

PURCHASING DEPARTMENT

TOWN OF ARLINGTON

730 Massachusetts Avenue
Arlington, MA 02476

Telephone 781.316.3003
Fax 781.316.3019

January 30, 2024

Invitation for Bids #24-06

Town Hall Cupola Demolition

ADDENDUM NO. 4

The attention of Bidders submitting bids for the above-referenced project is called to the following Addendum to the Invitation for Bids.

1. Extended Bid Deadline

The bid deadline is hereby extended to Friday, February 9, 2024, at 11:00 a.m.

2. Sign-in Sheet from Pre-bid Conference

See attached.

3. Questions Submitted by Plan Holders

a. Question: The asbestos inspection report issued as part of Addendum 2 includes the test data for the asbestos inspection, but not FLI Environmental Inc.'s follow-up report identifying the location and quantity of the positive ACM silver paint and black flashing cement that needs to be abated. We cannot quote on this project without this report.

Answer: *Each of the materials that tested positive for asbestos is located at the cupola base, connecting it to the roof. See revised report, attached, issued by FLI Environmental Inc. and dated January 18, 2024, for photographs and estimated quantities.*

b. Question: Is there any interest on the part of the Town in salvaging all of the terracotta at the cupola? From the ground, it appears that most pieces are in decent shape and that it's the support that is the issue.

Answer: *When viewed up close, many of pieces are visibly delaminating or cracked, limiting their salvageability.*

c. Question: If there are slates missing from the front section at the entry doors (in front of the cupola), those slates should be replaced immediately under an emergency effort and the Town should not wait for the cupola to be removed. This would minimize the immediate water entry and further damage to the front conference room.

Answer: *The Town regularly replaces slate tiles under a roof maintenance contract with a third party vendor.*

d. Question: Where is the preferred staging area for crane, equipment, trucks, and salvage?

Answer: A crane can be staged on Mass Ave. in front of the building, or in the Academy Street parking lot. A crane cannot enter onto the sidewalk/ lower plaza area in front of the building due to the presence of a sub-slab snow melt system, and the color dyed and textured concrete being impossible to properly match if restoration were needed. Salvage can be staged on the lower plaza or surrounding grounds as needed, and accommodations for trucks and equipment can be made both on-street and in the parking lot.

e. Question: Can the Town provide a site plan, including the Academy St parking lot, for the purposes of confirming crane location and radius dimensions for the necessary picks of the removed stones?

Answer: The Town does not have a dimensioned site plan. Refer instead to the attached map depicting in red the desired area for placement of the crane. This area is approximately 70 feet long and is available for the duration of the project. The area depicted in green is the location of our EV charger which ideally should remain accessible, which can be done via the direction of covered carport should outriggers preclude head-in access.

f. Question: Should a covered protected pedestrian walkway be erected in front of the entry doors to allow emergency egress out the sides of the work zone?

Answer: A covered pedestrian walkway providing overhead protection should be erected from the front entrance to the brick switch back ramp leading to the upper plaza. Please note only the center and right pairs of doors, when viewed from the front of the building, are in use. The Town may also consider closing the front entrances for periods of time depending upon the means, methods, and duration of activity proposed by the contractor.

g. Question: Have the cupola and adjoining roof sections been scanned by drone or 3-D imaging to identify the stone locations, dimensions, and layout? If yes, is that image file available?

Answer: See link to downloadable 3D model here:

<https://contextarc.sharefile.com/public/share/web-s2f87e1067e14427f968facd59389826c>

h. Question: Please confirm that the general cupola base dimension is 15 ft x 15 ft (by scale) and roughly 55 ft in height? We need these dimensions to estimate the scaffolding system.

Answer: See link to downloadable 3D model in Question (g) above.

i. Question: Does the Town intend to re-erect this exact cupola when funds are available and, if so, when?

Answer: Yes, the Town intends to re-build the cupola. An exact timeline is not available.

ADDENDUM MUST BE ACKNOWLEDGED ON THE BID FORM. FAILURE TO ACKNOWLEDGE ANY OR ALL ADDENDA COULD RESULT IN REJECTION OF YOUR BID AS NON-RESPONSIVE.

James Feeney
Town Manager

<u>Name</u>	<u>Company</u>	<u>Email</u>
Ron Palermo	DART LLC INC.	rpalermo@dartcorp.com
Mike Yerardi	Brand Safety	myerardi@brandsafety.com
Andrew Cobry	Kneeland Construction	mail@kneelandconstruction.com
Whinnel Rizow	Box Painting Co	boxpaintingcoluc@aol.com
CHRIS BURGESS	BURGESS STEPLEACKS	the-steepjack@aol.com
Trish Palmiere	NER	ppalmiere@nerconstruction.com
CHAD LAMPERT	AULSON	CALAMPERT@AULSON.COM
Roger Ploot	STR Corp	rploot@sandrcorp.com
Roger Ploot III	STR Corp	rrploot@sandrcorp.com
AJ Shaughnessy	Ally Cat Crane	aj@allycatcrane.com
Hal Monsini	Costello	hal@costello-dismantling.com
Rob Sullivan	Apex Abatement and Demolition LLC	rsullivan@apexabatement.com



January 18, 2024

James Feeney
Town of Arlington
730 Massachusetts Ave
Arlington, Massachusetts 02476

RE: FLI Project #: 23-2796
Inspection for Asbestos Containing Materials at
Town Hall - 730 Massachusetts Ave.
Arlington, MA

Dear Mr. Feeney:

FLI Environmental, Inc. performed an inspection for asbestos containing materials (ACMs) at the property located at the address noted above. This report outlines the initial visual survey, sample collection and summary of analytical results provided by FLI.

Inspection Summary:

A handwritten signature in black ink that reads "Samantha Claus". The signature is written in a cursive style and is positioned above a solid horizontal line.

Asbestos Inspector:	Samantha Claus
License #:	AI900988
Date of Inspection:	December 4, 2023
Total Materials Sampled:	7
Samples Analyzed At:	Asbestos Identification Laboratory, Inc.
NIST/NVLAP Certification#:	200919-0
MassDLS Lab Certification#:	AA000208

Scope and Approach:

FLI provided a state licensed and EPA AHERA accredited asbestos inspector to perform an inspection of the subject area(s). The purpose of the inspection was to identify and sample building materials suspected to contain asbestos. Suspect materials include thermal system insulation, fireproofing, soundproofing, plasters, skimcoating, spray-applied or trowel applied finishes, ceiling & floor tiles, sheet flooring, caulking, glazing, mastics, adhesives, cement board products, roofing materials and numerous other products. Materials having the same function/application, similar color, texture or other observed similar characteristics were grouped together and sampled as one homogeneous material. A minimum of 2 samples of each homogenous material were collected.

Homogeneous materials determined to be non-suspect by the inspector (if observed), include concrete floors, wood flooring/joists, concrete block, black/brown vinyl flexible duct connectors, fiberglass insulation, armaflex (neoprene) insulation, rubber, plastic, ceramic tile, glass and metal.

If present, areas within walls, drywall encased columns and above ceilings were inspected where possible in accessible representative locations. However, each individual enclosed area was not inspected. Accessible areas beneath such surfaces were examined and sampled, and material quantities were estimated based on these observations.

Bulk Sampling:

Bulk samples were collected in a random manner and submitted via chain of custody to the analytical laboratory. The samples were analyzed by Polarized Light Microscopy per EPA Method 600/R-93-116, July 1993. The detection limit of the EPA recommended method is one percent asbestos by weight. Materials containing greater than one percent asbestos are treated as asbestos-containing as required by the EPA. The laboratory is accredited by the National Institute of Standards and Technologies NIST/NVLAP Program and licensed by the Massachusetts Department of Labor Standards (DLS) for asbestos analysis in bulk materials.

Asbestos Containing Materials:

Any homogeneous material having at least one (1) sample analytically identified as containing one percent (1%) asbestos or greater is categorized as an asbestos containing material. Any material analytically identified as containing any asbestos fibers is categorized as an asbestos containing waste material. A summary of materials identified to contain asbestos is provided in Appendix A including approximate location(s) of the material and estimated quantities. Laboratory Analytical Data Sheets for each sample analyzed are included in Appendix C.

Non-Asbestos Containing Materials:

Homogeneous materials where each sample analyzed was determined not to contain asbestos are categorized as non-asbestos. A summary of non-asbestos materials is provided in Appendix B. Laboratory Analytical Data Sheets for each sample analyzed are included in Appendix C.

Remarks and Limitations:

1. Additional suspect materials may be present beneath surfaces (multiple layers) or within chases or crawlspace areas that were unknown or inaccessible at the time of the inspection but may be discovered during demolition, renovation or maintenance activities. Any additional suspect materials not identified in this report that become exposed during building renovation, maintenance or demolition should be sampled and analyzed for asbestos content prior to disturbing.

2. Each identified asbestos containing material must be removed by a licensed asbestos abatement contractor prior to being disturbed by building maintenance, renovation or demolition activities.
3. This report is not meant to be used as an asbestos abatement plan or abatement specification. Material quantities and locations are estimates and approximations and should not be used to obtain pricing from contractors. FLI recommends contracting for abatement after an abatement specification is prepared by a licensed Asbestos Project Designer.

Should you have any questions or need additional information, please contact our office at (781) 251-0040. Thank you for the opportunity to provide you with our services and we look forward to working together in the future.

APPENDIX A

Asbestos Containing Materials Summary Table			
Material	Location	Estimated Quantity	Sample # ('s)
Silver Paint	Base Perimeter of Cupola on Slate Roof and Flat Roof	30 SF	2796-01A,B
Black Flashing Cement	Base Perimeter of Cupola on Slate Roof and Flat Roof	25 LF	2796-03A,B

APPENDIX B

Suspect Materials Found Not to Contain Asbestos				
Sample # ('s)	Material	Sample Location A	Sample Location B	Sample Location C
2796-02A,B	Black Slaters Cement	Cupola	Cupola	
2796-04A,B	Seam Sealant	Cupola Right Side	Cupola Right Side	
2796-05A,B	White Seam Sealant	Cupola Left Side	Cupola Left Side	
2796-06A,B	Gray Caulking	Cupola	Cupola	
2796-07A,B	Asphalt Roofing	Cupola	Cupola	

APPENDIX C

BULK SAMPLE LABORATORY DATA SHEETS



Asbestos Identification Laboratory.

165 New Boston St., Ste 227
Woburn, MA 01801
781-932-9600

Web: www.asbestosidentificationlab.com Email:
mikemanning@asbestosidentificationlab.com



Batch: 108228

Samantha Claus
FLI Environmental
69 Bridge Street
Dedham, MA 02026

Project Information
23-2796
*Arlington Town Hall,
730 Mass Ave.*

*Method: BULK PLM ANALYSIS,
EPA/600/R-93/116*

Dear Samantha Claus,

Asbestos Identification Laboratory has completed the analysis of the samples from your office for the above referenced project. The Analysis Method is BULK PLM ANALYSIS, EPA/600/R-93/116. The information and analysis contained in this report have been generated using the EPA /600/R-93/116 Method for the Determination of Asbestos in Bulk Building Materials. Materials or products that contain more than 1% of any kind or combination of asbestos are considered an asbestos containing building material as determined by the EPA. This Polarized Light Microscope (PLM) technique may be performed either by visual estimation or point counting. Point counting provides a determination of the area percentage of asbestos in a sample. If the asbestos is estimated to be less than 10% by visual estimation of friable material, the determination may be repeated using the point counting technique. The results of the point counting supersede visual PLM results. Results in this report only relate to the items tested. This report may not be used by the customer to claim product endorsement by NVLAP or any other U.S. Government Agency.

Laboratory results represent the analysis of samples as submitted by the customer. Information regarding sample location, description, area, volume, etc., was provided by the customer. Information provided by the customer can affect the validity of results. Asbestos Identification Laboratory is not responsible for sample collection activities or analytical method limitations. Unless notified in writing to return samples, Asbestos Identification Laboratory discards customer samples after 30 days. Samples containing subsamples or layers will be analyzed separately when applicable. Reports are kept at Asbestos Identification Laboratory for three years. All customer information will be maintained in confidentiality. This report shall not be reproduced, except in full, without the written consent of Asbestos Identification Laboratory.

- NVLAP Lab Code: 200919-0
- Massachusetts Certification License: AA000208
- State of Connecticut, Department of Public Health Approved Environmental Laboratory Registration Number: PH-0142
- State of Maine, Department of Environmental Protection Asbestos Analytical Laboratory License Number: LB-0078(Bulk) LA-0087(Air)
- State of Rhode Island and Providence Plantations. Department of Health Certification: AAL-121
- State of Vermont, Department of Health Environmental Health License AL934461

Thank you Samantha Claus for your business.

Michael Manning
Owner/Director

FieldID LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
2796-01A 1185457	Silver Paint	Cupola	silver	Non-Fibrous 98	Detected Chrysotile 2
2796-01B 1185458	Silver Paint	Cupola	silver	Non-Fibrous 98	Detected Chrysotile 2
2796-02A 1185459	Black Slaters Cement	Cupola	black	Non-Fibrous 100	None Detected
2796-02B 1185460	Black Slaters Cement	Cupola	black	Non-Fibrous 100	None Detected
2796-03A 1185461	Black Flashing Cement	Cupola	black	Non-Fibrous 98	Detected Chrysotile 2
2796-03B 1185462	Black Flashing Cement	Cupola	black	Non-Fibrous 98	Detected Chrysotile 2
2796-04A 1185463	Seam Sealant	Cupola Rt. Side	gray	Non-Fibrous 100	None Detected
2796-04B 1185464	Seam Sealant	Cupola Rt. Side	gray	Non-Fibrous 100	None Detected
2796-05A 1185465	White Seam Sealant	Cupola Lt. Side	white	Non-Fibrous 100	None Detected
2796-05B 1185466	White Seam Sealant	Cupola Lt. Side	white	Non-Fibrous 100	None Detected
2796-06A 1185467	Gray Caulking	Cupola	gray	Non-Fibrous 100	None Detected
2796-06B 1185468	Gray Caulking	Cupola	gray	Non-Fibrous 100	None Detected
2796-07A 1185469	Asphalt Roofing	Cupola	black	Synthetic 10 Non-Fibrous 90	None Detected
2796-07B 1185470	Asphalt Roofing	Cupola	black	Fiberglass 10 Non-Fibrous 90	None Detected

Sampled: December 04, 2023 Received: December 05, 2023 Analyzed: December 06, 2023

Thursday 07 December

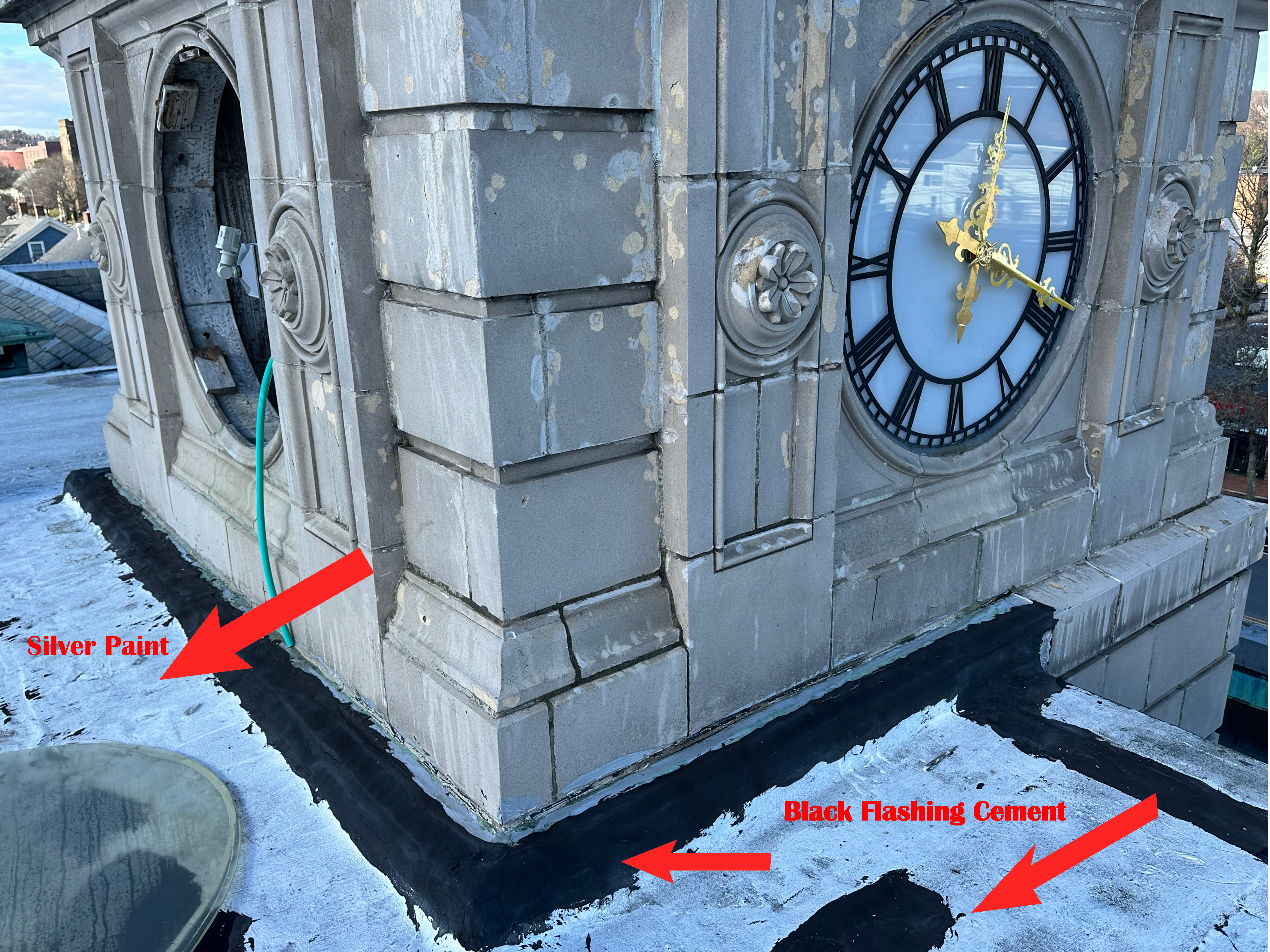
Analyzed by:



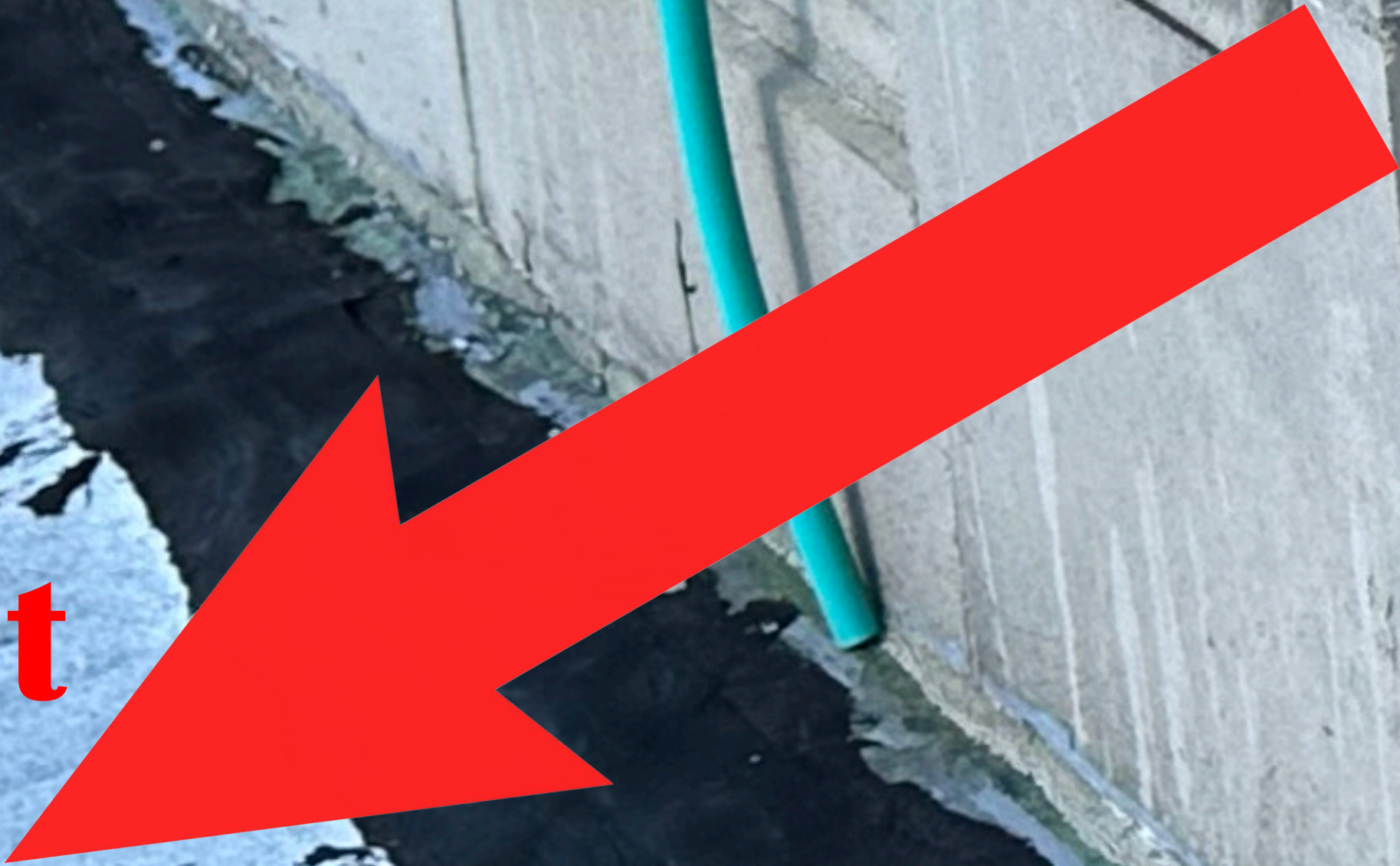
Batch: 108228

APPENDIX D

PICTURES OF POSITIVE MATERIAL



Silver Paint



Black Flashing Cement





Silver Paint

APPENDIX E

LICENSES AND CERTIFICATIONS



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS

Michael Flanagan
Director

ASBESTOS INSPECTOR

SAMANTHA CLAUS

Eff.Date: 11/10/2023

Exp.Date: 11/09/2024

AI900988

Member C.O.N.E.S.



THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS
100 CAMBRIDGE STREET, BOSTON, MA. 02114

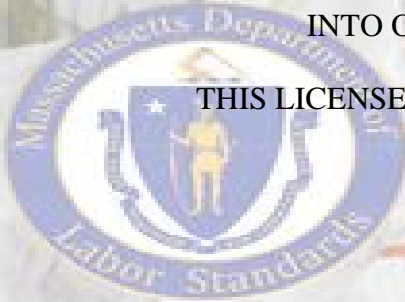
ASBESTOS CONSULTING SERVICE PROVIDER CERTIFICATE

FLI Environmental, Inc.
69 Bridge Street
Dedham, MA 02026

LICENSE: **AF79** EXPIRES: **Saturday, November 2, 2024**

IN ACCORDANCE WITH MGL CH. 149 § 6B AND 454 CMR 28.00
THIS CERTIFICATE IS ISSUED BY THE DEPARTMENT OF LABOR STANDARDS TO THE
CONTRACTOR ABOVE FOR THE PURPOSE OF ENTERING
INTO OR ENGAGING IN ASBESTOS WORK.

THIS LICENSE IS VALID FOR A PERIOD OF ONE (1) YEAR.



Michael Flanagan
MICHAEL FLANAGAN, DIRECTOR

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 200919-0

Asbestos Identification Laboratory
Woburn, MA

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communique dated January 2009).*

2023-07-01 through 2024-06-30

Effective Dates



A handwritten signature in blue ink, appearing to read 'Dana S. Laman', written over a horizontal line.

For the National Voluntary Laboratory Accreditation Program

THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF LABOR AND WORKFORCE DEVELOPMENT
DEPARTMENT OF LABOR STANDARDS
100 CAMBRIDGE STREET, BOSTON, MA. 02114

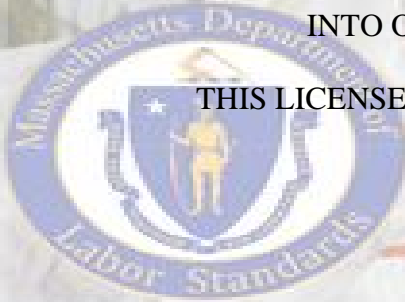
ASBESTOS ANALYTICAL SERVICES CERTIFICATE

ASBESTOS IDENTIFICATION LABORATORY
165 New Boston Street suite 227
Woburn, MA 01801

LICENSE: **AA000208** EXPIRES: **Wednesday, August 7, 2024**

IN ACCORDANCE WITH MGL CH. 149 § 6B AND 454 CMR 28.00
THIS CERTIFICATE IS ISSUED BY THE DEPARTMENT OF LABOR STANDARDS TO THE
CONTRACTOR ABOVE FOR THE PURPOSE OF ENTERING
INTO OR ENGAGING IN ASBESTOS WORK.

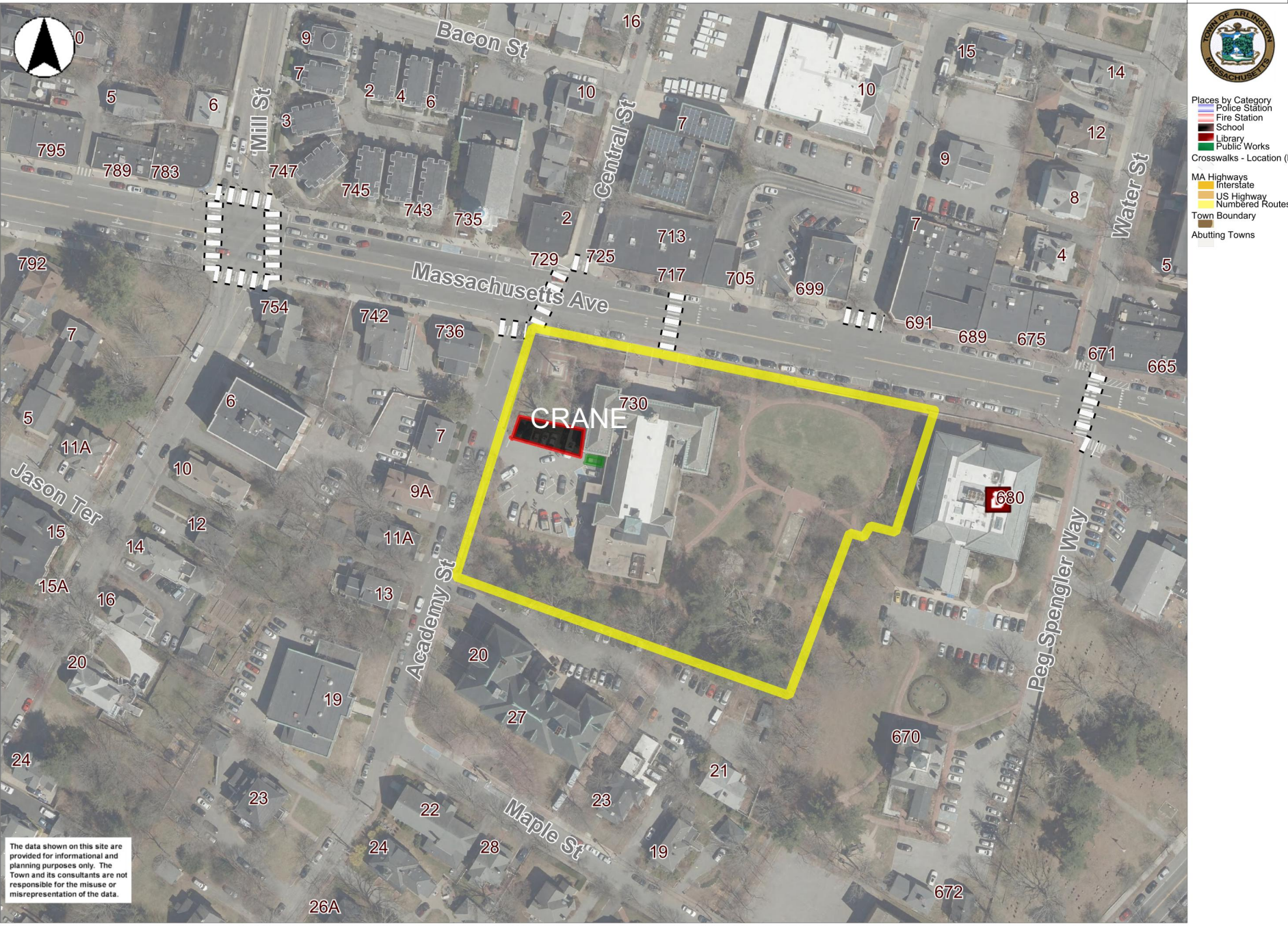
THIS LICENSE IS VALID FOR A PERIOD OF ONE (1) YEAR.



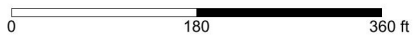
Michael Flanagan
MICHAEL FLANAGAN, DIRECTOR



- Places by Category
- █ Police Station
 - █ Fire Station
 - █ School
 - █ Library
 - █ Public Works
- Crosswalks - Location (black dashed line)
- MA Highways
- █ Interstate
 - █ US Highway
 - █ Numbered Routes
- Town Boundary
- █ Abutting Towns



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 01/29/2024 at 03:00 PM

Town of Arlington, MA