

**TOWN OF GLASTONBURY  
BID NO. GL-2012-01**

**68 MATSON HILL ROAD DEMOLITION**

**ADDENDUM NO. 1  
JULY 29, 2011**

**REVISED DUE DATE FRIDAY 8/5/2011 AT 11:00 A.M**

The attention of bidders submitting proposals for the above-referenced project is called to the following Addendum to the specifications. The items set forth herein, whether of omission, addition, substitution or other change, are all to be included in and form a part of the proposed Contract Documents for the work. Bidders shall acknowledge this Addendum in the Bid Proposal by inserting its number on Page BP-1.

Make the following modifications to the Contract Documents:

**ITEM 1: SECTION 02-82-13 ASBESTOS ABATEMENT**

Section 1.3 Scope of Work, Table 1 Summary of Identified Asbestos Containing Materials: This Table is hereby replaced with an updated version of Table 1 that is attached to this addendum to address discrepancies in the quantities of asbestos roofing materials and to clarify the quantity of TSI-Aircell insulation. An updated roofing diagram is also attached to this addendum, which replaces the diagram included in Appendix A, Enclosure 4 of the Pre-Demolition Asbestos Survey prepared by Triton Environmental.

**QUESTIONS AND ANSWERS**

Q1-1:	There are furnishings in portions of the building that will need to be disposed of, including office furniture, carpet, etc. Will these materials be accepted at the Bulky Waste Facility along with the rest of the demolition waste?
A1-1:	The Bulky Waste Facility located on Tryon Street in South Glastonbury will only accept building construction materials, earth, stumps, and brush. Furniture, carpet, appliances, recyclables, etc. are <u>not accepted</u> at this facility and must be disposed of by the Contractor at a suitable disposal area at no additional cost to the Town.
Q2-1:	Are there any limits on the size of material that is accepted at the Town's Bulky Waste facility?
A2-1:	Material that is suitable size for trucking will be accepted.
Q3-1:	Will any building permit fees need to be paid by the Contractor?
A3-1:	No, building permit fees will be paid by the Town.
Q4-1:	A historical report on the building was mentioned at the pre-bid meeting. Is this report available for review?
A4-1:	This report will be made available from the Town web site along with this addendum.

Q5-1:	Please provide information to help quantify the amount of gravel that will be needed to backfill the site.
A5-1:	The estimated quantity of gravel necessary to backfill the site and meet the proposed grades is 4,000 cubic yards.
Q6-1:	Was a survey of universal waste performed on the building?
A6-1:	No, universal waste was not surveyed as part of the hazardous materials study.
Q7-1:	There are concrete slabs outside of the building area that form an entrance to the overhead doors at the front of the building. Is this concrete also to be removed as part of the project?
A7-1:	The concrete work in front of the building adjacent to Matson Hill Road that forms part of the driveway does not need to be removed as part of the contract.
Q8-1:	A significant amount of water was found in the lower basement level of the building. Are there any special handling or disposal requirements for this water?
A8-1:	For the purpose of the bid it should be assumed that this water can be pumped out of the basement and discharged as allowed by the specifications and environmental permits. The Town will test this water prior to the start of construction and if special treatment is required it will be handled as extra work.
Q9-1:	What items are to be specifically salvaged for the Town in the base bid and alternate bid pricing?
A9-1:	The base bid includes protection of the existing granite walls of Building 1 and the smoke stack identified as Building 3. No other materials are specifically identified for salvage by the Town.
Q10-1:	During the demolition phase work are the separations between building sections at the phase limits to be hand separated or can they be separated mechanically.
A10-1:	Mechanical separation is acceptable.
Q11-1:	Once a determination has been made by the Town for each phase and items need to be salvaged or more exploratory demolition needs to take place because of that determination will the contractor be compensated in a change order for that work?
A11-1:	Depending on the item and location, a change order could be potentially validated.
Q12-1:	Is the Contractor responsible for paying for the Town of Glastonbury Fire Department Details during working and/or non-working hours?
A12-1:	Yes, however the Town has a volunteer fire department and cannot commit to having available staff for these operations. Alternate arrangements for fire protection may be approved by the Fire Marshal, including temporary pumps and hoses to draw water from the adjacent pond.
Q13-1:	Is the Contractor responsible for shoring or bracing during the demolition process? If so, please furnish a specification and detail for that work?
A13-1:	Yes, the Contractor is responsible for shoring and/or bracing as described in the specifications in Section 02 41 16-4 Structure Demolition, Article 3.2 Preparation, Item D. Temporary Shoring. The means and methods to be used for shoring and bracing and detailing of such are to be determined by the Contractor as necessary to protect adjacent portions of the building designated to remain.

Q14-1:	Is the construction fence being removed at the end of the project? The plan indicates the fence is to be installed along the top of the retaining wall. Is the contractor drilling into the retaining wall, and do we need to repair the wall if the fence comes out? Would the owner allow the fence to be installed in front of the wall?
A14-1:	Yes, the proposed construction fence is to be removed upon completion of the project. It would be acceptable for the fence to be installed in front of the wall to avoid damaging the wall.
Q15-1:	Will there be an opportunity for subcontractors to visit the site?
A15-1:	The Town will make the building available again to attendees of the mandatory pre-bid meeting and their subcontractors on the morning of Tuesday, August 2 <sup>nd</sup> 2011 by appointment only. Please contact Senior Construction Inspector Mr. Jim Wilson at (860) 221-5033 to set up an appointment.
Q16-1:	How high is the smoke stack?
A16-1:	The smoke stack is ninety feet tall. A condition survey of the smoke stack was performed by the Town and the narrative portion of this survey is included as an attachment to this addendum.
Q17-1:	Have the water and sewers been disconnected to the buildings?
A17-1:	Sewer service and other utility services from the street have all been disconnected from the building by the Town. The water service from the on-site well and the 10-inch fire protection pump suction line from the adjacent pond must be disconnected by the Contractor.
Q18-1:	Section 01 50 00 TEMPORARY FACILITIES AND CONTROLS of the specifications describes the requirements for a job trailer and temporary storage facilities. Are these required as part of the bid?
A18-1:	Installation of a job trailer and storage facilities is not required as part of the bid. The need for these facilities is at the discretion of the Contractor as required for the proper completion of the work. If the Contractor determines that these facilities are necessary, they shall be provided at no additional cost to the Town. Temporary sanitation facilities are required as part of the bid. Temporary telephone service for emergency situations will be arranged for by the Town due to the poor cell phone coverage at the project site.

**END OF ADDENDUM NO. 1**

ADDENDUM 1

Table 1. **Summary of Identified Asbestos Containing Materials**  
**68 Matson Hill Road, Glastonbury, CT**

Sample #s	Material Type	Sample Location	Asbestos Content (%)	Material Quantity (Approximate)
<b>Interior ACM Identified</b>				
49	Gaskets	Basement - Pit Tank A (Top of Tank)	70% Chrysotile	3 SF
50	Thermal System Insulation (TSI)	Basement - Pit Tank A (Top of Tank)	90% Chrysotile 90% Total Asbestos	3 SF
73	Pipe Insulation	Boiler Room to Rear Garage at Garage Door	65% Chrysotile	1 Penetration
74-76	Boiler TSI	Large Boiler - Under Metal	5% Chrysotile 40% Amosite	100 SF
77-76	Gaskets	Door at Large Boiler Outside @ Old Foundation	75% Chrysotile	5 SF
1-3	Floor Tile & Mastic	Room #2 and Open Room #1	6-8% Chrysotile	280 SF
6-8	Rope Sealer	Basement-Receiving & Storage Room - Behind Metal Plate	85% Chrysotile	All
15	Flex Connector	No. 7 Furnace	90% Chrysotile	2 SF
16	TSI-Air Cell	Throughout	65% Chrysotile	* 100 LF
Assumed	Blocks of Transite	Entrance of Open Room #1	Assumed > 1% Asbestos	5 pieces
<b>ACM Identified on Building Roofs</b>				
4-6	Transite Siding	Back Tower	20% Chrysotile	500 SF
86-88	Black/Grey Brittle Surface Sealant/Mastic-Type Layer	Throughout Roof	3% Chrysotile	500 SF

<b>Sample #s</b>	<b>Material Type</b>	<b>Sample Location</b>	<b>Asbestos Content (%)</b>	<b>Material Quantity (Approximate)</b>
89-91	Black Brittle Flashing	Throughout Roof	15% Chrysotile	10 SF
99-101	Dark Brown Fibrous Felt Paper-type layer	See Diagram	7% Chrysotile	* 2,900 SF
102-104	Black Pliable Mastic-Sealant Type Material	See Diagram	7% Chrysotile	20 SF
105-107	Black Pliable Mastic-Sealant Type Material	See Diagram	3% Chrysotile	* 11, 200 SF
108-110	Present in various layers throughout sample	See Diagram	8% Chrysotile	* 11, 200 SF
111-113	Dark Brown Fibrous Felt Paper-type layer	See Diagram (App. A - Enclosure 4)	4% Chrysotile	* 4,300 SF
114-116	Dark Brown Fibrous Felt Paper-type layer	See Diagram (App. A - Enclosure 4)	25% Chrysotile	* 4,300 SF
117-121	Black Pliable Mastic-Sealant Type Material	See Diagram (App. A - Enclosure 4)	3% Chrysotile	* 14,300 SF

LF = Linear Feet

SF = Square Feet

\* = Quantity revised as part of Addendum

# Roof Diagram Indicating Areas of Identified Asbestos Containing Materials



Image and square footage of roof areas taken from Town of Glastonbury Geographic Information Systems



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Town of Glastonbury

Mr. Daniel A. Pennington, Town Engineer/Manager of Physical Services

2155 Main St, P.O. BOX 6523,

Glastonbury, CT 06033-6523

860-652-7588

Dear, Mr. Daniel A. Pennington

Subject: INSPECTION OF THE CHIMNEY AT THE FORMER J.T. SLOCOMB MILL COMPLEX  
LOCATED AT 68 MATSON HILL RD ON AUGUST 31<sup>st</sup> 2010 BY JOSHUA PERRY.

The chimney is a square common brick stack and is ninety feet tall. The top is 5.25 foot wide. The bottom is 8 foot wide at roof level. The inside width is 3.3 foot at the top. The bottom inside width is 3.3 foot.

Seventy Five percent of the chimney needs to be repointed. In order to avoid confusion and unnecessary redundancy we have purposely photographed only the side of the chimney facing North and omitted the other three sides of the chimney in this report. However we have inspected the other three sides of the chimney and have determined that the top the middle and the bottom sections are (practically speaking) indistinguishably identical from the North side. Some of the wall on the West mid section is bulging out slightly as can be seen in folder Outside-South / File: South-Top .JPG looking at the top left outside line of the chimney.

The 10' top dark bricked section is in fair/poor condition and was rebuilt at one time. The mortar for the most part is flush with the face of the brick, however this section does have a lot of small cracks in the mortar (Category 2). There are diagonal cracks in the bottom part of this section. These cracks and the ones starting into the next section are making the chimney unstable and bulging out in places, this is the primary place for the installation of bands. The cap and top courses are in very poor and hazardous condition (Category 1).

The following light colored bricked 11' foot section down, which section is between the bottom and top

sections described herein, needs deep pointing (Category 2). There is a noticeable improvement of the mortar as you move down below this section. This section for the most part has deep cavities, and cracks, especially on the upper part and into the rebuilt top 14 feet (Category 1). Heavy pointing and bands are needed for repairs here. The mortar in this section is older and in a more weathered condition than the section above. The West side is bulging out slightly as can be seen in in folder Outside-South / File: South-Top.JPG looking at the top left outside line of the chimney.

The bottom section is in repairable condition but needs pointing as well (Category 3).

#### DETAILED EXTERIOR INSPECTION OF THE CHIMNEY ABOVE THE ROOF.

##### *Outside facing North 1 through 4 feet down from the top.*

Fifty percent of the corner bricks need to be removed and be reset with fresh mortar. The top three rows of bricks are loose. The old concrete cap needs to be replaced. The quarter inch by three inch band on the top of the chimney is in fair condition and needs paint. Fifty percent of the mortar on the remainder of the face needs to be repointed.

##### *Outside facing North 7 feet.*

Fifty percent of the mortar on the face needs to be repointed.

##### *Outside Facing North 11 feet.*

One hundred percent of the mortar on the face needs to be repointed. This section has diagonal cracks, we would strongly suggest putting 4 bands on this section.

##### *Outside Facing North 14 feet*

One hundred percent of the mortar on the face needs to be repointed. The section below the 14 foot mark needs special repairs. Some of the bricks need to come out and be reset or else all mortar need to be cleaned out and new mortar pushed to the back of the bricks.

##### *Outside Facing North 19 feet*

Some of the bricks need to come out and be reset or else all mortar needs to be cleaned out and new mortar pushed to the back of the bricks. [These kind of repairs are a substitute for replacing the top of the stack with new bricks and mortar. At this time we have determined that rebuilding the stack can be postponed, and that the chimney, although it is in poor condition can be renovated by repairs.]

##### *Outside Facing North 23 feet*

The mortar between the bricks at this point is in fair condition. Twenty five percent needs to be repointed.

##### *Outside Facing North 28-76 feet*

Twenty five percent need to be repointed. There are no vertical or horizontal cracks.

##### *Outside of chimney inside of building 76-90 feet.*

The bottom part of the chimney inside the building is good as far as we can tell. It is covered by a wall on all sides

#### DETAILED INTERIOR INSPECTION OF THE STACK.

North, South, East, and West here refer to the sides previously mentioned. Thus in actuality when we are talking about the North wall, the wall opposite the exterior North wall actually faces South. In other words, the "North Inside Wall" and the "North Outside Wall" are the same wall.

The top section needs heavy pointing and bricks need to be reset in fresh mortar. The middle section is in



worse condition and needs special repairs involving the removal of sections of bricks  
The Interior damage for the most part reflexes the exterior damage. The Top and middle have the most damage and the bottom up to the breech the least.

\*Top and middle of the interior of the chimney needs heavy mortar pointing\*

*Top Few Feet of The Chimney*

One hundred percent of the top few feet needs to be replaced. Top is severely eroded and breaking apart.

*All The Sides, Interior 1 through 5 feet.*

Mortar is eroded on the surface. One hundred percent of the mortar needs to be repointed. The North side is considerably worse than the other sides.

*All The Sides Interior 5 through 14 feet.*

Fifty percent of the mortar on the face needs to be repointed.

*All The Sides Interior 15 through 21 feet.*

Ninety percent of the mortar on interior needs to be repointed. This section has unstable mortar and eroded bricks causing bricks to fall and cause further damage to lower interior sections.

*All The Sides Interior 22-75 feet*

Twenty five percent needs to be repointed. The metal bars on the inside of the chimney should be painted. There are no vertical or horizontal cracks.

*All The Sides Interior 75-90 feet*

The walls here are in good condition excluding the floor at ninety feet and the breech at 78 feet.

*Breech*

Bottom pipes are severely rusted. The mortar and bricks in the breech are eroded, corner bricks need to be replaced.

*Floor*

The floor of the chimney has fly-ash which neededs to be cleaned out.

*Clean Out Door*

The clean out door way is eroded, bricks need to be replaced. The dirt on the floor and the door way can be cleaned out by using four, 55 gallon drums. The iron door is in good shape.