

TOWN OF ARLINGTON
Purchasing Department
730 Massachusetts Avenue
Arlington, MA 02476
Telephone 781.316.3003

February 23, 2026

Invitation for Bids #26-03
Roof Replacement - Parmenter Building

ADDENDUM NO. 1

The attention of bidders submitting bids on the above-referenced project is called to the following Addendum to the Invitation for Bids. The items set forth herein, whether of omission, addition, substitution, or clarification, shall be included in and form a part of the proposal submitted and shall become part of the Contract.

PRE-BID CONFERENCE SIGN-IN SHEET

The pre-bid conference sign-in sheet is provided herewith as **Attachment A** to this addendum.

ASBESTOS REPORT

The August 5, 2025, report of asbestos bulk sampling is provided herewith as **Attachment B**.

CHANGES TO DRAWINGS

1. See Detail SKA1 dated 02/13/2026 to see detail change provided herewith as **Attachment C**.

CLARIFICATIONS

1. **Question:** Please confirm the existing roof insulation thickness, coverboards, etc., the assembly to be removed, and if there is any wet insulation (due to leaks) to be removed as part of the scope.
Answer: *Two core cuts conducted during the design phase revealed the following assembly:*
EPDM membrane
Polyisocyanurate Insulation (varied thickness)
Built Up Roofing System
Fiberboard
Asphalt Layer
Structural Concrete Deck (to remain)
2. **Question:** At roof-to-wall Detail 8/A0.04, I have a concern about achieving the proper flashing height.
Answer: *See attached SKA-1 dated 2/13/26 which replaces Detail 8/A0.04.*
3. **Question:** Please confirm that only the drain bowls are to be replaced and that no drain inserts are required.
Answer: *See Detail 3/A0.04.*

4. **Question:** Please confirm the specified material for the wall -mounted and roof-to-wall sheet metal flashing.
Answer: See SECTION 07 60 00 FLASHING AND SHEET METAL.
5. **Question:** An expansion joint specification is included. Please confirm whether there is an existing expansion joint at the project.
Answer: No expansion joints are included in the scope of work.
6. **Question:** Where is the best location to set up operation?
Answer: The best recommended location to set up operation is the parking lot adjacent to the building, which will require coordination with Town as the building will remain in use, primarily as a daycare, during construction.
- Please see proposed site safety plan provided herewith as **Attachment D**. The Contractor shall provide approximately 250 linear feet of safety construction fencing around the perimeter of the flat roof and 70 linear feet of scaffolding overhead protection for pedestrian walkways at three locations.*
7. **Question:** I don't see a vapor barrier indicated on the drawings. Could you please confirm whether a vapor barrier is required for this project and, if so, provide the applicable specification section?
Answer: Vapor Barrier is not required for this project.
8. **Question:** If a permit is required, which permit category applies? Will the permit fee be waived?
Answer: A building permit is required but the fee will be waived. The applicable category is "Building Permits - Other Than One or Two-Family Dwelling" shown on the Schedule of Building Permit Fees issued by the Inspectional Services Department of the Town of Arlington, provided herewith as **Attachment E**.
9. **Question:** The specification calls for 2 layers of 2.6 and then a 1/4" per 1' tapered insulation plan. The drawings show flat stock insulation with just crickets. Could you clarify if it's 2 layers of 2.6 and tapered or 2 layers of 2.6 and just crickets.
Answer: The specification description is accurate and should be followed. In addition, the drawings show a base of two (2) layers of 2.6 insulation with an additional layer of tapered insulation. Tapered insulation at 1/4" per 12" from the roof edge to the cricket and 1/2" per 12" at the cricket.
10. Article 16, Title I of the Town of Arlington By-Laws, referenced in Section 7 of the Instruction to Bidders, does not apply to this project.

All other terms and conditions of the Invitation for Bids remain unchanged.

Bidders are advised to acknowledge this addendum on the bid form. Failure to acknowledge any or all addenda could result in rejection of the bid as non-responsive.

James Feeney, Town Manager

ATTACHMENT A
PRE-BID SIGN IN SHEET

ATTACHMENT B
ASBESTOS ROOFING BULK SAMPLING RESULTS

CHAIN OF CUSTODY

Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702
Tel: (508) 628-5486 - Fax: (508) 628-5488
adieb@uec-env.com

TAT Next day results PLM

17 Irving St Arlington Ma

Town/City: Arlington Ma Building Name Parmenter School

Sample #	Description of Material	Sample Location
1	Glue	Under rubber flat back roof
2	Glue	Under rubber flat back roof
3	Felt roof	Under foam insulation flat back roof
4	Felt roof	Under foam insulation flat back roof
5	Tar roof	Under fiber board insulation flat back roof
6	Tar roof	Under fiber board insulation flat back roof
7	Caulking	Around pipes on flat back roof
8	Caulking	Around pipes on flat back roof
9	Slate roof	Main roof
10	Slate roof	Main roof
11	Tar	Patching on slate roof
12	Tar	Patching on slate roof

Reported By: Erick Estrada Date: 8/5/25 Due Date: _____

Received By: [Signature] Date: _____

REC'D
EMSL-BOSTON AUG 05 2025

Walk in

UNIVERSAL ENVIRONMENTAL CONSULTANTS



EMSL Analytical, Inc.

5 Constitution Way, Unit A Woburn, MA 01801

Tel/Fax: (781) 933-8411 / (781) 933-8412

<http://www.EMSL.com> / bostonlab@emsl.com

EMSL Order: 132504566

Customer ID: UEC63

Customer PO:

Project ID:

Attention: Ammar Dieb
Universal Environmental Consultants
12 Brewster Road
Framingham, MA 01702

Phone: (617) 984-9772
Fax: (508) 628-5488
Received Date: 08/05/2025 4:05 PM
Analysis Date: 08/06/2025
Collected Date: 08/05/2025

Project: Parmenter School; 17 Irving Street; Arlington, MA

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1 <small>132504566-0001</small>	Under Rubber Flat Back Roof - Glue	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2 <small>132504566-0002</small>	Under Rubber Flat Back Roof - Glue	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
3 <small>132504566-0003</small>	Under Foam Insulation Flat Back Roof - Felt Roof	Black Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
4 <small>132504566-0004</small>	Under Foam Insulation Flat Back Roof - Felt Roof	Black Fibrous Homogeneous	40% Cellulose	60% Non-fibrous (Other)	None Detected
5 <small>132504566-0005</small>	Under Fiber Board Insulation Flat Back Roof - Tar Roof	Black Fibrous Homogeneous	45% Cellulose	55% Non-fibrous (Other)	None Detected
6 <small>132504566-0006</small>	Under Fiber Board Insulation Flat Back Roof - Tar Roof	Black Fibrous Homogeneous	45% Cellulose	55% Non-fibrous (Other)	None Detected
7 <small>132504566-0007</small>	Around Pipes on Flat Back Roof - Caulking	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8 <small>132504566-0008</small>	Around Pipes on Flat Back Roof - Caulking	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9 <small>132504566-0009</small>	Main Roof - Slate Roof	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
10 <small>132504566-0010</small>	Main Roof - Slate Roof	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
11 <small>132504566-0011</small>	Patching on Slate Roof - Tar	Black Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected
12 <small>132504566-0012</small>	Patching on Slate Roof - Tar	Black Non-Fibrous Homogeneous	10% Cellulose	90% Non-fibrous (Other)	None Detected

Initial report from: 08/06/2025 10:56:37



EMSL Analytical, Inc.

5 Constitution Way, Unit A Woburn, MA 01801

Tel/Fax: (781) 933-8411 / (781) 933-8412

<http://www.EMSL.com> / bostonlab@emsl.com

EMSL Order: 132504566

Customer ID: UEC63

Customer PO:

Project ID:

Analyst(s)

John McCarthy (12)

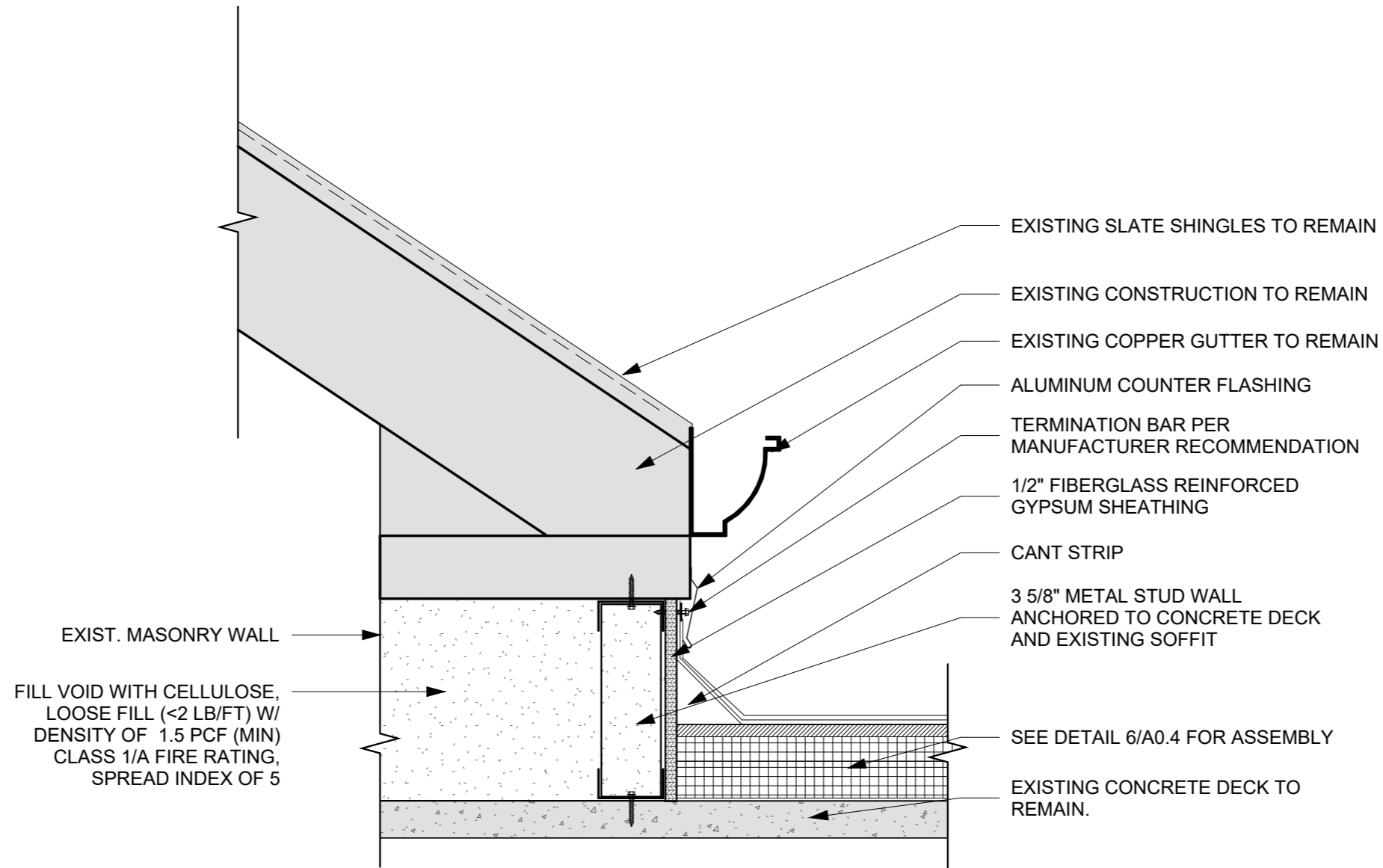
Steve Grise, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Woburn, MA NVLAP Lab Code 101147-0, CT PH-0315, MA AA000188, RI PLM00139, VT AL998919, ME LB-0039

Initial report from: 08/06/2025 10:56:37

ATTACHMENT C
SKA1 - REVISION TO DETAIL 8/A0.04



SKA1 - MODBIT- Detail at Existing Masonry Wall
 ① 1 1/2" = 1'-0"

REVISION TO DETAIL 8/A0.04

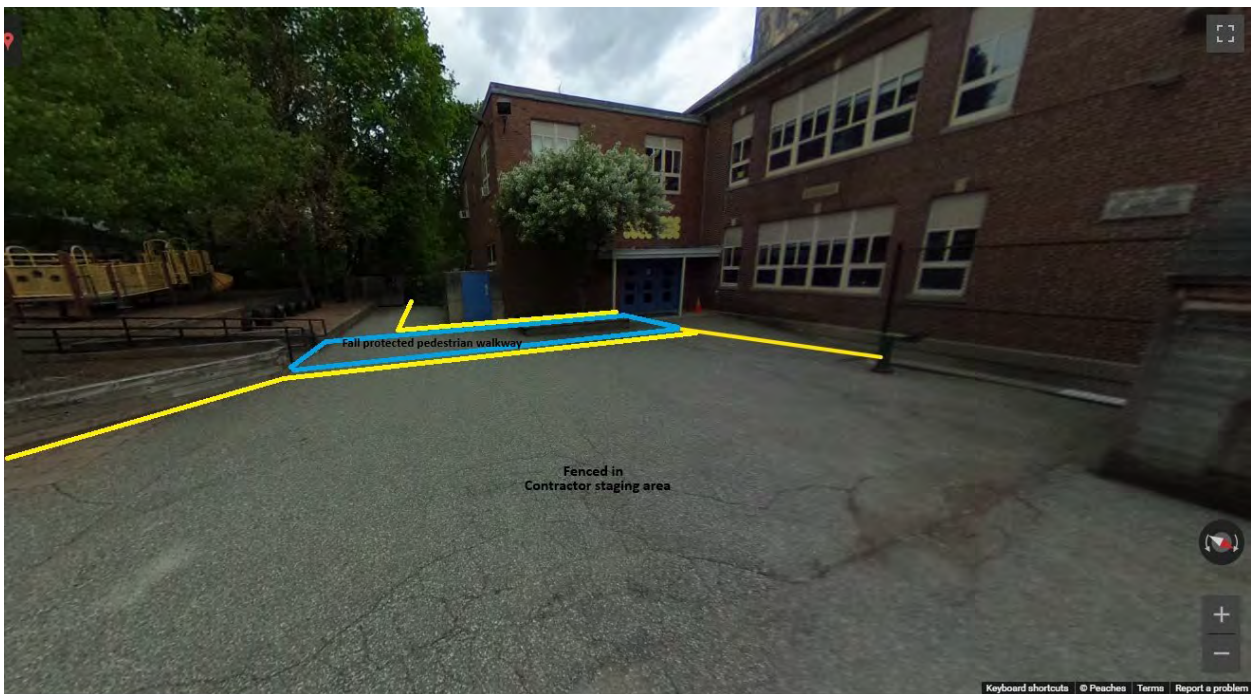
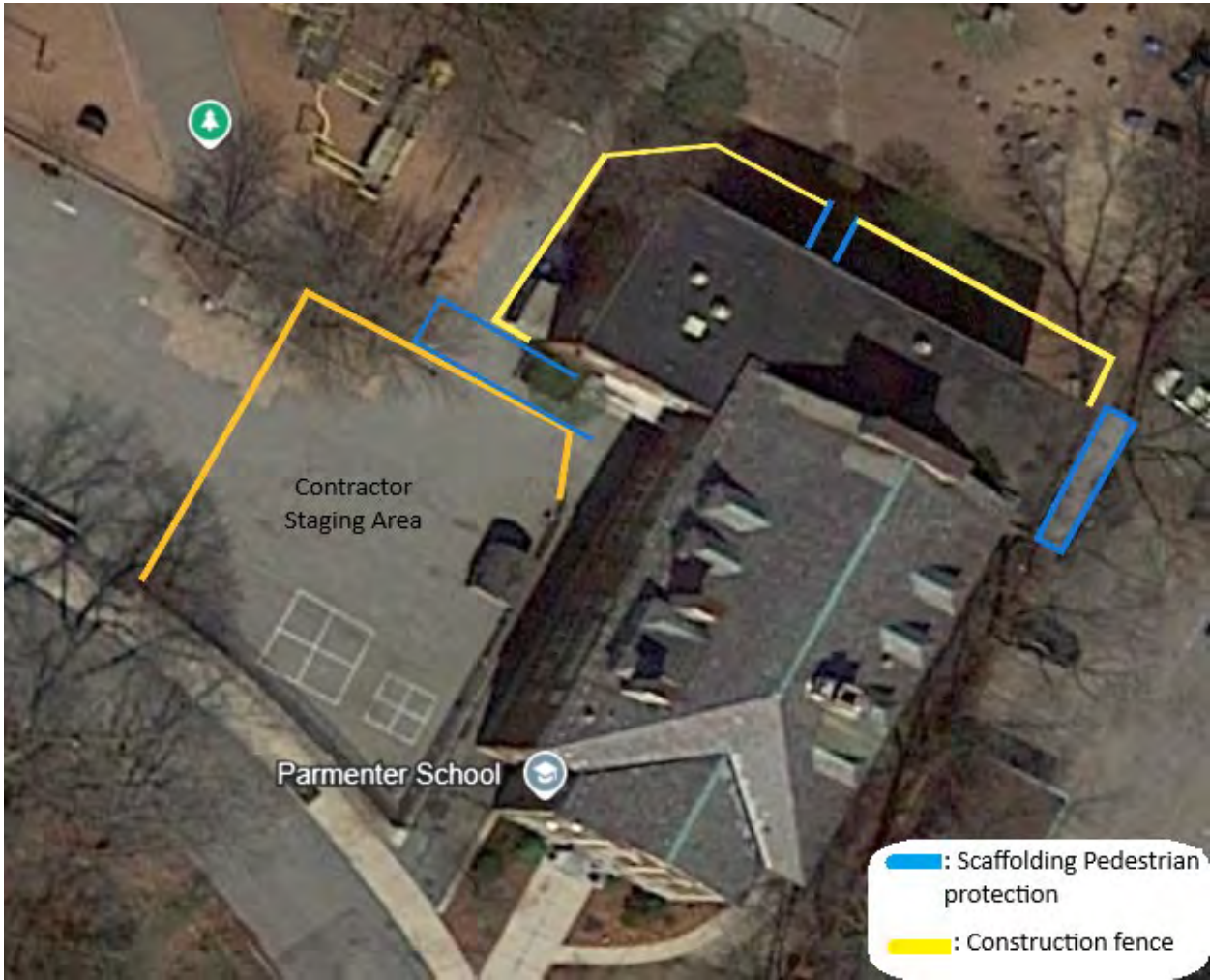
Project number	25031 APRR
Date	02/13/2026
Drawn by	NCM
Checked by	WJP

SKA1

Scale 1 1/2" = 1'-0"

ATTACHMENT D
PROPOSED SITE SAFETY PLAN

Town of Arlington
26-03 Roof Replacement – Parmenter Building
Safety Site Plan



Town of Arlington
26-03 Roof Replacement – Parmenter Building
Safety Site Plan



ATTACHMENT E
INSPECTIONAL SERVICES DEPARTMENT
BUILDING PERMIT FEE SCHEDULE



Town of Arlington
 Inspectional Services Department
 51 Grove Street, 1st Floor
 Arlington, MA 02476
 (781)316-3390

Schedule of Building Permit Fees

Permits shall be obtained prior to the start of work.

Types of Permits/Certificates	Fees	Notes
Building Permits (1-2 Family, Other than 1-2 Family, Demo)	\$20 per \$1000 of estimated cost of work	up to \$15,000,000, after which a rate of \$5 per \$1,000 of estimated construction cost shall apply
Mechanical Permits	\$20 per \$1000 of estimated cost of work	
Sheet Metal Permits	\$20 per \$1000 of estimated cost of work	
Plumbing and Gas Permits	\$30 per \$1000 of estimated cost of work	
Electrical Permits	\$30 per \$1000 of estimated cost of work	
Dumpster or Pod Permits	\$24 flat	Parking passes included if applicable.
Sign Permits	\$10 per \$100 of cost of sign & installation	
Certificate of Approval	\$50	
Certificate of Occupancy	\$100	
Certificate of Annual Inspection	\$100 annually	
Petition to Zoning Board of Appeals	\$400	Special Permit or Variance
Moving a Structure	\$500	

- All permit fees are tripled if work is started without permit.
- All permits are a minimum fee of \$50.
- Town, County, State or Federal buildings are exempt from fees.
- Re-inspection necessary because of violations, or work not ready on a requested inspection, shall pay an additional \$50.00 per inspection, in advance.