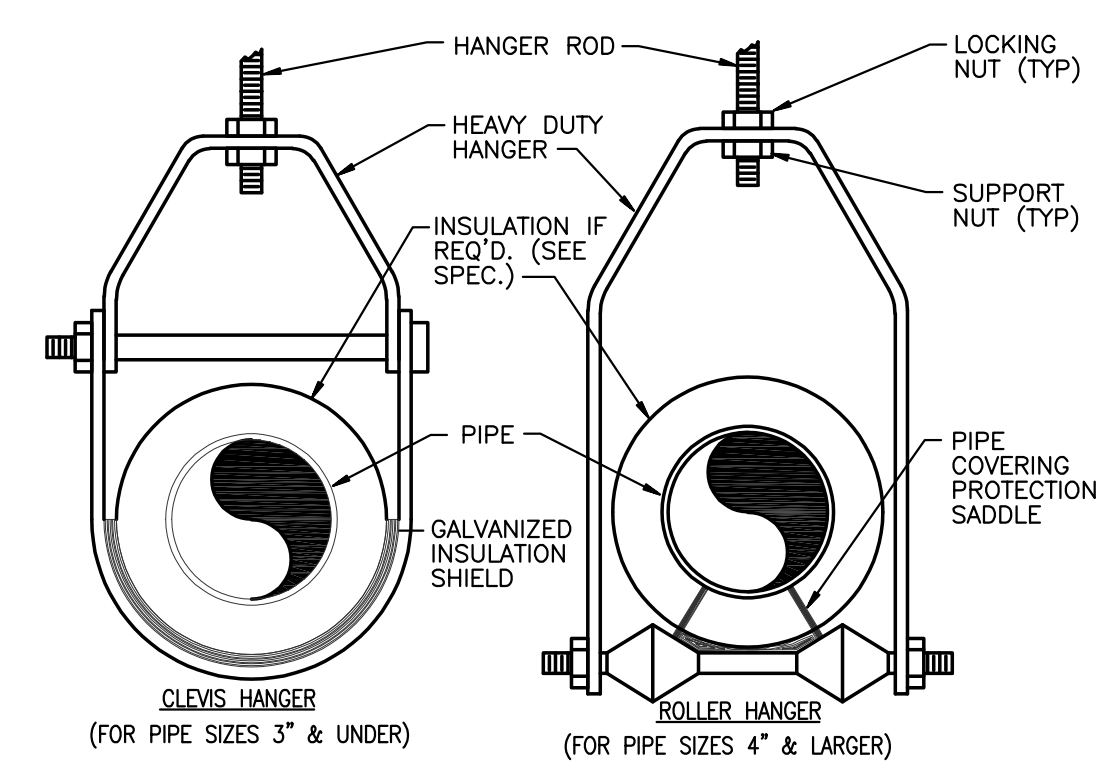
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DRAWN BY:	AR
CHECKED BY:	AJM

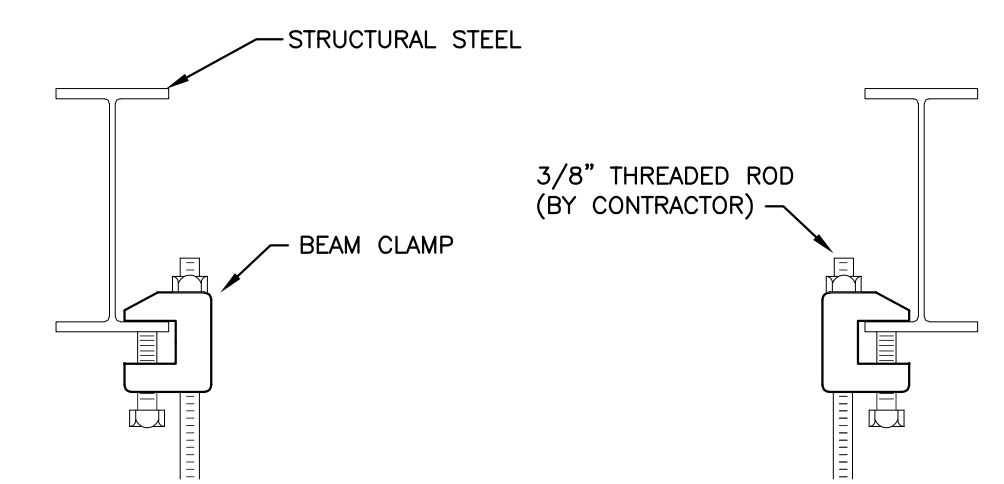
DRAWING NO:
M3.03B



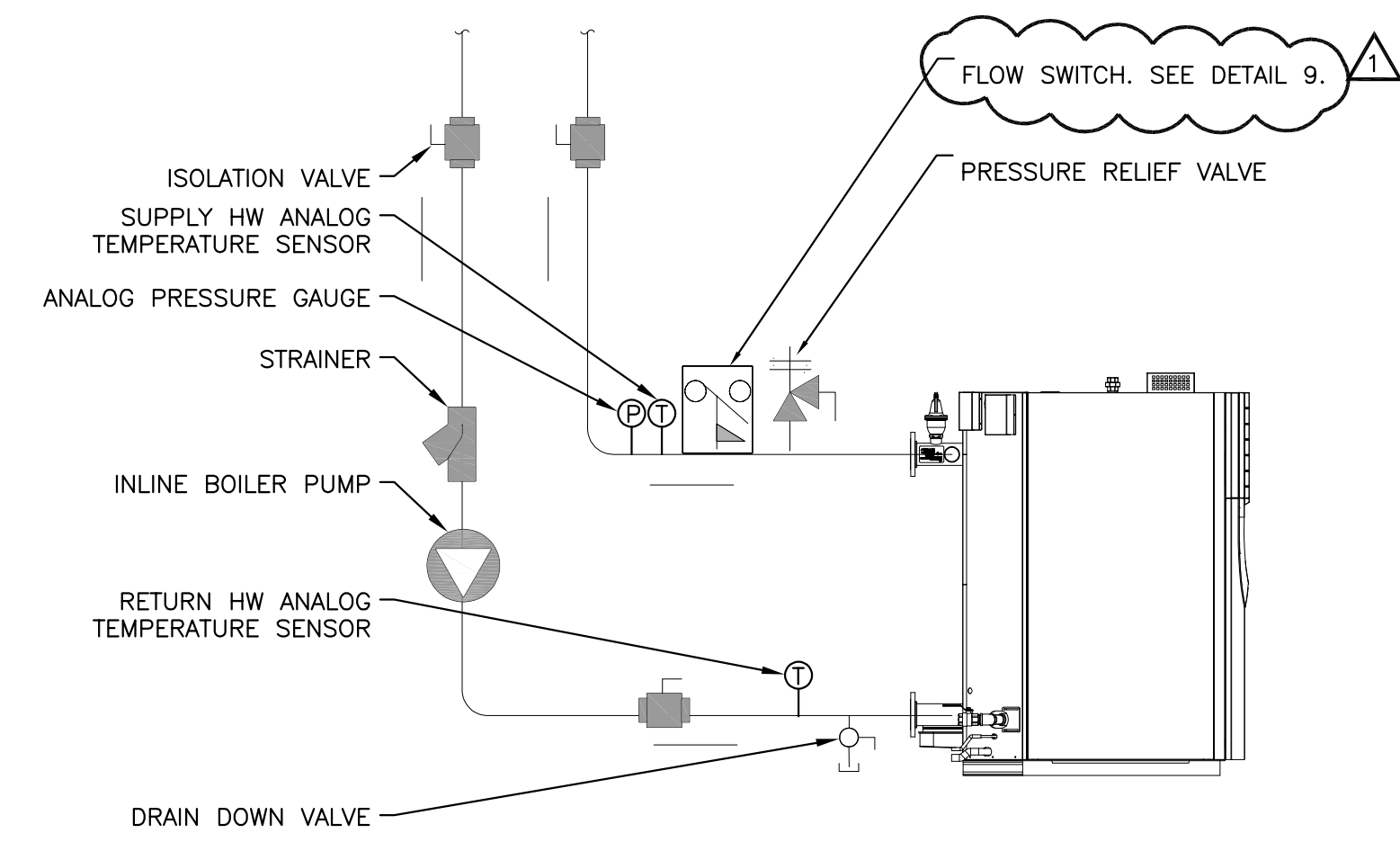
1 INTAKE GOOSENECK
NOT TO SCALE



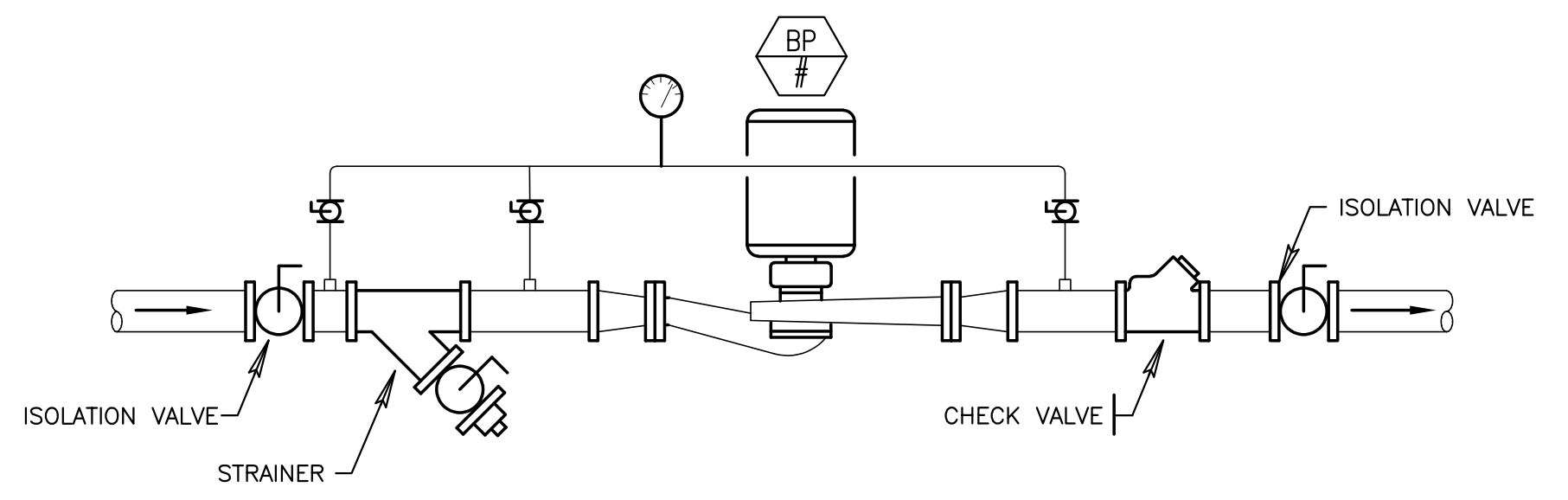
2 PIPE HANGER LOWER END ATTACHMENT
NOT TO SCALE



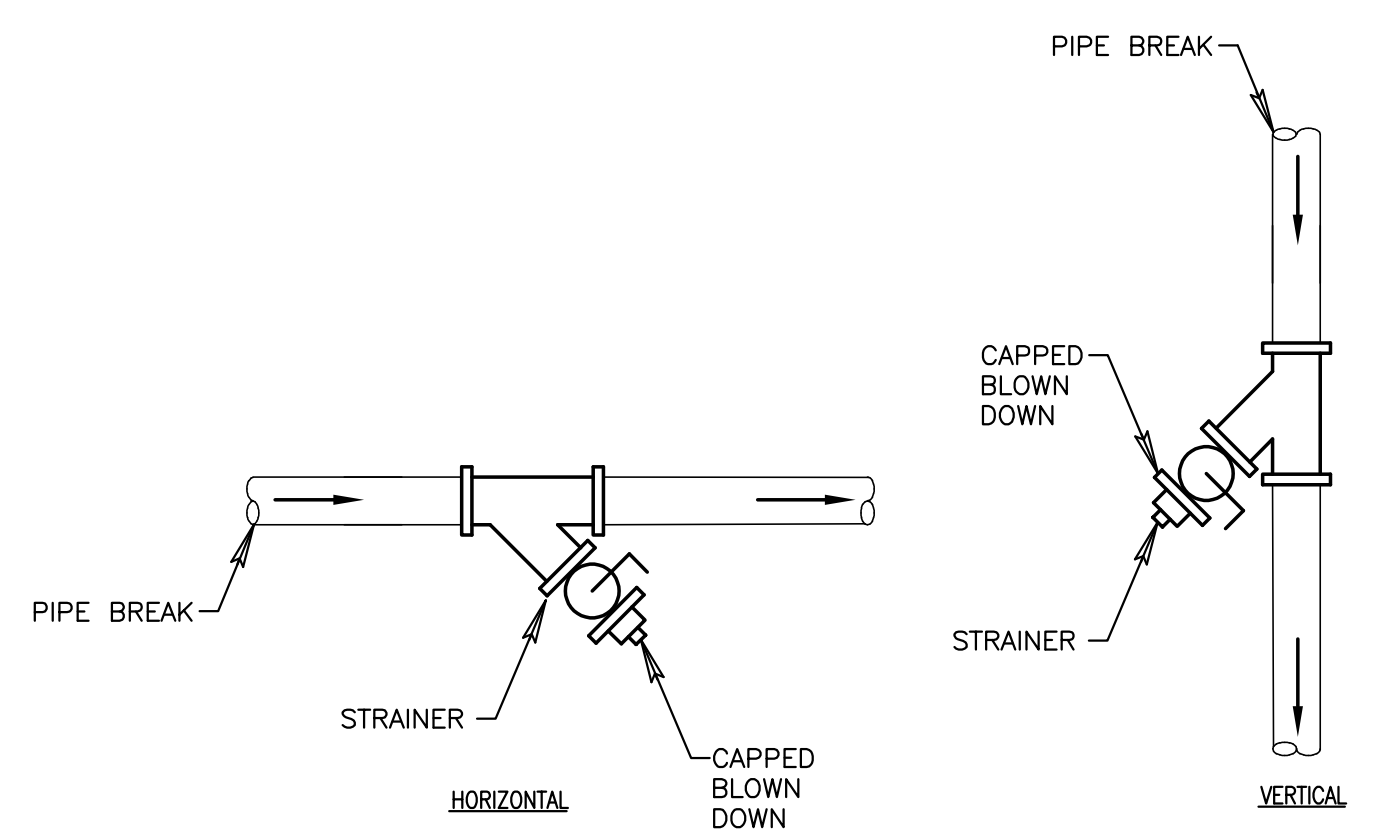
3 UPPER END PIPING SUPPORT FROM STEEL DETAIL
NOT TO SCALE



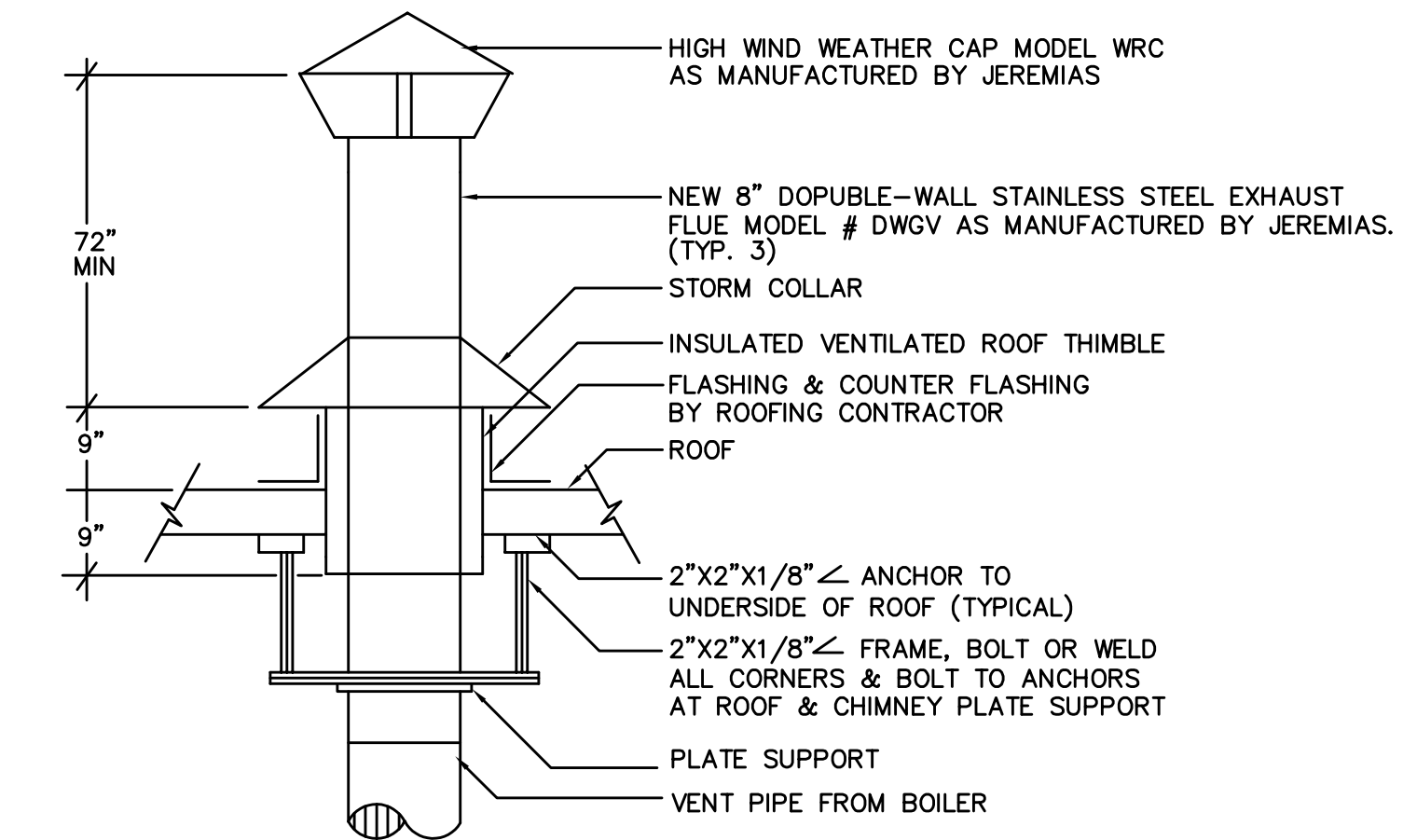
4 BOILER CONNECTION DETAIL
NOT TO SCALE



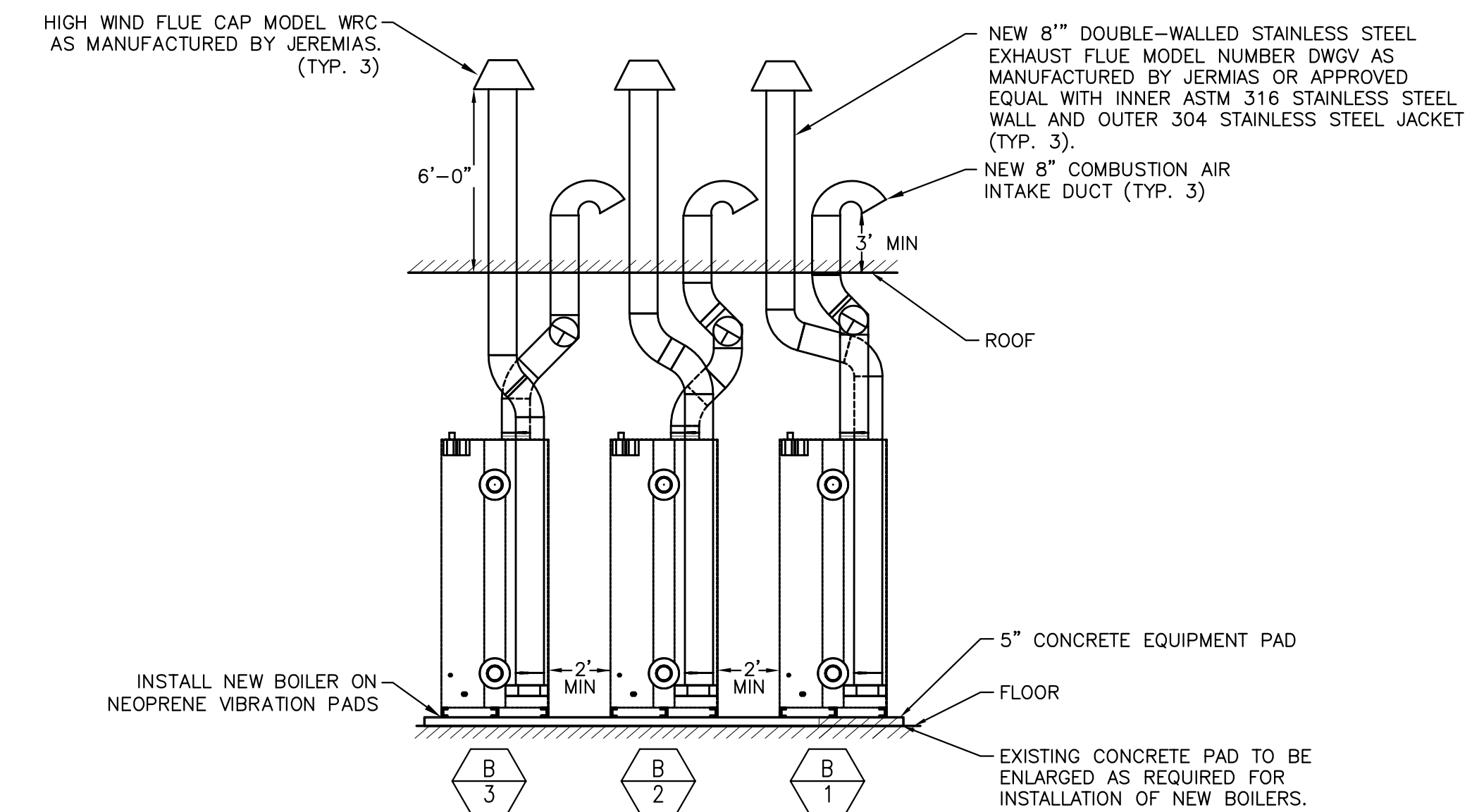
5 BOILER PUMP PIPING DETAIL
NOT TO SCALE



6 STRAINER DETAIL
NOT TO SCALE

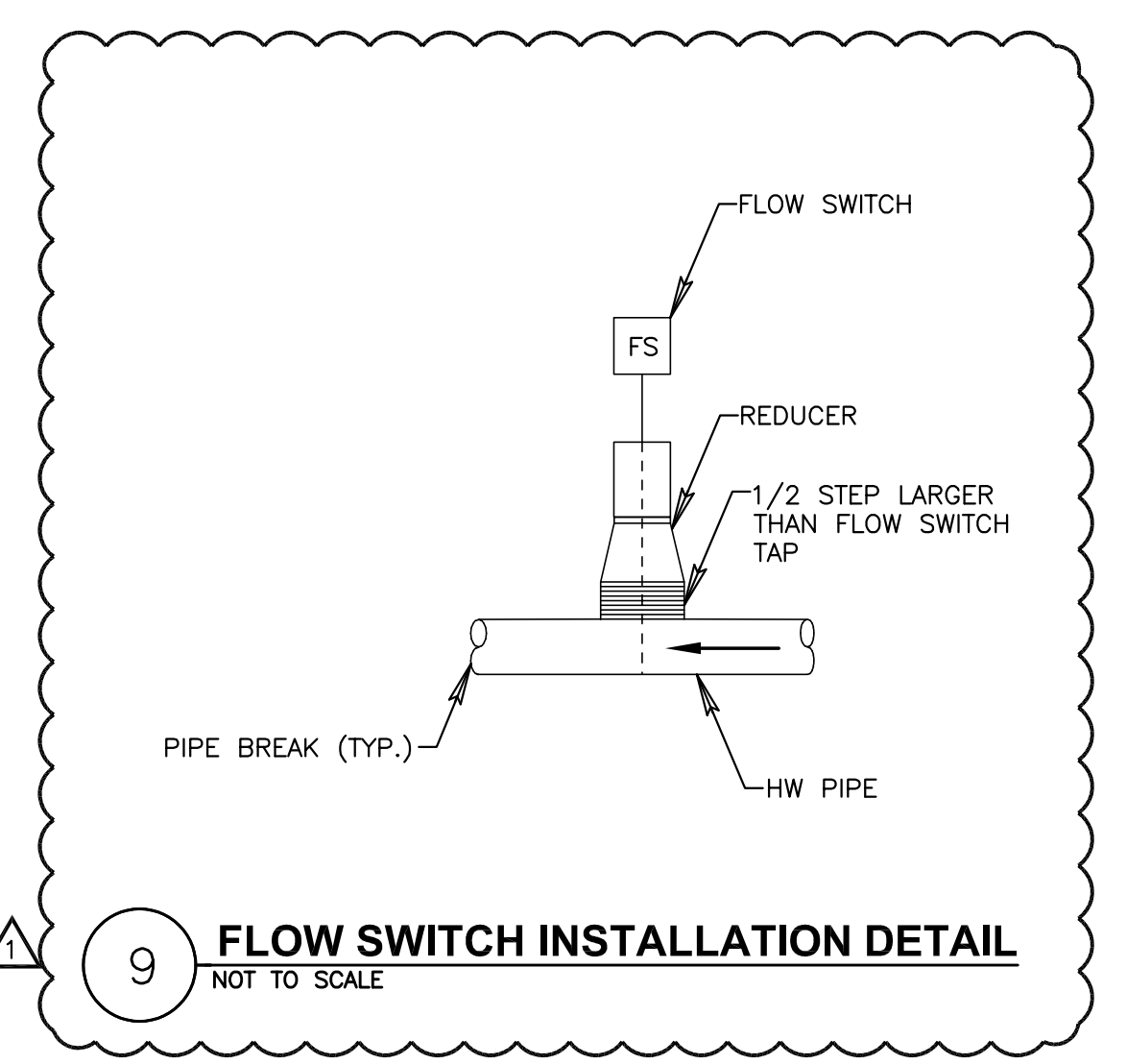


7 TYPICAL BOILER VENT PIPE - ROOF PENETRATION DETAIL
NOT TO SCALE



NOTE:
1. CONTRACTOR SHALL COORDINATE INTAKE AND FLUE ROUTING WITH NEW PIPING, STRUCTURE, AND OTHER TRADES.

8 BOILER GAS/INTAKE DETAIL
NOT TO SCALE



9 FLOW SWITCH INSTALLATION DETAIL
NOT TO SCALE

NOTES:

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BOILER REPLACEMENT

290 WASHINGTON STREET
SOMERVILLE, MA 02145

CLIENT:

CITY OF SOMERVILLE

SHEET TITLE:

**MECHANICAL
DETAILS**

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PROJECT NO: **28084.100334971**

DATE (Y-M-D): **2026-06-03**

SCALE: **NONE**

DESIGNED BY: **AR**

DRAWN BY: **AR**

CHECKED BY: **AJM**

DRAWING NO:

M7.00

C:\Users\dmiller\appdata\local\temp\AutoCAD2026\2026-06-03\2026-06-03-10-00-00\MECHANICAL DETAILS AND SCHEDULES\PLAN\MECH.M7.00.dwg (M7.00) June 24, 2026 - 4:59pm - dmiller

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APPENDIX A: ATTACHMENTS

- 2) Water Chemistry Report for Argenziano School**



THE METRO GROUP, INC.

Building Solutions You Trust
 50-23 Twenty-Third Street Tel: (718) 729-7200
 Long Island City, NY 11101 Fax: (718) 729-8677

Certificate of Analysis: Standard Water

Client:	CITY OF SOMERVILLE	Sampled:	02/04/2026	Report ID #:	078084
Address:	ALBERT A. ARGENZIANO SCHOOL	Received:	02/10/2026	Customer ID:	CITB08-09
Acct Mgr:	JEN PARZIALE	Analyzed:	02/25/2026 00:00	Report Date:	02/26/2026

(1)=GLYCOL

Analysis	Units	1	2	3	4
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WATER CHEMISTRY					
pH		8.9			
P-Alkalinity	mg/L CaCO ₃				
Bicarb. Alk	mg/L CaCO ₃				
Carbonate Alk	mg/L CaCO ₃				
Hydroxide Alk	mg/L CaCO ₃				
Total Alkalinity	mg/L CaCO ₃				
Calcium	mg/L CaCO ₃				
Magnesium Hard	mg/L CaCO ₃				
Total Hardness	mg/L CaCO ₃	N/A			
Chloride	mg/L NaCl				
Conductivity	µS/cm	2412			
T. Dissolved Solids	mg/L TDS				
Phosphate	mg/L PO ₄	1250			
Silica	mg/L SiO ₂				
Sulfate	mg/L SO ₄				
Susp. Matter	PRES/ABS	POS			
Turbidity	NTU				
Nitrate	mg/L NO ₃				
Total Bacteria	CFU/mL				

Analysis	Units	1	2	3	4
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METALS					
Aluminum	mg/L Al				
Copper	mg/L Cu	0			
Total Iron	mg/L Fe	13.1			
Manganese	mg/L Mn				
Sodium	mg/L Na				
Zinc	mg/L Zn				

ADDITIVES/OTHER ANALYTES					
Azole	mg/L TTA	0			
Molybdate	mg/L Na ₂ MoO ₄				
Nitrite	mg/L NaNO ₂	0			
Phosphonate	mg/L				
PTSA	µg/L				
Sulfite	mg/L Na ₂ SO ₃				

HEAT TRANSFER FLUIDS					
Concentration	% Volume	25.3			
Freeze Point	Temp (°F)	+13.7			
Specific Gravity		1.026			
Reserve Alkalinity	mg/L	1.2			
Glycol Type	PG/EG	PG			

Remarks:

N/A = INTERFERENCE

Notes:

Analytical results expressed in milligrams per liter (mg/L) are equivalent to Parts Per Million (PPM) and micrograms per liter (µg/L) are equivalent to Parts Per Billion (PPB).

Pragnesh Kansupada
 Chief Chemist

Customer	Location	Service Report #	249818
CITY OF SOMERVILLE	ALBERT A. ARGENZIANO SCHOOL	Metro ID	CITB08 - 09
DEPARTMENT OF PUBLIC WORKS	LINCOLN PARK/WASHINGTON STREET	Service Date	02/04/2026 6:15 AM
1 FRANEY ROAD	ALBERT A. ARGENZIANO SCHOOL	Report Date	02/05/2026
SOMERVILLE, MA 02145	SOMERVILLE, MA 02143	Technician	CABRAL , ED

Sys ID/Type:	G1/PG							
System Name:	Propylene Glycol Closed							
System Status:	System On							

Parameter (units)

Glycol %	%	24.5
pH		8.5
Freeze Point	PPM	13.00

Control Limits:

 Propylene Glycol Closed, Glycol %, (30 to 40)
 Propylene Glycol Closed, pH, (8.5 to 11)

Chemicals Applied:

Summary & Recommendations:
The glycol freeze point is 13 degrees so the burst point is -5 degrees

Accepted By:		Account Manager:	JEN PARZIALE
Print Name:	Not Provided	Email:	jparziale@metrogroupinc.com

Addendum No. 1 to IFB 26-19

APPENDIX A: ATTACHMENTS

3) Argenziano Roof Warranty



Roofing Warranty

Whereas, Stanley Roofing Company, Inc. of 42 Mitchell Road, Ipswich, Mass. 01938 herein called "the Contractor," has completed application of the following roof:

Owner: City of Somerville – Capitol Projects Department
Address of Owner: 1 Franey Rd., Somerville, MA 02145
Type and name of building: Dr. Albert Argenziano School
Location: 290 Washington St., Somerville, MA 02145
Date of Completion: August 27, 2007
Date guarantee expires: August 27, 2009

Whereas, at the inception of such work the contractor agreed to warrant the aforesaid roof against faulty materials or workmanship for a limited period and subject to the condition herein set forth:

Now, therefore the Contractor hereby WARRANTS, subject to the condition herein set forth, that during the period of TWO (2) years from date of substantial completion of said roof, it will, at its own cost and expense, following receipt of written notice, make or cause to be made such repairs to, or replacement of said roof resulting from faults or defects in material or workmanship applied by or through the Contractor as may be necessary to maintain said roof in watertight condition.

This warranty is made subject to the following condition:

Specifically excluded from this warranty is any and all damage caused by the following: lightning, peak wind speed exceeding 90 mph, hailstorm, or other unusual phenomena of the elements; improper drainage, failure of roofing system substrate, including foundation or wall settlement or cracking; failure or cracking roof deck; defects or failure of material used as a roof base over which the roof is applied; faulty construction of parapet walls, copings, chimneys, skylights vents, supports, or other parts of the building, other edge conditions and penetrations of the work or vapor condensation on bottom of roofing; or fire. If the roof is damaged by any of the foregoing this warranty shall thereupon become null and void for the balance of the warranty period unless such damage is repaired by the Contractor, at the expense of the party requesting such repairs. In no event shall the Contractor be liable for consequential of any nature or description to any person or property including the building or contents.

No work shall be done on said roof, including, but without limitation to openings made by flues, vents drains, sign braces or other equipment fastened to or set on the roof, or activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by owner, unless the Contractor may be first notified and shall make, at the expense of the owner, the necessary roofing application thereto. Failure to observe this condition shall render this warranty null and void.

The undersigned agrees to bear the expenses of examination and repair of any leaks do to improper application, as specified above, and the owner is to bear such expense if resulting from cause or causes.

This warranty runs in favor of owner only it's not transferable

Additional conditions or exclusions:

In Witness Whereof, this instrument has been duly executed this 22nd day of September 2008

North East Roofing Contractors Association
148 State Street, Boston, MA, 02109

By 
Paul Stanley, President



A Berkshire Hathaway Company

10100 W. Ute Ave. (80217)
P.O. Box 652001
Littleton, Co 80162-5001
303 978 2000
303 978 2808 fax

Dear Building Owner:

Attached to this letter is the Peak Advantage Roofing Systems Guarantee for the new roof recently installed on your building. We believe your building is now protected by one of the finest commercial roofing systems available on the market today. We appreciate the opportunity to provide you with a level of protection unmatched in the industry.

There are some things you should be aware of before you file this document away in a safe place:

1. This is NOT a maintenance agreement or an insurance policy. Johns Manville liability is strictly governed by the terms of the Guarantee. If you have any questions about this Guarantee, contact Johns Manville Guarantee Services at the appropriate number given below.
2. You are required to perform routine maintenance on the roofing system to keep the coverage to the Guarantee intact. For your convenience, a list of maintenance items is printed on the back of the Guarantee.

We hope that you never experience any difficulty with your roofing system. If you do have a problem, you should contact Johns Manville Guarantee Services at the appropriate numbers provided. Please have the Guarantee on hand so that we may more efficiently handle your inquiry.

Our Technical Services Department is staffed by some of the most experienced roofing professionals in the roofing industry. Please call on them for any questions you might have about commercial and industrial roofing and Johns Manville products.

Sincerely,

A handwritten signature in black ink, appearing to read 'Raymond A. Dyer', written over a large, light-colored scribble or watermark.

Raymond A. Dyer
Sr. Technical Specialist, Guarantee Services
Johns Manville Roofing Systems Group

Eastern Region	800/345-9603
Western Region	800/922-5922
www.jm.com	gsu@jm.com

What To Do If Your Roof Leaks

1. Building Owner must notify JM Guarantee Services Unit (see below) immediately upon discovery of the leak and in no event later than 30 days after discovery of the leak.
2. In response to this notice, JM will arrange to inspect the Roofing System, and
 - (i) if the leaks are the responsibility of JM under this Guarantee (see Limitations and Exclusions), JM will take prompt appropriate action to return the Roofing system to a watertight condition, or
 - (ii) if the leaks are not the responsibility of JM under this Guarantee, advise the Building Owner within a reasonable time of the minimum repairs that JM believes are required to return the Roofing System to a watertight condition. If the building Owner, at his expense, promptly makes such repairs to the Roofing System this Guarantee will remain in effect for the unexpired portion of its Term. Failure to make these repairs in a timely and reasonable fashion will void any further obligation of JM under this Guarantee as to the damaged portion of the Roofing System.
3. In the event an emergency condition exists which requires immediate repair to avoid damage to the Building or its contents, then Building Owner may make essential temporary repairs. JM will reimburse Building Owner for those repair expenses that would have been the responsibility of JM under the Guarantee.

Maintenance Program

In order to continue the coverage of this Guarantee the following maintenance program must be implemented.

There are a number of items not covered by this Guarantee that are the responsibility of the owner. In order to ensure that your new roof will continue to perform its function, you must examine and maintain these items on a regular basis:

- Maintain a file for your records on this roof, including this Guarantee, invoices, and subsequent logs of all inspections performed and repairs that are made to the roof.
- Inspect your roof at least semiannually. This is best done in the Spring, after the roof has been exposed to the harsh winter conditions, and, in the Fall after a long hot summer. It is also a good idea to examine the roof for damage after severe weather conditions such as hailstorms, heavy rains, high winds, etc.
- Since these types of roofs typically have a low slope they are easily examined. However, care must be taken to prevent falling accidents.

When checking the roof:

- Remove any debris such as leaves, small branches, dirt, rocks, etc. that have accumulated.
- Clean gutters, down spouts, drains and the surrounding areas. Make certain they allow water to flow off the roof. Positive drainage is essential.
- Examine all metal flashings and valleys for rust and damage that may have been caused by wind or traffic on the roof, and make certain they are well attached and sealed. Any damaged, loose, or poorly sealed materials must be repaired by an Approved Roofing Contractor.
- Examine the areas that abut the roof. Damaged masonry, poorly mounted counterflashing, loose caulking, bad mortar joints, and any loose stone or tile coping can appear to be a membrane leak. Have these items repaired if found to be defective.
- Examine the edges of the roof. Wind damage often occurs in these areas. Materials that have been lifted by the wind need to be corrected by an Approved Roofing Contractor.
- Examine any roof top equipment such as air conditioners, evaporative coolers, antennas, etc. Make certain they do not move excessively or cause a roof problem by leaking materials onto the roof.
- Check the building exterior for settlement or movement. Structural movement can cause cracks and other problems which in turn may lead to leaks in your roofing system.
- Examine protective coatings; any cracked, flaking, or blistered areas must be recoated.

Protecting your investment:

- Avoid unnecessary roof top traffic.
- If you allow equipment servicemen to go onto the roof, advise them to be careful. Dropped tools, heavy equipment, etc. can damage the membrane. Log all such trips to the roof.
- Do not allow service personnel to make penetrations into the roof; these are to be made only by an Approved Roofing Contractor.

All the terms and conditions of this Guarantee shall be construed under the internal law of the state of Colorado without regard to its conflicts of law principles. Invalidity or unenforceability of any provisions herein shall not affect the validity or enforceability of any other provision which shall remain in full force and effect.

This form is not to be copied or reproduced in any manner. This Guarantee is valid only in the United States of America.

Guarantee Services Unit

Johns Manville, Guarantee Services Unit, 10100 West Ute Ave., Littleton, CO 80127 (shipping address)
Johns Manville, Guarantee Services Unit, P.O. Box 825005, Littleton, CO 80162-5005 (mailing address)

Guarantee Services Regional Phone Numbers

Eastern 800-345-9603	Northern 800-231-1064	Southwest/West 800-922-5922
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www.jm.com

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