



CITY OF EVERETT
548 Broadway Hazmat Removal
ADDENDUM NO. 1

Date Issued: May 11, 2026

Project: # EPS-26-21D – 548 Broadway Hazmat Removal

NOTICE TO ALL BIDDERS

This Addendum is issued to amend the bid documents for 548 Broadway Hazmat Removal.

A. General:

1. The awarded Contractor must submit a detailed job hazard analysis plan to the City, OPM and Hazmat Consultant for all work on the street (Broadway, Maple Ave, Linden St) at least 14 days in advance of scheduled work.
2. See attached sign in sheet from pre-bid site conference.

B. Changes to Specifications:

1. **Section 02 28 20, Part 3 (Execution), 3.01 (Scope of Work):**
Delete Item "D". Furniture will be removed prior to start of abatement. The Contractor, however, shall cover/remove after completion with 2 layers of polyethylene sheeting all remaining fixed furniture.
2. **Section 02 28 20, Part 3 (Execution), 3.01 (Scope of Work):**
Add the following: The Contractor shall closely coordinate work (including several containment set-ups) with City officials, as part of the building (ground floor) are being continuously operated by the City during this abatement project.
3. **Section 02 28 20, Part 3 (Execution), 3.01 (Scope of Work):**
Delete Item 14. (Stage curtain scope.) from F. Specific Notes.
4. **Section 02 28 20, Part 3 (Execution), 3.01 (Scope of Work):**
Delete from Second floor Various items scope the Stage light Wiring

C. Changes to the Drawings:

1. Replace floor plans with the attached.

D. Bidder Questions:

1. **Question:** The estimated project value is at listed at \$1,100,000 and the minimum DCAMM project limits requested is at \$2,000,000 minimum. Please clarify why such a difference.
Answer: There are no changes to the requirements listed in the contract documents.

- 2. Question:** In the Bid process section, it mentions “sub-bids”, does this project have any sub-bid categories?
Answer: There are no File Sub-Bids.
- 3. Question:** There’s an area of the project documents that states “Not applicable” for subcontractor work, but the bid form layout asks for sub-bid prices. Please clarify.
Answer: There are no File Sub-Bids.
- 4. Question:** There are wage rates for state and federal included with the project documents. Is there a part of this project that falls under Federal Wage Rates? Please clarify.
Answer: The most stringent wage rates are to be utilized.
- 5. Question:**The Phasing Plan calls for carpet tile to be installed on the first floor, and Section 09 63 13 gives us the specs on the carpet tile to be installed. I didn’t see on the drawings the area that is scheduled to receive the new carpet tile. Please clarify.
Answer: New carpet floor tiles are to be installed on the first floor where ACM flooring is scheduled to be removed. See First Floor Plan Section BB.
- 6. Question:** Are we to assume that all of the building contents are to be disposed of?
Answer: The Asbestos Contractor shall remove and dispose of all stored items, furniture, equipment, supplies, debris, and other objects that are not bolted down in the following areas. Subbasement, Ground Floor (except for occupied areas indicated on floor plan), Second Floor, Third Floor, and Fourth Floor. The City will remove the kitchen equipment at cafeteria area and subbasement before June 22, other remaining items and debris in this area shall be removed by the asbestos contractor, per contract documents.
- 7. Question:**There’s mentioned of 70 dumpsters are to be carried as part of the bid for building contents disposal, are we doing to get direction on what items are to be disposed into the 70 dumpster being carried as part of the bid?
Answer: See Answers to Questions 6 and 21.
- 8. Question:** There’s unit pricing for the 70 dumpster to be used as an add and/or deduct. If there’s more than 70 dumpster used, compensation is at \$1,300 if less than 70 dumpster are used, a credit is due of \$1,150 per dumpster. I believe the \$1,300 add per dumpster needs to be modified to include labor to fill each dumpster above 70 dumpsters. Please clarify.
Answer: There are no changes to the requirements listed in the contract documents, the compensation noted for dumpsters includes labor to fill the dumpster.
- 9. Question:** Is there a working elevator available during the work?
Answer: There is one working elevator (adjacent to the auditorium) available in the building and may be utilized by the contractor. The Contractor shall fully protect the elevator.
- 10. Question:** Who’s responsible for the movable items in the abatement areas?
Answer: Asbestos Contractor is responsible for the movable items in the abatement areas.
- 11. Question:** We saw a lot of kitchen equipment, is that part of the building contents to be disposed of?
Answer: See Answer to Questions 6 and 21.

- 12. Question:** Can you confirm that the school that operates in the building is not considered K-12 and therefore not subject to AHERA regulations.
Answer: AHERA regulations apply to this project.
- 13. Question:** What level of cleanliness are you expecting in areas where debris is to be removed, but no abatement is taking place (i.e., broom swept / vacuumed / wet wiped)?
Answer: Broom swept.
- 14. Question:** Can you provide a sub-basement drawing showing asbestos locations?
Answer: No plan is available.
- 15. Question:** Please confirm that the use of "Flooring Materials" on Cement or Wood indicates that the floor tile and associated mastic are to be removed.
Answer: Refer to specific notes in the asbestos remediation section.
- 16. Question:** Does the floor tile run under the lockers?
Answer: There are various conditions throughout the building. UEC project monitor will review conditions with abatement contractor. In cases where there is a metal locker base, the contractor shall remove locker bases to assess the existing condition. If the tile runs below the lockers, lockers shall be removed and stored in adjacent classrooms so that ACM floor tile below lockers can be removed and abated.
- 17. Question:** During the walkthrough it was stated that the gym equipment will remain but will be stored to the side. Can you say how much square footage the existing gym equipment will occupy, so we can reduce that square footage from our floor protection?
Answer: See changes to the drawings and specifications. Relocation of first floor classroom and office contents has been deleted from scope.
- 18. Question:** Where demolition to access takes place, is the damaged walls/ceilings supposed to be repaired under this contract?
Answer: Repairs will not be required. However, debris generated shall be disposed of by the Asbestos Contractor.
- 19. Question:** Where pipe insulation is removed, is there reinsulating included in this contract?
Answer: Re-insulation is not required.
- 20. Question:** Are the old boilers connected in any way to the current system?
Answer: The contractor will be responsible for cutting and capping existing connections to boilers. City of Everett Department of Facilities and Maintenance will review and observe this work.
- 21. Question:** Will items like Christmas decorations, parking meters, light posts, fire alarm stations, park benches, etc. be left behind for disposal?
Answer: The City will remove these items from the old cafeteria and adjacent rooms before June 22, other remaining items and debris shall be removed by the asbestos contractor, per contract documents.
- 22. Question:** Will any plaster, paint and wall debris cleanup require disposal as PCBs?
Answer: Refer to Section 01 35 43.

23. Question: The spec calls for sealing holes and floors with Dow Fire Stop as a part of the preparation for asbestos abatement. Is this meant to be a permanent installation, or removed at the conclusion of asbestos activities?

Answer: Dow Fire Stop to remain in place after abatement as long as it does not become ACM contaminated. If the material becomes ACM contaminated it must be removed.

24. Question: The spec calls for TEM clearances. If this is not a K-12 school, then PCM should suffice, correct?

Answer: AHERA regulations apply to this project.

25. Question: I see in the SOW that if the # of dumpsters are over 70, then compensation is set for the dumpster, but how does the contractor get compensated for filling the dumpsters?

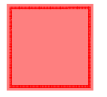
Answer: There are no changes to the requirements listed in the contract documents, the compensation noted for dumpsters includes labor to fill the dumpster.

This Addendum modifies and becomes part of the original bid documents.

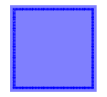
All other terms and conditions of the bid documents remain unchanged. Bidders must acknowledge receipt of this Addendum with their Bids.

Kiara M. Freeman
Chief Procurement Officer
City of Everett

VFT with ACM
Black Mastic



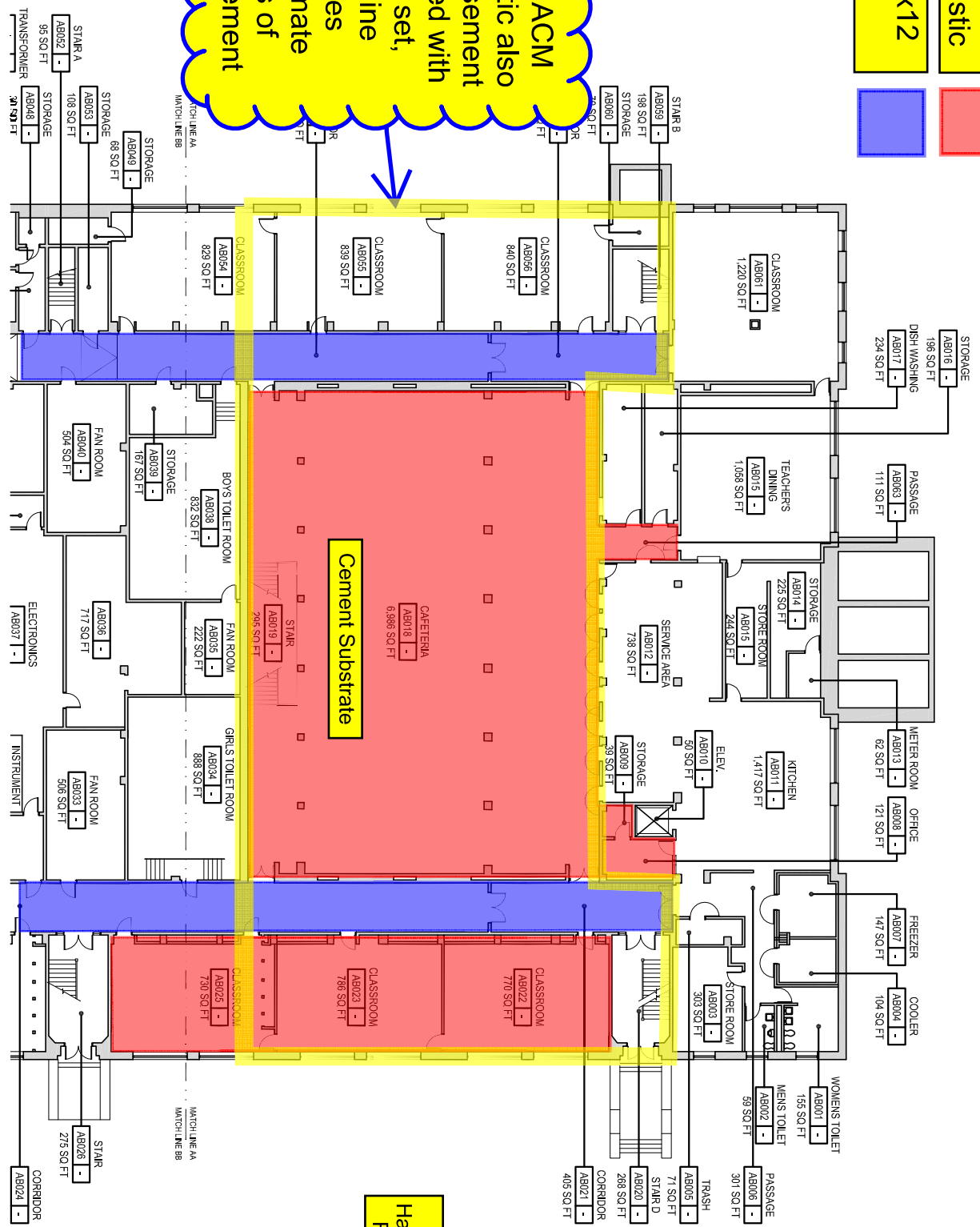
Beige 12x12
VFT



VFT with ACM
Black Mastic also
in Sub-Basement
not included with
drawing set,
yellow line
indicates
approximate
extents of
Sub-Basement

Cement Substrate

1920
Hallways = Cement
Rooms = Wood

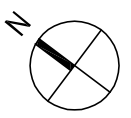


Ground Floor Plan - Section AA

Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



VFT with ACM
Black Mastic

LOCKER ROOM
380 SQ. FT.

773 SQ. FT.
CORRIDOR
79 SQ. FT.
MATCH LINE BB
330 SQ. FT.
MATCH LINE CC
80 SQ. FT.
STAIR
169 SQ. FT.

301 SQ. FT.
STORAGE
83 SQ. FT.
DECORATING
1,896 SQ. FT.

FINISHING
400 SQ. FT.

Abatement
work in this
area
removed
from scope

2,013 SQ. FT.
180 SQ. FT.

DEPARTMENT
HEAD OFFICE
236 SQ. FT.

40 SQ. FT.
CABINET
FLUSH SHOP
338 SQ. FT.

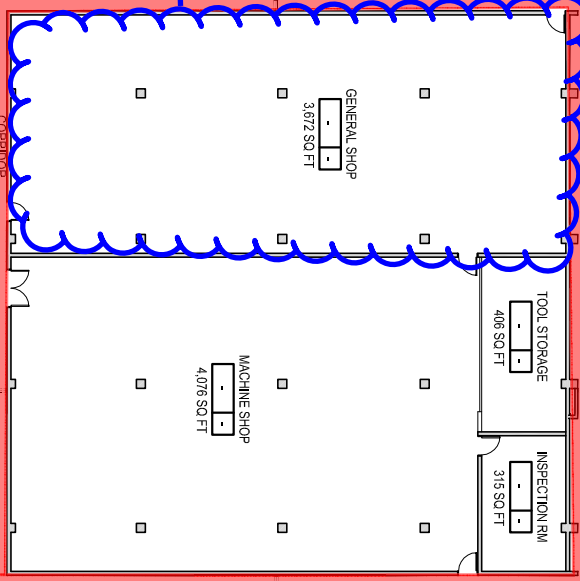
2,912 SQ. FT.
CORRIDOR

GENERAL SHOP
3,672 SQ. FT.

TOOL STORAGE
406 SQ. FT.

INSPECTION RM
315 SQ. FT.

MACHINE SHOP
4,076 SQ. FT.



1,806 SQ. FT.
CORRIDOR

OFFICE
250 SQ. FT.

TOILET
26 SQ. FT.

MECHANICAL
DRAWING
1,267 SQ. FT.

STORAGE
181 SQ. FT.

STORAGE
22 SQ. FT.

METAL SHOP
3,956 SQ. FT.

TOOL CRIB
77 SQ. FT.

1,472 SQ. FT.
CORRIDOR

METAL SHOP
STORAGE
287 SQ. FT.

PARTS &
TOOL CRIB
169 SQ. FT.

2,906 SQ. FT.
CORRIDOR

AUTO REPAIR
5,098 SQ. FT.

AUTO BODY
5,132 SQ. FT.

TOILET
39 SQ. FT.

PARTS &
TOOL CRIB
120 SQ. FT.

1970
All Cement

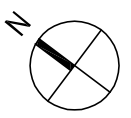
324 SQ. FT.
STAIR
MATCH LINE CC

Ground Floor Plan - Section CC

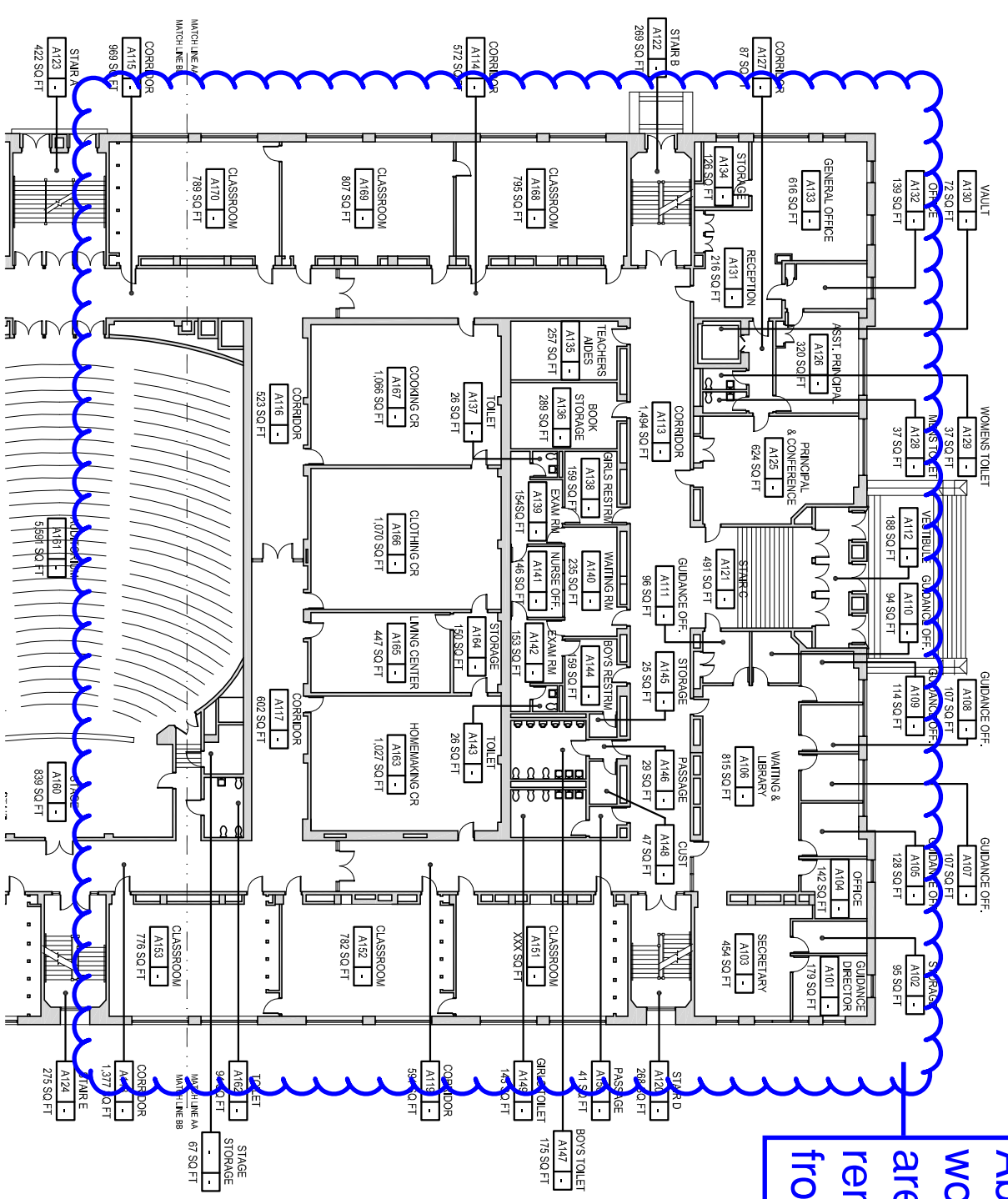
Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



Abatement work in this area removed from scope

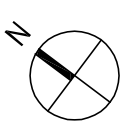


First Floor Plan - Section AA

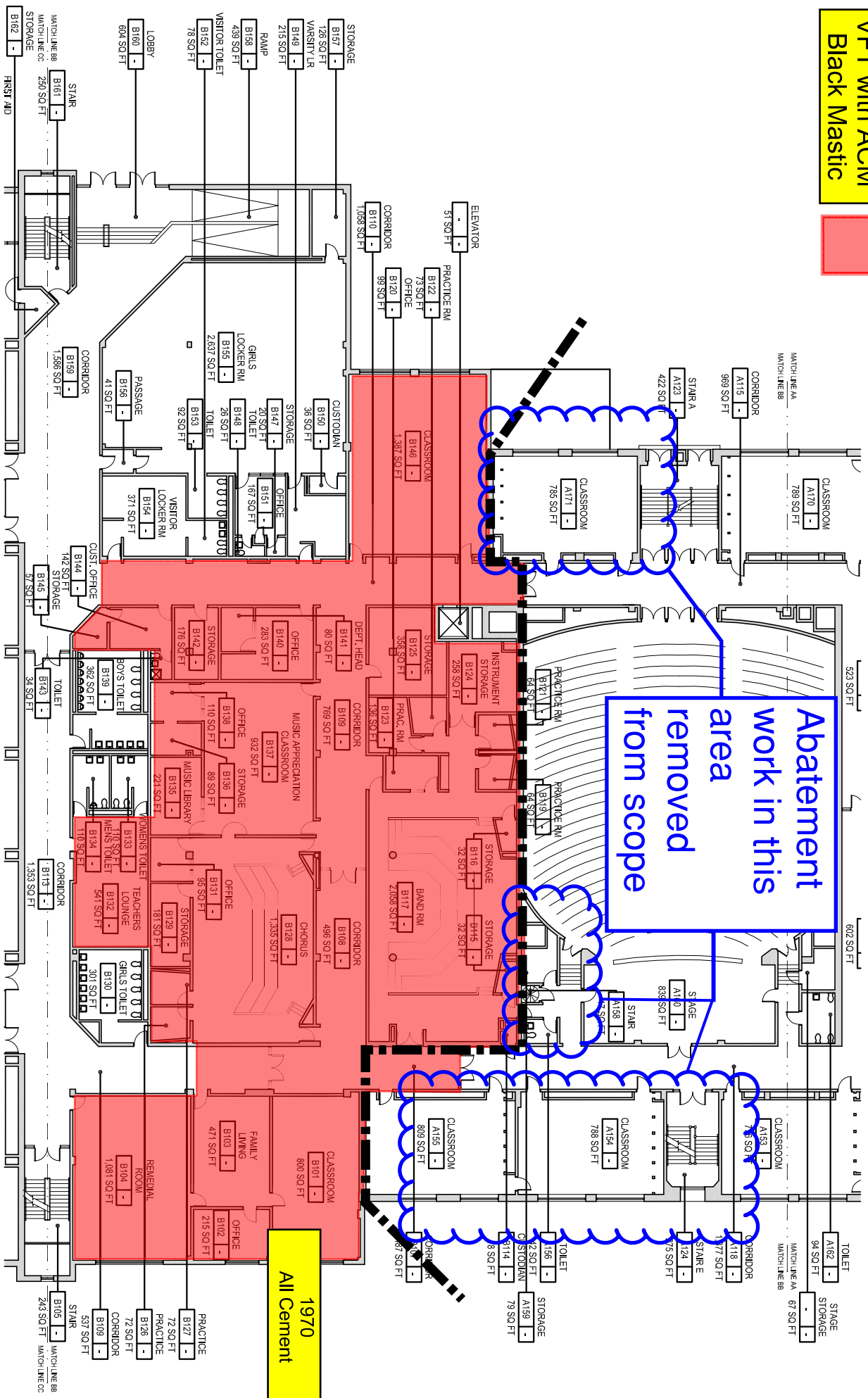
Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



VFT with ACM
Black Mastic

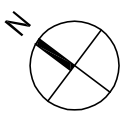


First Floor Plan - Section BB

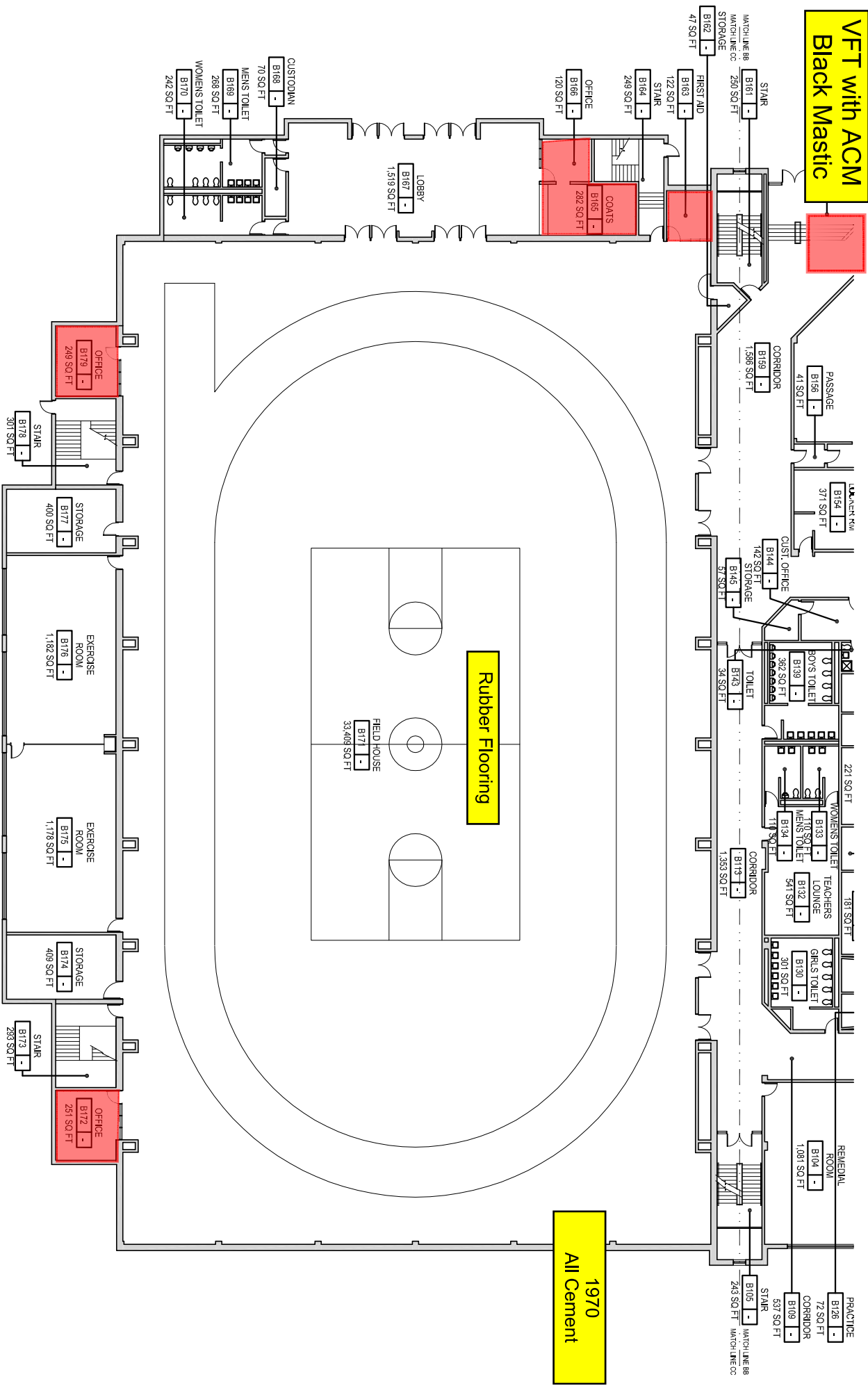
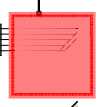
Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



VFT with ACM
Black Mastic



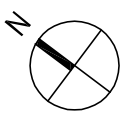
1970
All Cement

First Floor Plan - Section CC

Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



Beige 12x12
VFT



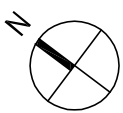
1920
Hallways = Terrazzo
Rooms = Wood

Second Floor Plan - Section AA

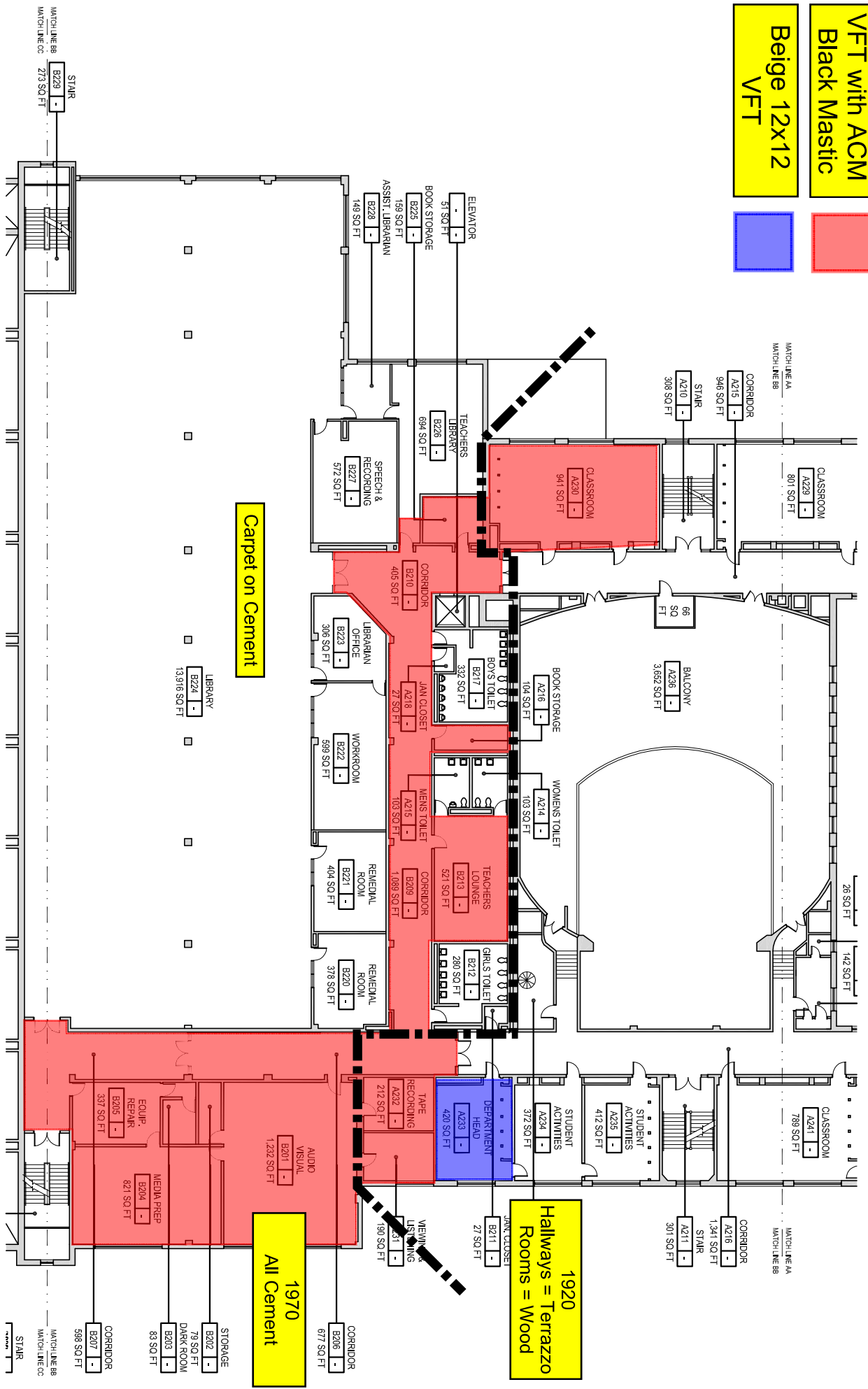
Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



VFT with ACM
Black Mastic
Beige 12x12
VFT



Carpet on Cement

1920
Hallways = Terrazzo
Rooms = Wood

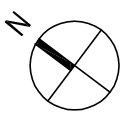
1970
All Cement

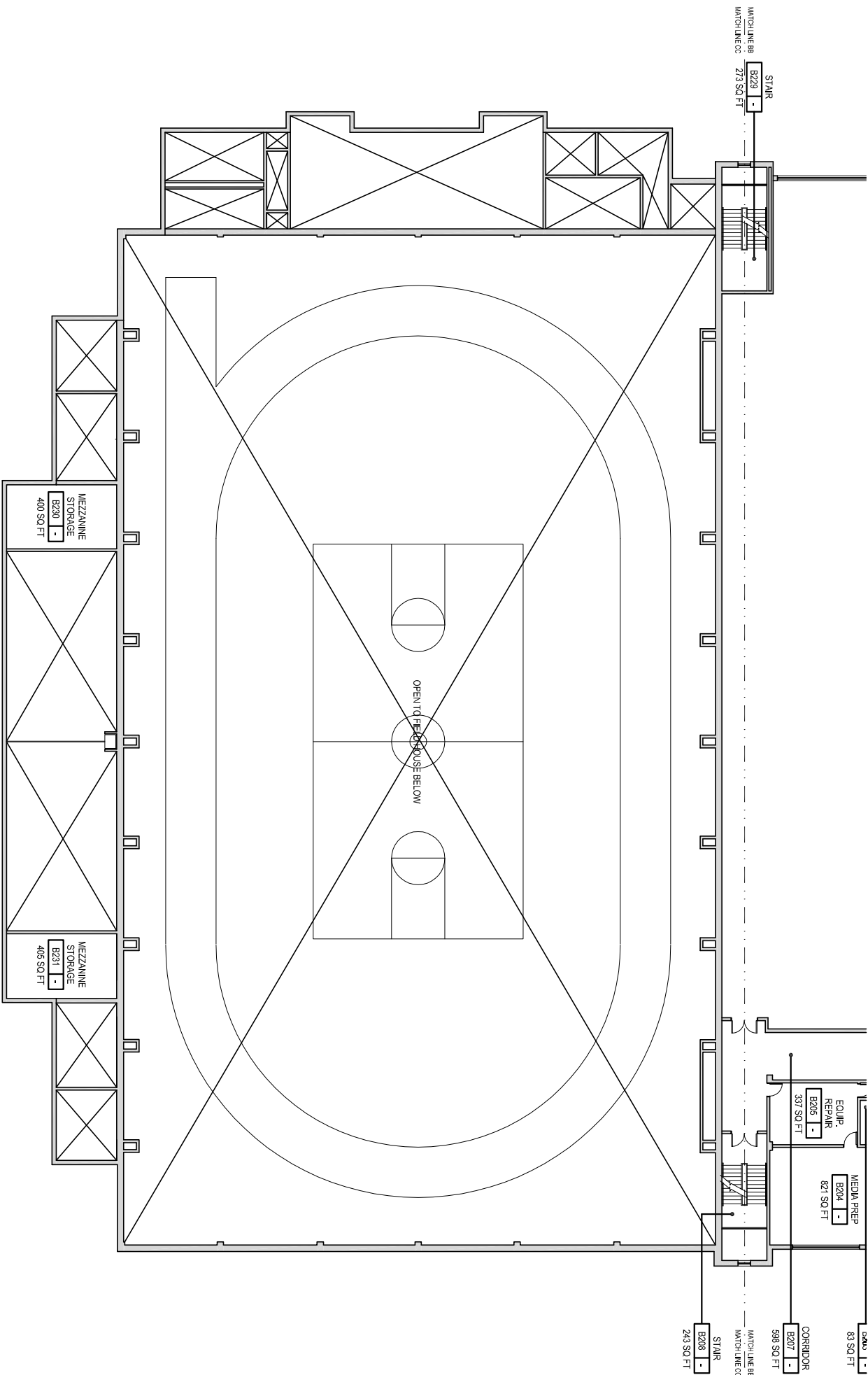
Second Floor Plan - Section BB

Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



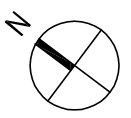


Second Floor Plan - Section CC

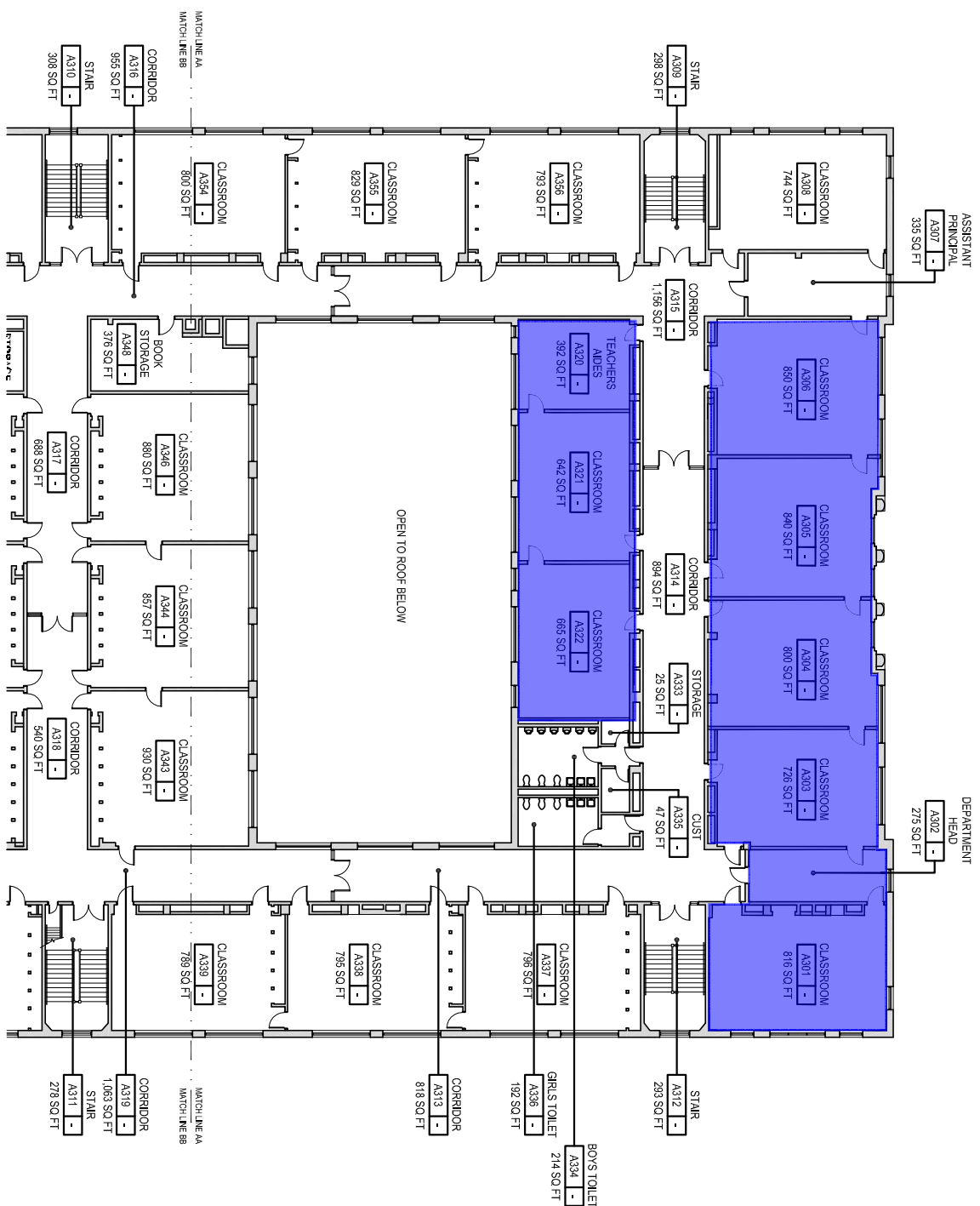
Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



Beige 12x12 V/FT



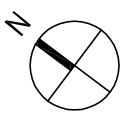
Third Floor Plan - Section AA

Former Everett High School

548 Broadway, Everett, MA 02149

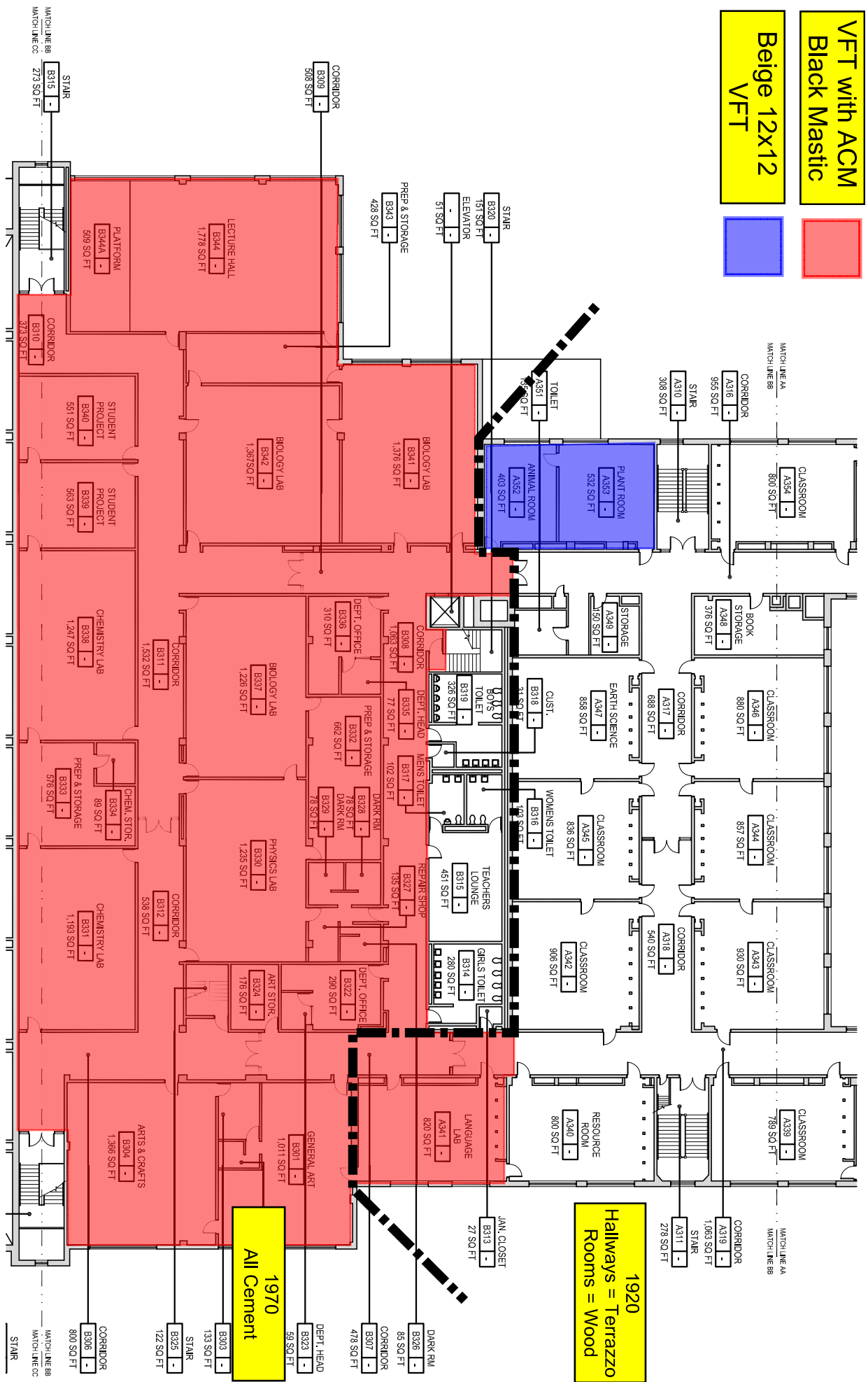
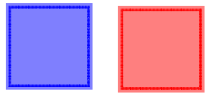
Scale: 1/32" = 1'-0"

1920
Hallways = Terrazzo
Rooms = Wood



VFT with ACM
Black Mastic

Beige 12x12
VFT



1920
Hallways = Terrazzo
Rooms = Wood

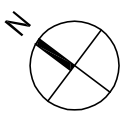
1970
All Cement

Third Floor Plan - Section BB

Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"

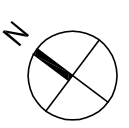
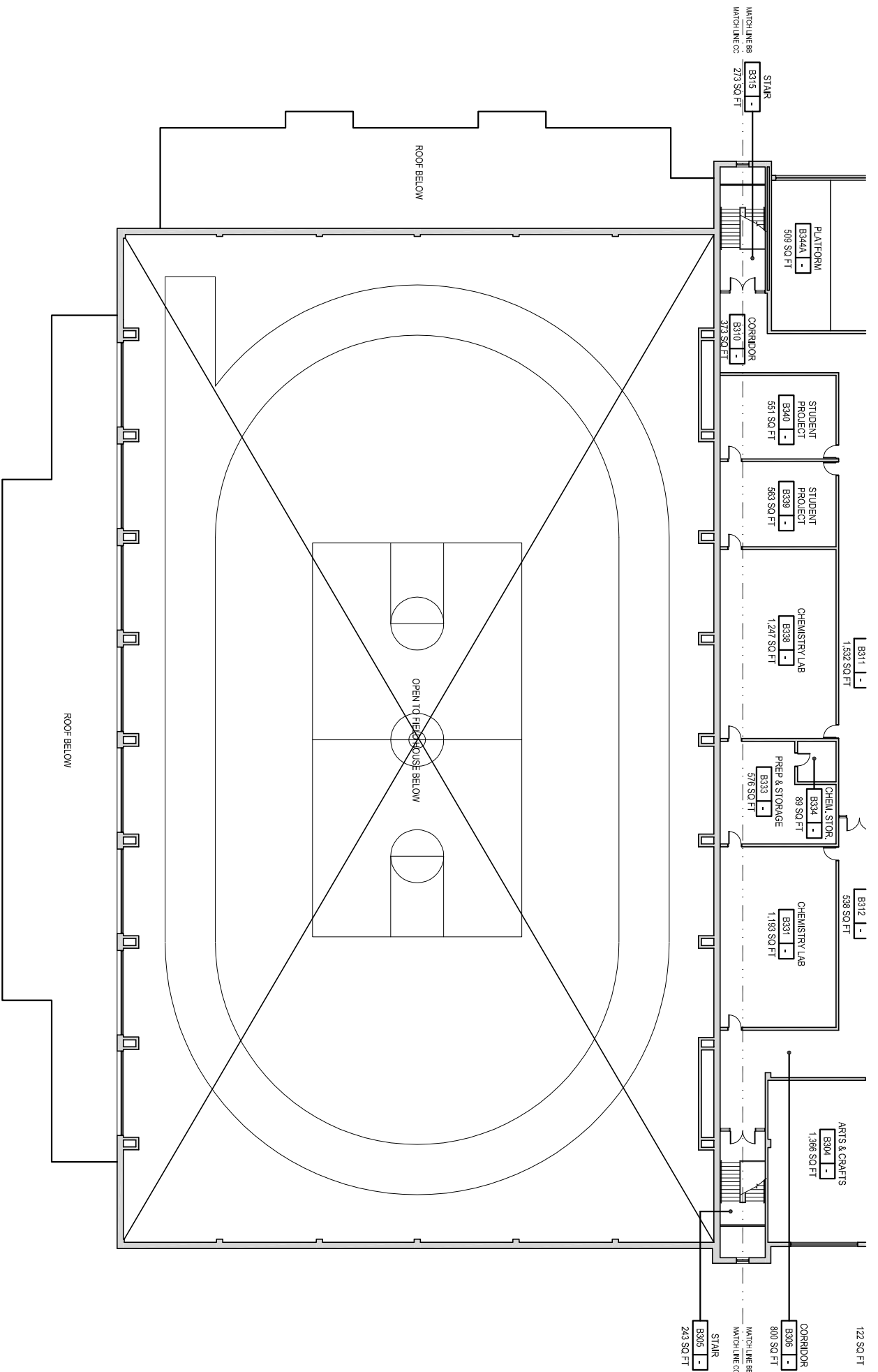


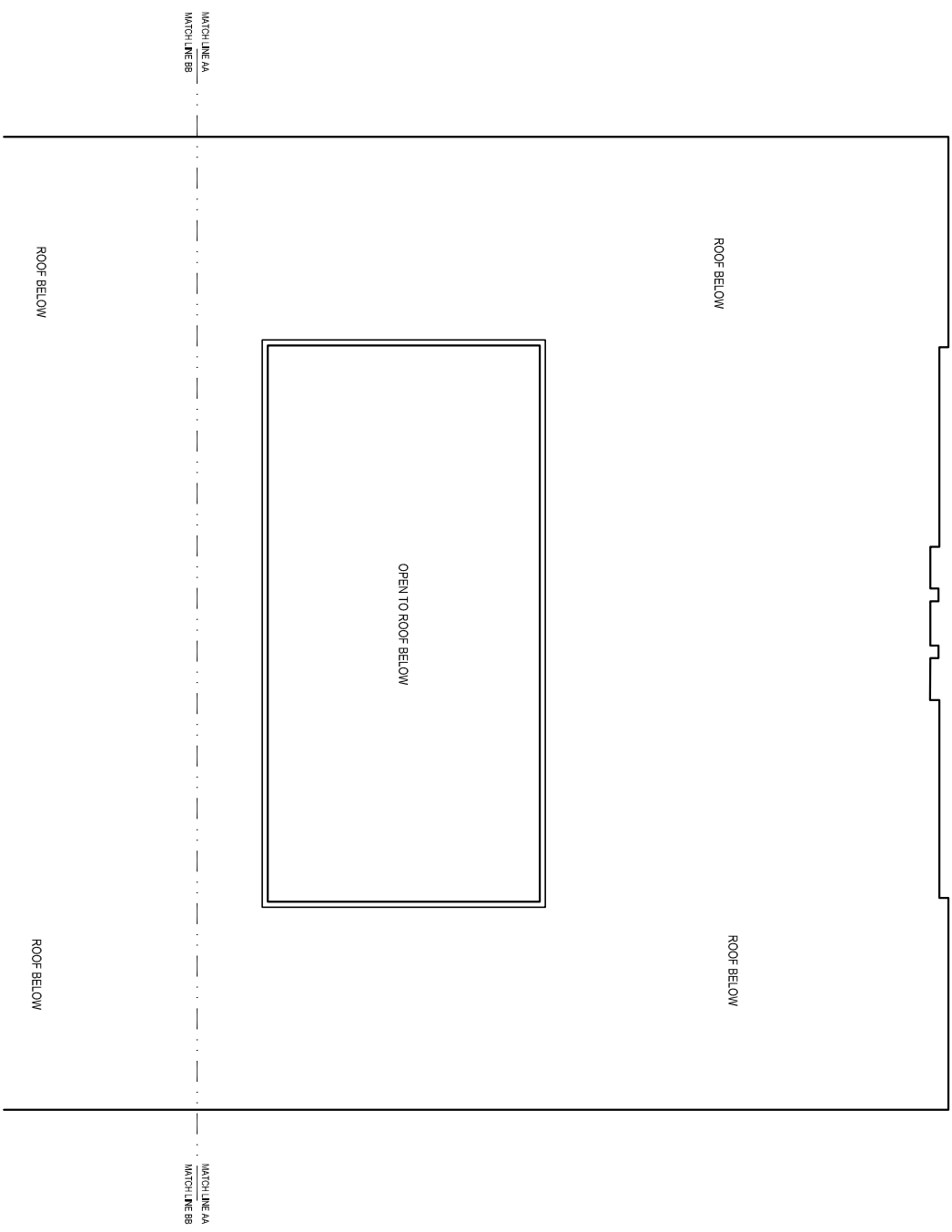
Third Floor Plan - Section CC

Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



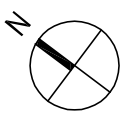


Fourth Floor Plan - Section AA

Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



MATCHLINE BB
MATCHLINE CC

STAIR
B422
242 SQ. FT.

Typing
CLASSROOM
B421
1,217 SQ. FT.

Typing
CLASSROOM
B420
1,200 SQ. FT.

STENOGRAPHY
CLASSROOM
B419
926 SQ. FT.

STENOGRAPHY
CLASSROOM
B405
998 SQ. FT.

STAIR
B404
230 SQ. FT.

MATCHLINE BB
MATCHLINE CC

ROOF BELOW

FIELD HOUSE ROOF BELOW

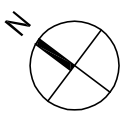
ROOF BELOW

Fourth Floor Plan - Section CC

Former Everett High School

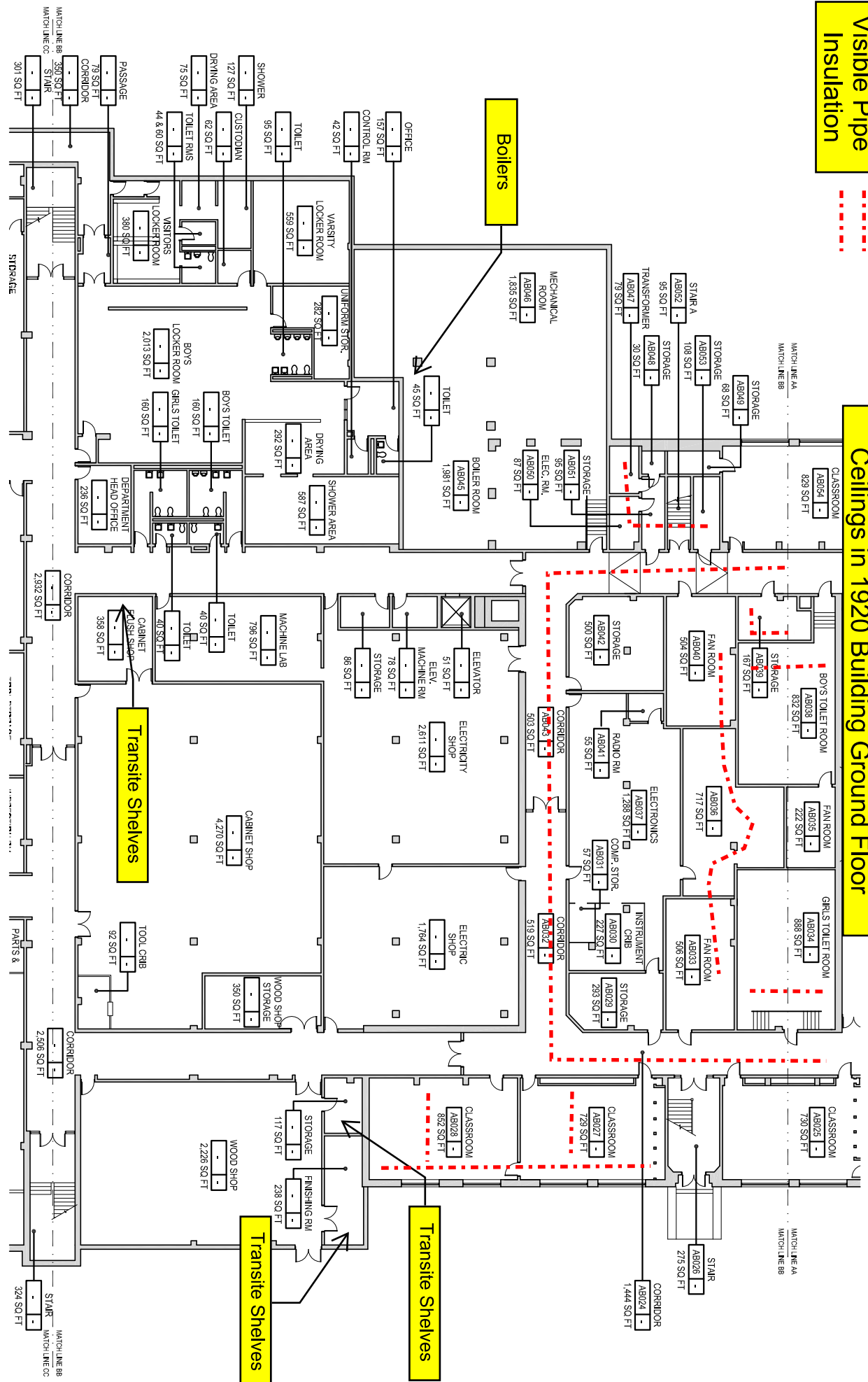
548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



Visible Pipe Insulation

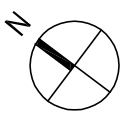
Pipe Insulation above SAT and Gypsum Ceilings in 1920 Building Ground Floor

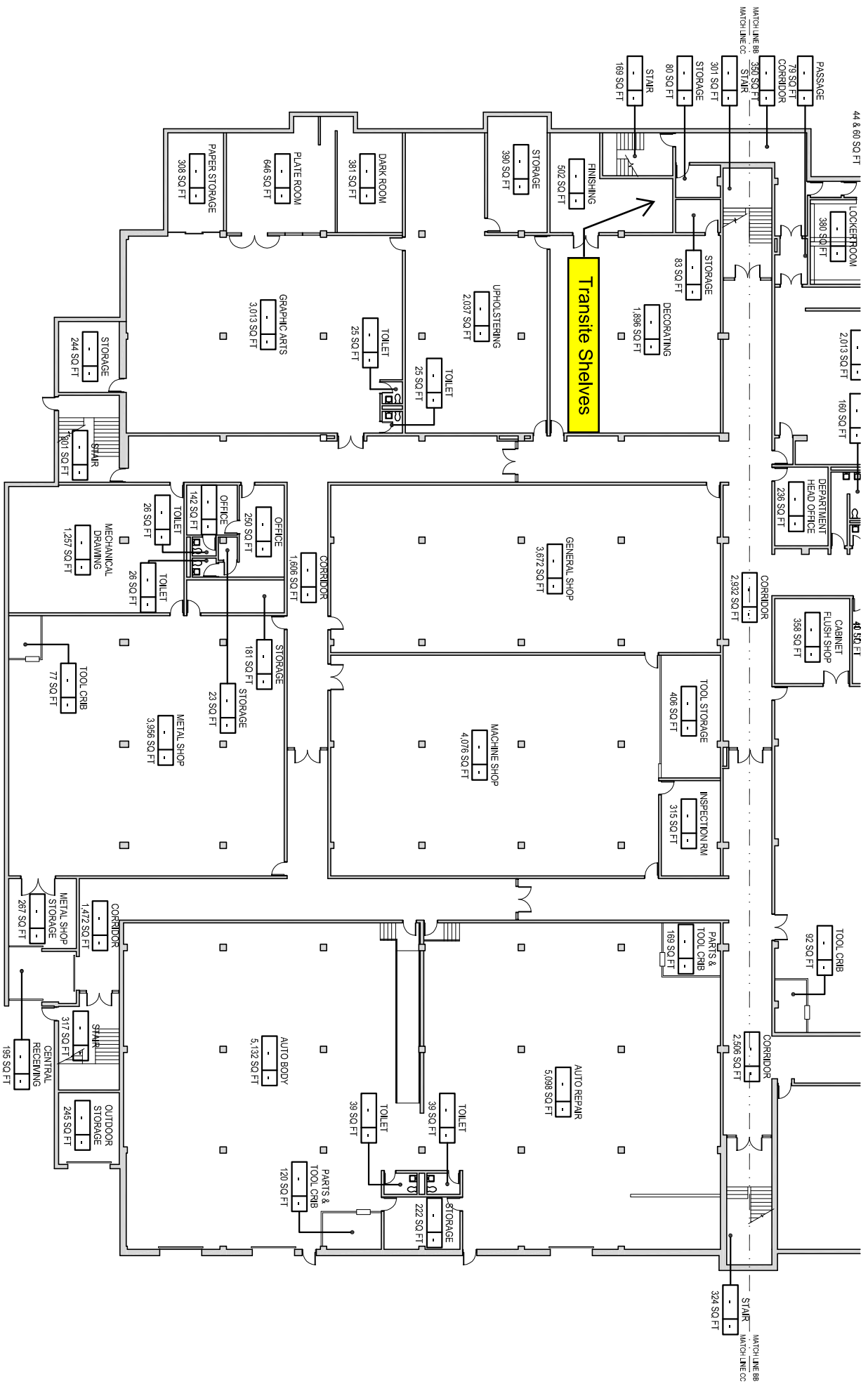


Ground Floor Plan - Section BB

Former Everett High School
548 Broadway, Everett, MA 02149
Scale: 1/32" = 1'-0"

Hard Joint Pipe Fittings Hidden Above Ceilings and Inside Wet Walls Throughout





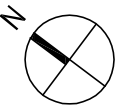
Ground Floor Plan - Section CC

Former Everett High School

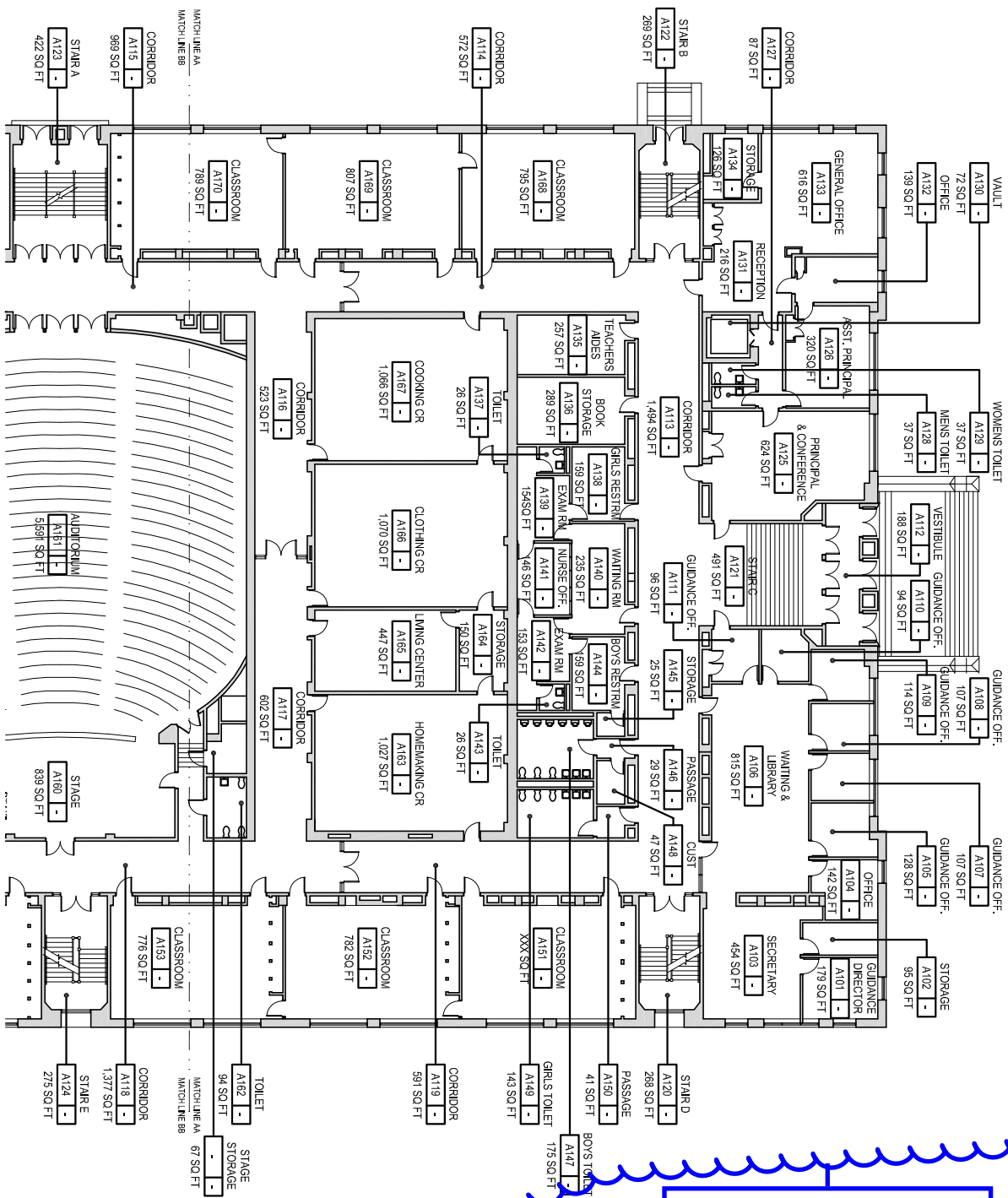
548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"

Hard Joint Pipe Fittings Hidden Above Ceilings and Inside Wet Walls Throughout



Abatement work in this area removed from scope

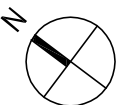


First Floor Plan - Section AA

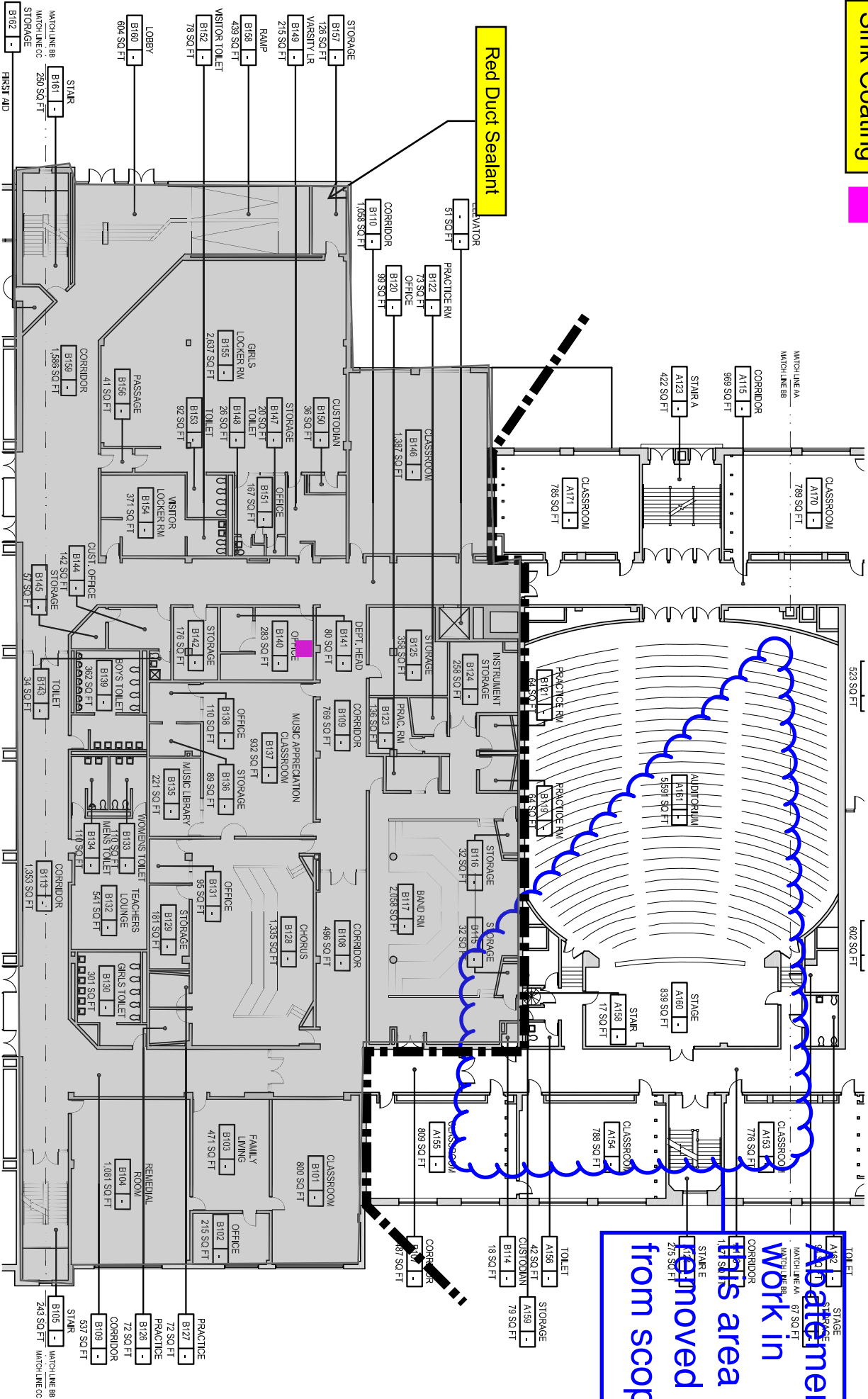
Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



Sink Coating



First Floor Plan - Section BB

Former Everett High School

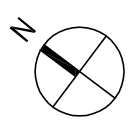
548 Broadway, Everett, MA 02149

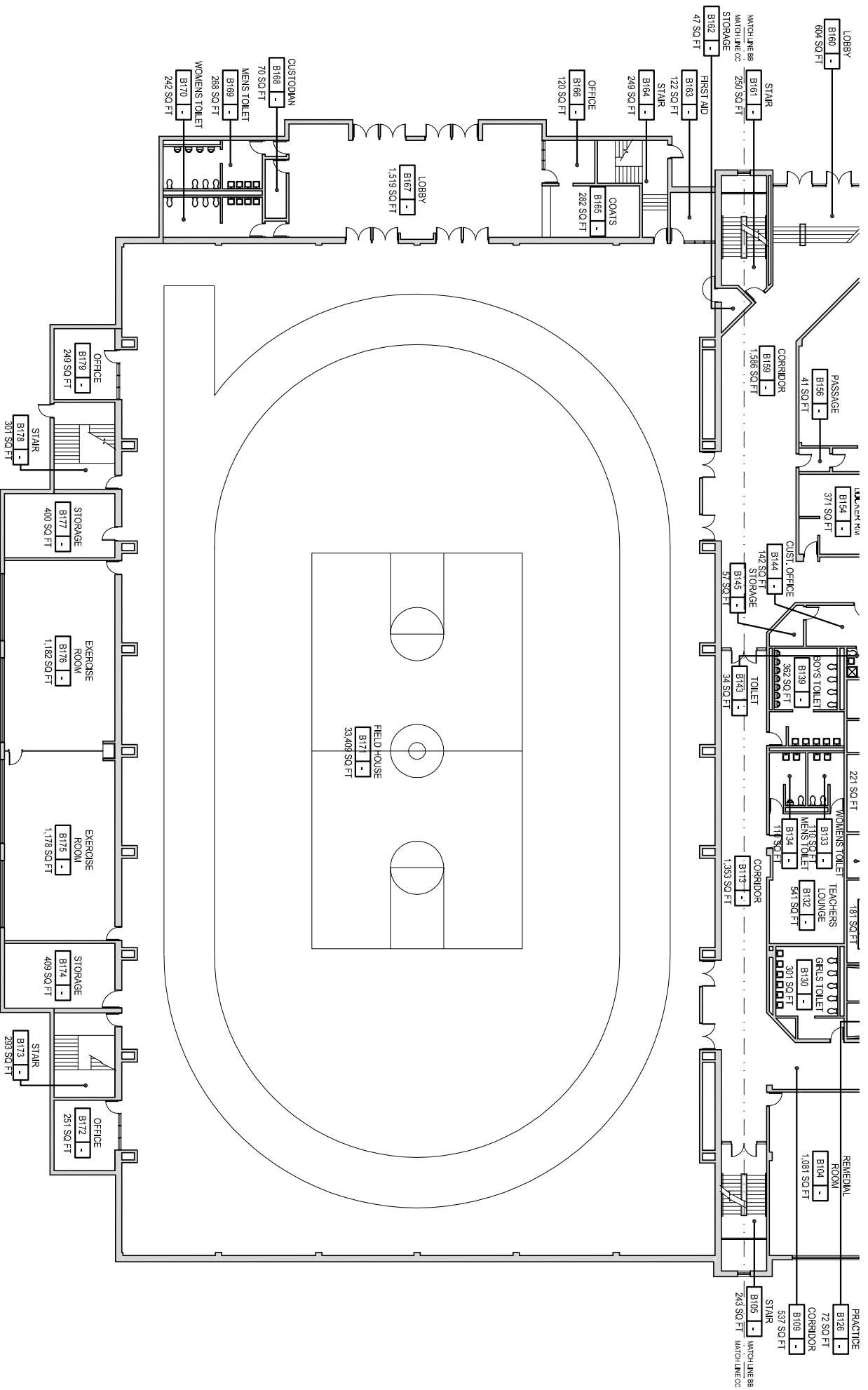
Scale: 1/32" = 1'-0"

Auditorium
Stairs area
Work in
this area
removed
from scope

Red Duct Sealant

Hard Joint Pipe Fittings Hidden Above Ceilings
and Inside Wet Walls within the area shown in
grey shading on this plan





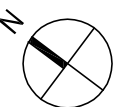
First Floor Plan - Section CC

Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"

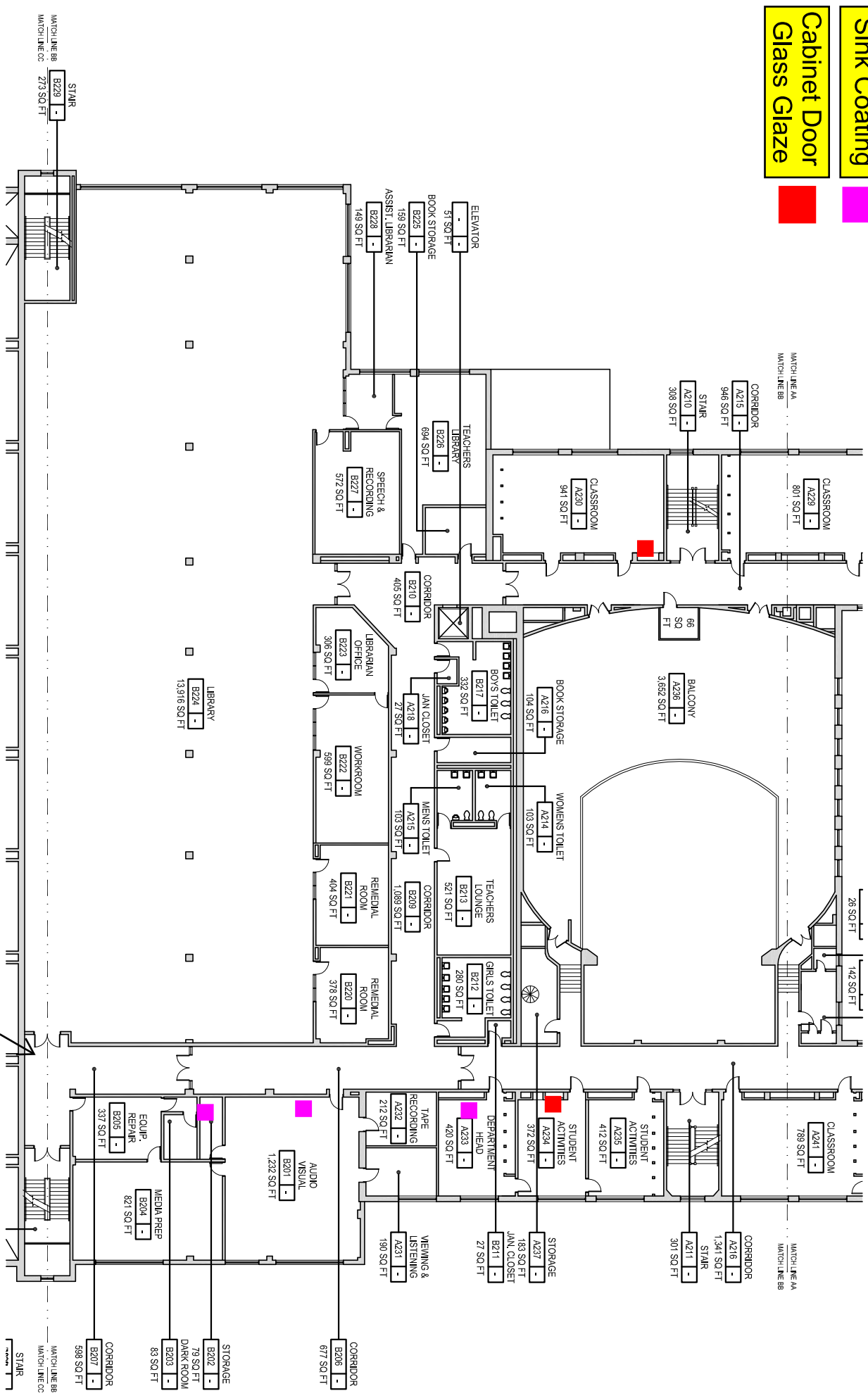
Hard Joint Pipe Fittings Hidden Above Ceilings and Inside Wet Walls Throughout



Sink Coating



Cabinet Door
Glass Glaze



Second Floor Plan - Section BB

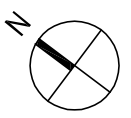
Former Everett High School

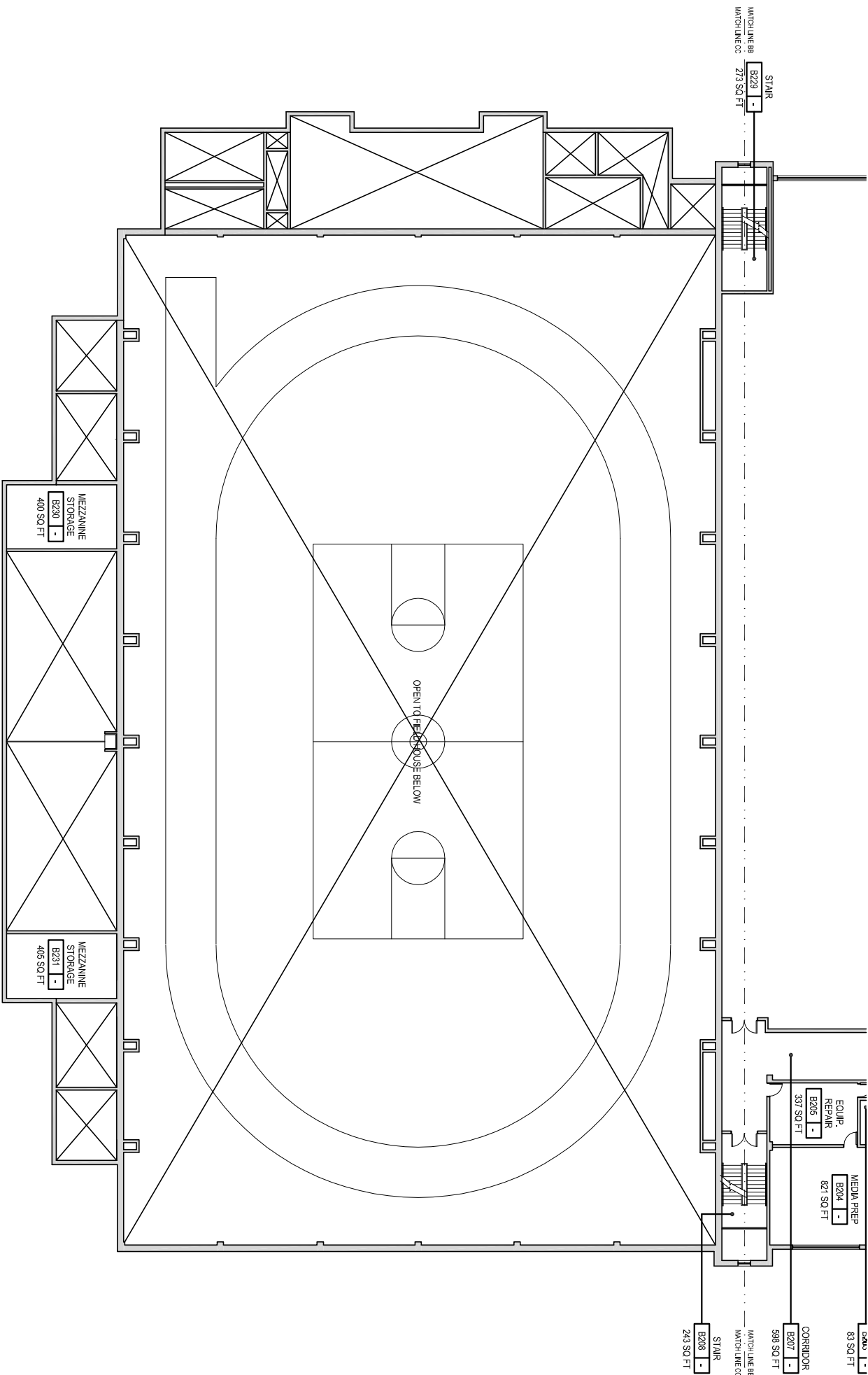
548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"

Hard Joint Pipe Fittings Hidden Above Ceilings
and Inside Wet Walls Throughout

Stage Light Wiring
(Portable Light)



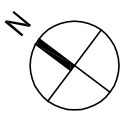


Second Floor Plan - Section CC

Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



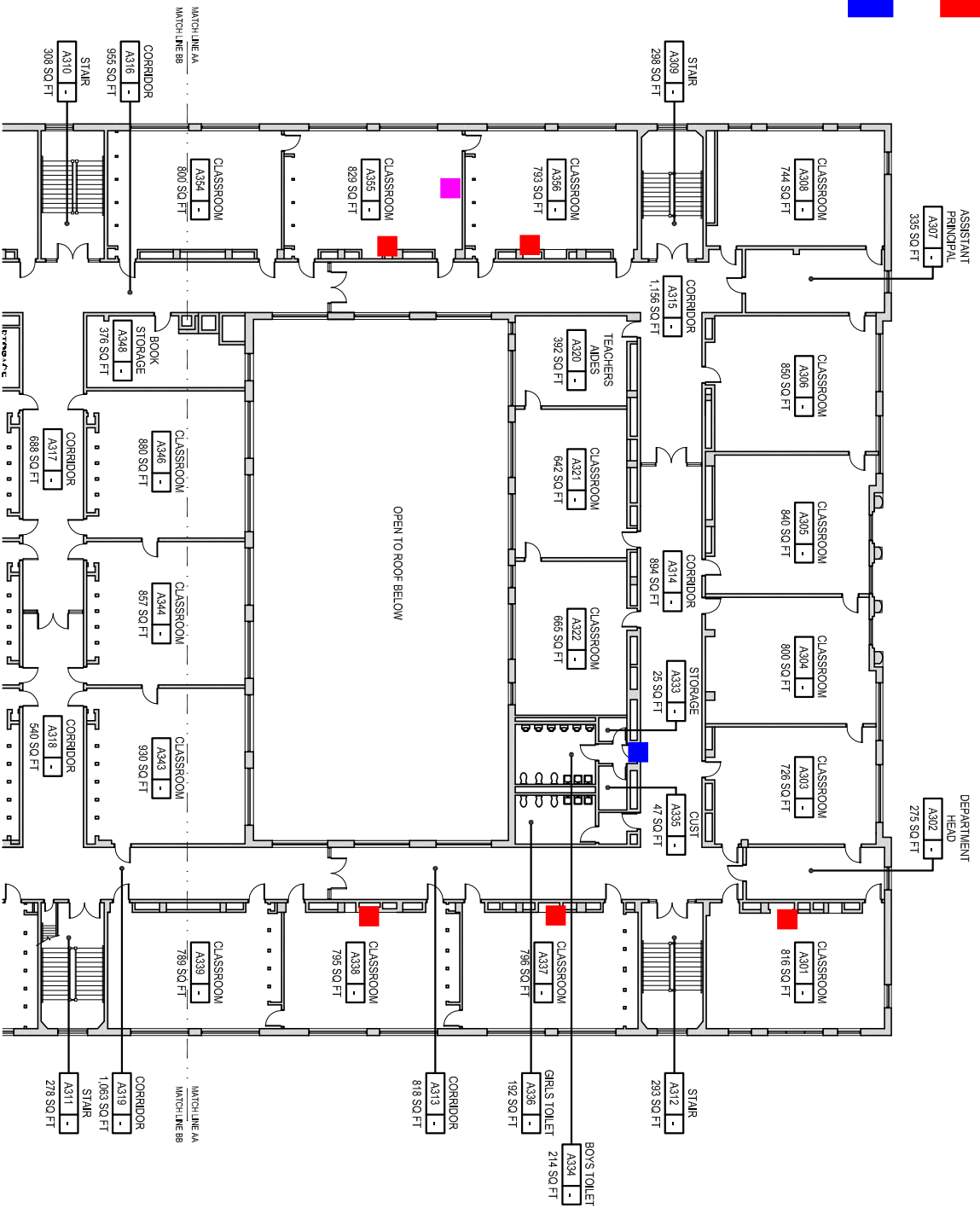
Sink Coating



Cabinet Door
Glass Glaze



Interior Door
Glass Glaze



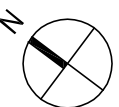
Third Floor Plan - Section AA

Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"

Hard Joint Pipe Fittings Hidden Above Ceilings
and Inside Wet Walls Throughout



Sink Coating



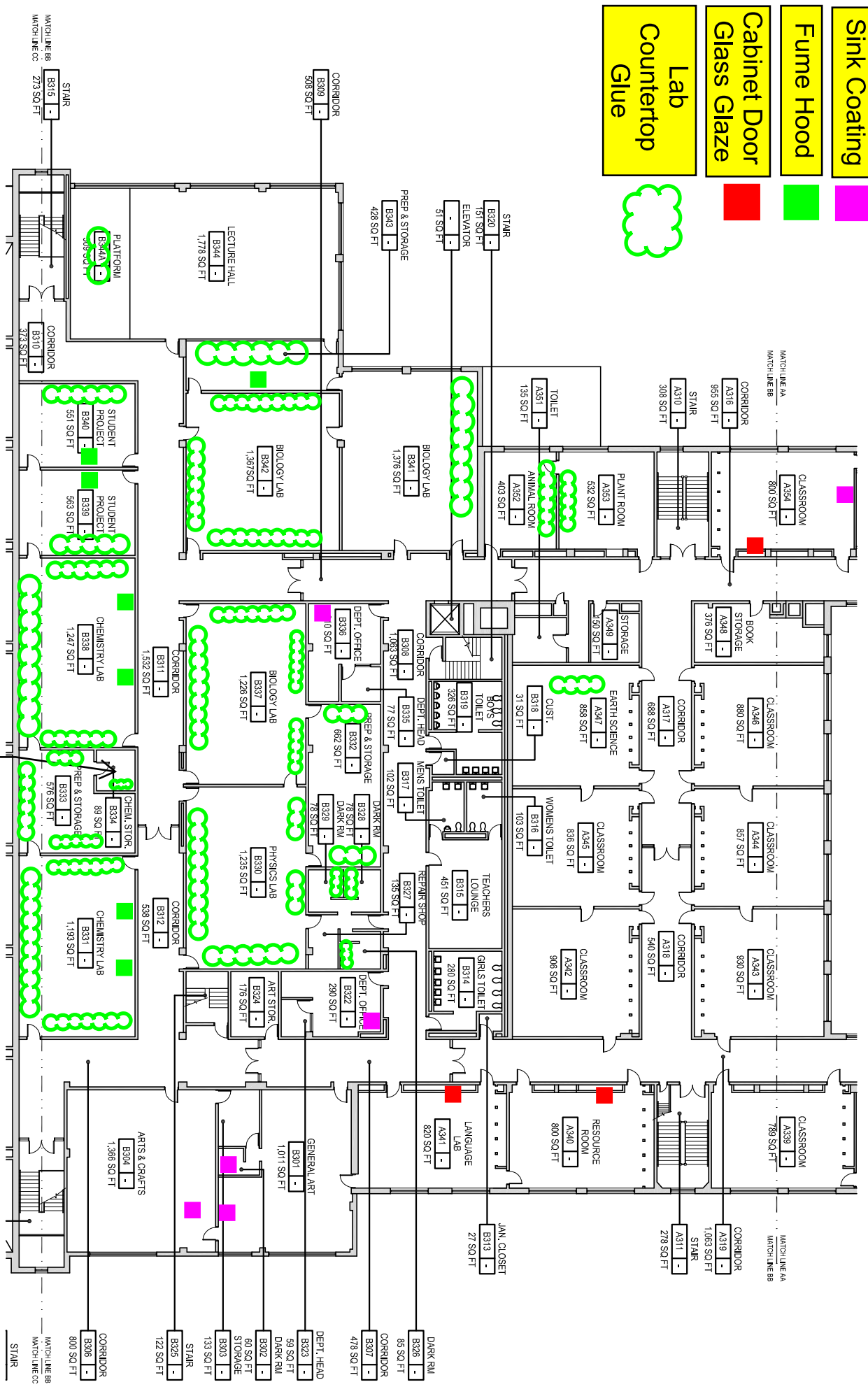
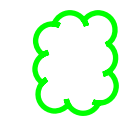
Fume Hood



Cabinet Door
Glass Glaze



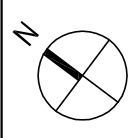
Lab
Countertop
Glue



Third Floor Plan - Section BB

Former Everett High School
548 Broadway, Everett, MA 02149
Scale: 1/32" = 1'-0"

Hard Joint Pipe Fittings Hidden Above Ceilings
and Inside Wet Walls Throughout

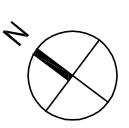
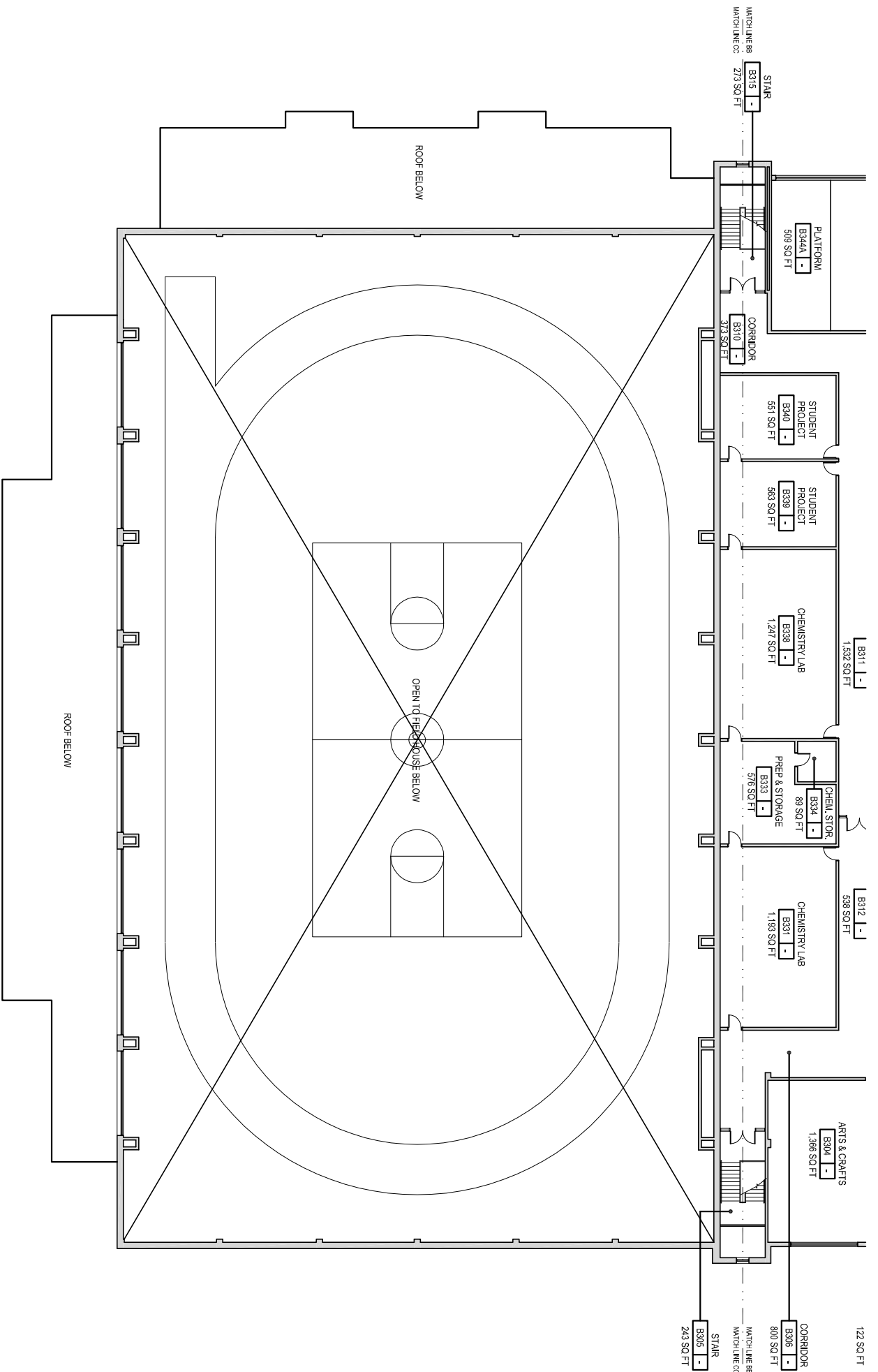


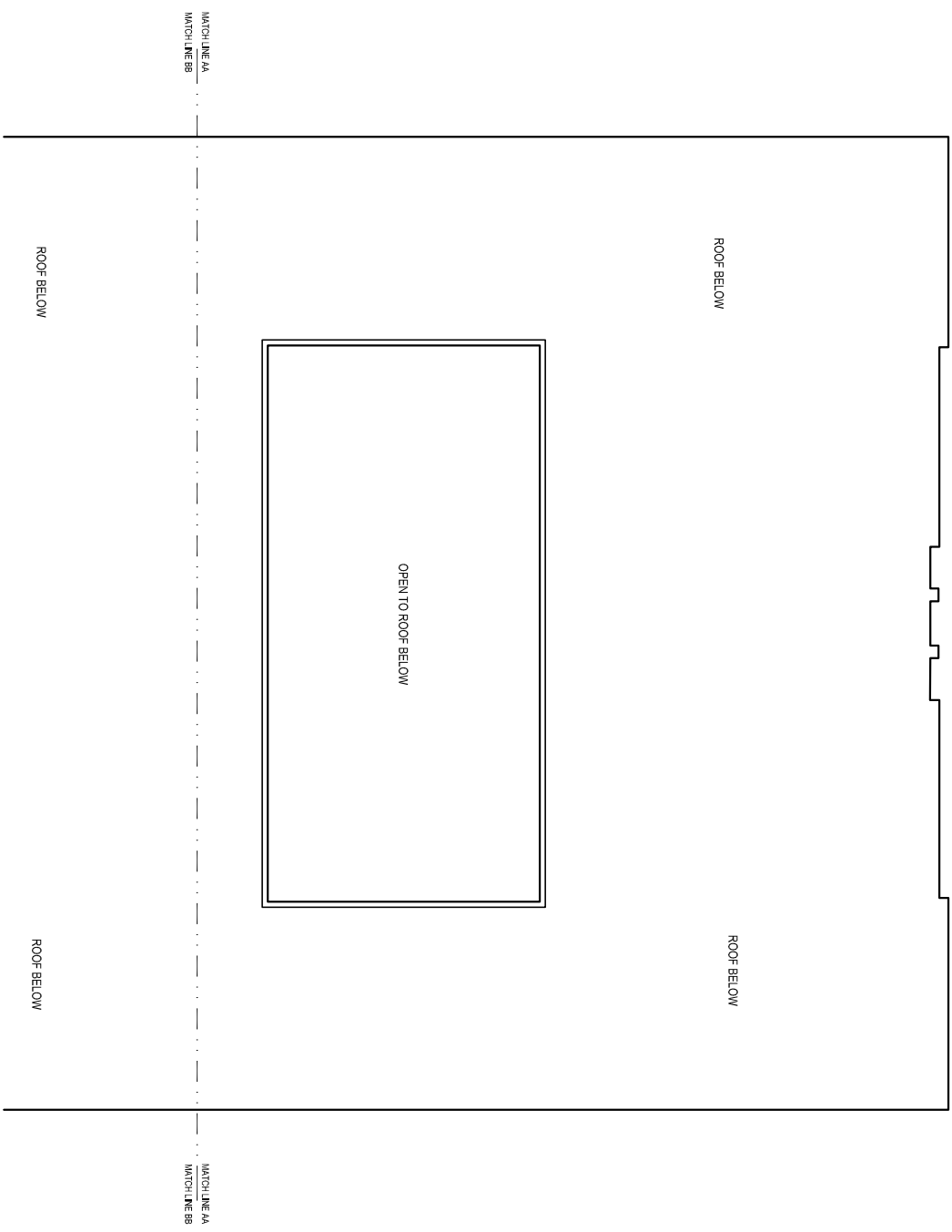
Third Floor Plan - Section CC

Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



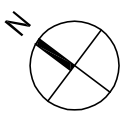


Fourth Floor Plan - Section AA

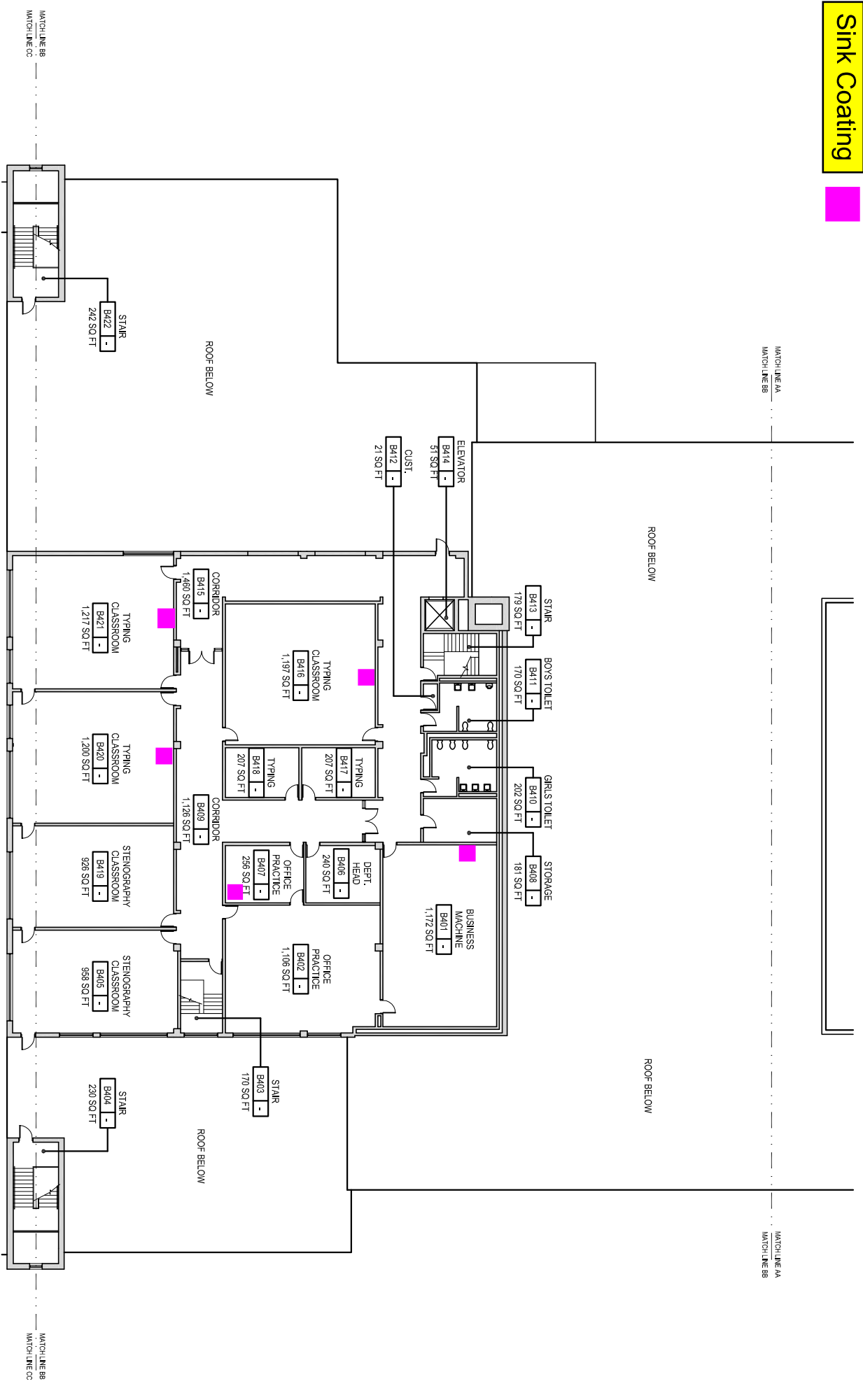
Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



Sink Coating



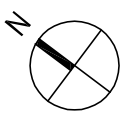
Fourth Floor Plan - Section BB

Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"

Hard Joint Pipe Fittings Hidden Above Ceilings and Inside Wet Walls Throughout



MATCHLINE BB
MATCHLINE CC

STAIR
B422
242 SQ. FT.

Typing
CLASSROOM
B421
1,217 SQ. FT.

Typing
CLASSROOM
B420
1,200 SQ. FT.

STENOGRAPHY
CLASSROOM
B419
926 SQ. FT.

STENOGRAPHY
CLASSROOM
B405
998 SQ. FT.

STAIR
B404
230 SQ. FT.

MATCHLINE BB
MATCHLINE CC

ROOF BELOW

FIELD HOUSE ROOF BELOW

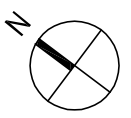
ROOF BELOW

Fourth Floor Plan - Section CC

Former Everett High School

548 Broadway, Everett, MA 02149

Scale: 1/32" = 1'-0"



Meeting Sign-In Sheet

Project: 548 Broadway Hazardous Remediation GC Walkthrough

Meeting Topic: General Contractor Walkthrough

Date: 5/6/2026

Time: 10:00am



Name	Company	Email
Monica Lamboy	City of Everett	Monica.Lamboy@ci.everett.ma.us
Kiara Freeman	City of Everett	Kiara.Freeman@ci.everett.ma.us
Angelo Febbo	City of Everett	Angelo.Febbo@ci.everett.ma.us
Leena Long	LeftField	Leena.Long@LeftFieldpm.com
Stephen Michener	LeftField	Stephen.Michener@LeftFieldpm.com
Alex Ortega	Batista Environmental	AOrtega@Batistaenvi.com
Mike D'ichard	Ultimate Abatement	UltimateAbatement@yahoo.com
Marcus Duba	S&R Corp	mlvbe@SandRcorp.com
Mark Montiman	Aulson	mmontiman@Aulson.com
Peter MARSON	S&R Corp	pmarson@SandRcorp.com
Brian Walsh	Select DMC	BWalsh@selectdm.com
George Bezreh	UEC	gbezreh@comcast.net
Charles Smith	SME	csmith@SMEenvironmental.com
Bill Finn	AMERICAN ENVIRONMENTAL	bfinn@amerenviro.com
Tose Pearl	with Lawrence Cont.	pearl@northwestpubl.com
Austin Cannon	Passquini Bros	austin@passquini.com



END OF ADDENDUM #1