



# City of Woburn

PURCHASING DEPARTMENT  
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Tel.: 781-897-5950  
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To: Potential Contractors

From: Orazio DeLuca, Chief Procurement Officer

Date: July 16, 2020

Re: Addendum #1 to IFB 20-17- Early Site Preparation, Woburn Fire Department  
Questions & Answers from/to vendors

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**The City is issuing Addendum #1 to IFB 20-17;  
Early Site Preparation – Woburn Fire Department**

**\*\* Questions and Answers are attached...**

**Be sure to acknowledge the addendum in your bid  
response or it will be deemed non responsive**

Regards,

*Orazio DeLuca*

Orazio DeLuca, MCPPO

# 1

ADDENDUM ONE

to

PROJECT MANUAL

for

WOBURN FIRE HEADQUARTERS  
EARLY SITE PREPARATION  
Woburn, Massachusetts

DATE: 16 July 2020

ARCHITECT: DiNISCO DESIGN, INC.  
99 Chauncy Street, Suite 901  
Boston, MA 02111

This Addendum modifies, amends and supplements designated parts of the CONTRACT DOCUMENTS for the project identified as **EARLY SITE PREPARATION for the WOBURN FIRE HEADQUARTERS**, WOBURN, MASSACHUSETTS, dated **01 JULY 2020** and is hereby made a part thereof by reference, and shall be as binding as though inserted in its entirety in the locations designated hereunder. It shall be the responsibility of the General Contractor to notify all subcontractors and suppliers he proposes to use for the various parts of the work of any changes or modifications contained in this Addendum. No claim for additional compensation due to lack of knowledge of the contents of this Addendum will be considered.

**A. BIDDER'S QUESTIONS**

1. The following questions have been submitted in writing to the Office of the Purchasing Agent by prospective bidders, with the respective responses issued to all prospective bidders via this Addendum.

a. *Under alternate #1 can you please clarify, is ALL the loam and subsoil o go to the owner or are the bidders to assume we can keep on site what is needed to complete the project, and the remainder goes to the town?*

Response: **Under Alternate #1, after existing loam and subsoil is used on site where shown on the drawings, the surplus loam and subsoil shall remain the property of the owner.**

b. *Fencing – For the pounded fencing, can a top post and BOTTOM TENSION cable be used in lieu of a bottom post?*

Response: **A bottom tension cable may be substituted for the bottom bar at the driven (pounded) fencing only. Movable fencing shall have top and bottom bars as specified under SECTION 015000-TEMPORARY FACILITIES AND CONTROLS.**

c. *Do you have an estimated value for the project?*

Response: **The estimated construction cost is \$800,000.**

d. *Please clarify the scope of work for the two ledge areas on drawing ESP-4. The drawing is titled “limit of excavation” so I’m assuming we are only excavating to the contours shown on this drawing. However, there are notes pointing to this area with excavation elevations called out that are up to 14 feet lower than the contours shown. Is this extra excavation going to be done in the next phase?*

Response: **The contours shown on ESP-4 are for the removal of top and subsoil. These are not the contours associated with the ledge removal. There are four areas on the site that ledge is anticipated and will need to be removed during the Early Site Preparation phase. The leaders pointing to each of the four areas where ledge is anticipated to be removed indicate the elevation that the ledge needs to be removed to, “Excavate to Elevation 116.0” as well as the elevation that refusal was noted in a boring close to the ledge removal area, “Refusal Noted at Elevation 128.5 (at TP-101)”. Intention is that the contractor removes all ledge encountered within shaded area to elevation 116.0. The elevation of where ledge was encountered**

**is information to assist the contractor in understanding how deep the ledge may be in that specific location.**

- e. *Section 012200 of the specs has a list of unit prices for additions and/or deductions in the scope of work. Most of these prices are less than it would cost to do the work and therefore would not be acceptable for any extra work needed to be done. There are a handful of ways to adjust a contract price due to additions and/or deductions in the scope of work but this is not one of them. Please remove this section from the specs.*

Response: **SECTION 012200-UNIT PRICES shall remain as specified.**

- f. *Section 015000-1.25 – Rodent & Pest Control – What exactly are you requesting? Is anything really required? The pests will be limited to animals living in the trees and ground. Please advise.*

Response: **As specified, the General Contractor shall hire an exterminator to recommend practices and implement controls as necessary to minimize the possibility of rodents becoming a nuisance to abutters when site clearing begins.**

- g. *Section 011000-1.04 – Work to be Performed Under Separate Contract – Who is removing the trees? Are there any trees getting relocated? If so to where? If City is cutting trees are they also grubbing?*

Response: **There are no trees being removed/relocated by the City. This paragraph is deleted by this Addendum.**

- h. *Will the CADD file be made available to the successful bidder?*

Response: **Yes; see SECTION 017700-PROJECT CLOSEOUT, Article 1.05 Record Drawings.**

- i. *Section 3120001.05 – Benchmarks, Lines & Grades – This section appears to be asking for the GC to confirm survey control on site; hasn't the City already paid for this? Will the City accept as-builts and survey data generated by the GC using their in-house GPS Survey data in lieu of a Registered Land Surveyor?*

Response: **The survey requirements specified under Article 1.05 shall be performed under this contract. The As-Built plan shall be prepared by a Registered Land Surveyor as specified. See also SECTION 017700-PROJECT CLOSEOUT.**

- j. *The bid documents are asking for the GC to provide the SWPPP Plan; shouldn't the City provide this as they will need another SWPPP Plan when the building package comes out for bid as the successful GC on this project could not be involved in future contracts and we would have no way of enforcing this document, nor will we be available for contract closeout once the site is final stabilized.*

Response: **Because this contract requires all stormwater to remain on site, a SWPPP is not required. The SWPPP requirement has been deleted under this Addendum.**

- k. *The plans are calling for specific sections of the site to be loamed and seeded; how is the remainder of the site to be stabilized especially if there is a significant lag between when this work is complete and the next phase starts?*

Response: **As shown on the plans there are specific areas of the site to be loamed and seeded. The remaining areas are to be left as gravel.**

- l. *The plans are requiring stabilization fabric be installed beyond the current loam and seed areas within the disturbed site; what is to be installed the stabilization fabric to prompt natural stabilization?*

Response: **As shown on the plans there are specific areas with slopes at 3:1 or steeper that should include stabilization blankets to reduce erosion. Areas that are not designated to be loamed and seeded should have the blankets secured for stabilization of the slopes but do not need any additional seed.**

- m. *Please provide the off-site location for stockpiling of the excess topsoil and subsoil; will the City manage the stockpile area, or will that be the responsibility of the GC?*

Response: **The location of the off-site stockpiling is given in this Addendum. As specified under SECTION 0123000-ALTERNATES, sub-subparagraph 1.04 B.2, this Contractor is responsible for placing and protecting the stockpiled material. The Owner will be responsible for managing/maintaining the stockpiles after Substantial Completion of this contract.**

- n. *Will water be made available for dust control and compaction or do we need to include this cost with our pricing?*

Response: **Refer to SECTION 015000-TEMPORARY FACILITIES AND CONTROLS, Article 1.05 Temporary Water and Electricity.**

- o. *It appears that many of the large trees have roots growing under the existing concrete sidewalk, when these stumps are removed there is a good chance the sidewalk may be disturbed. If this condition exists how will the GC be compensated? Additionally, is the sidewalk reinforced where heavy equipment is expected to travel or where the gate is located? Will the GC be responsible for repair of the existing sidewalk?*

Response: **Refer to SECTION 311000-SITE PREPARATION, Article 3.01 Protection, for this contractor's responsibilities under the Contract Price for protection of existing conditions and for their repair if damaged by the work of this contract. Note that the existing sidewalk will ultimately be replaced under the Fire Headquarters construction project. Should the existing sidewalk be damaged during the performance of this Site Preparation contract, the expectation is that it would be repaired by the Site Preparation Contractor to be safe and passable by pedestrians.**

## B. CHANGES TO THE PROJECT MANUAL

### 1. TABLE OF CONTENTS

- a. Page 1, under Division 2 – Existing Conditions, SECTION 023000-SUBSURFACE EXPLORATION DATA, delete the line “*Loam/Topsoil Sampling (to be issued by Addendum)*”:

Note: The information is not available for distribution by Addendum.

### 2. SECTION 011000-SUMMARY OF WORK

- a. Page 011000-2, Article 1.03 WORK UNDER THIS CONTRACT, revise sub-subparagraph A.1.C.2 to read as follows:

“2) *Under Alternate No. 1, the surplus topsoil and subsoil shall remain the property of the Owner, and the Contractor shall load, haul, transport and stockpile it at the Woburn Landfill, 202 Merrimack Street, Woburn, MA. Refer to SECTION 012300-ALTERNATES and SECTION 013100-PROJECT PROCEDURES.*”

- b. Page 011000-3, Article 1.04 WORK TO BE PERFORMED UNDER SEPARATE CONTRACTS, delete paragraph A and substitute the following:

“A. *None.*”

- c. Page 011000-10, Article 1.19 BUILDING PERMIT, delete paragraph B “*NPDES Permit*” and subparagraphs B.1 through B.5 in their entirety.

### 3. SECTION 012300-ALTERNATES

- a. Page 012300-1, Article 1.04 LIST OF ALTERNATES, revise subparagraph B.1 to read as follows:

“1. *Loading, hauling and stockpiling the surplus topsoil and subsoil to the Woburn Landfill, 202 Merrimack Street, Woburn, MA. Refer to SECTION 013100-PROJECT PROCEDURES.*”

### 4. SECTION 013100-PROJECT PROCEDURES

- a. Delete the Construction Vehicle Route Map attached to this Section and substitute the map appended to this Addendum, which shows the location of the Woburn Landfill.

5. SECTION 015000-TEMPORARY FACILITIES AND CONTROLS
- a. Page 015000-7, Article 1.23 TEMPORARY OFFICES, revise paragraph B to read as follows:
- B. *“General Contractor’s Field Offices: Provide insulated, weather-tight temporary offices of sufficient size to accommodate required office personnel and site meetings at Project site while maintaining recommended social distancing. Keep the office clean and orderly for use for progress meetings.”*
6. SECTION 023000-SUBSURFACE EXPLORATION DATA
- a. Page 023000-1, Article 1.02 SUBSURFACE DATA, paragraph B, delete *“Attachment B – Loam/Topsoil Sampling Report (to be issued by Addendum)”*.
- Note: The information is not available for distribution by Addendum.
- b. Page 023000-1, Article 1.02 SUBSURFACE DATA, add paragraph C as follows:
- “C. *Refer to SECTION 312000-EARTHWORK for excavation and backfilling requirements.*”
7. SECTION 312000-EARTHWORK
- a. Page 312000-5, Article 1.08 PERMITS AND CODES, delete paragraph C in its entirety and renumber paragraph “D” to be “C”.
- b. Page 312000-6, Article 1.11 DRAINAGE AND DEWATERING, revise paragraph D to read as follows:
- “D. *Maintain site and subsurface drainage in an acceptable manner during the course of the Work and maintain compliance with SECTION 312500-EROSION AND SEDIMENTATION CONTROLS.*”
- c. Page 312000-9, Article 1.15 ALTERNATE NO. 1, revise subparagraph B.1 to read as follows:
- “1. *Loading, hauling and stockpiling the surplus topsoil and subsoil to the Woburn landfill, 202 Merrimack Street, Woburn, MA. Refer to SECTION 013100-PROJECT PROCEDURES.*”

- d. Page 312000-10, Article 2.01 FILL MATERIALS, revise paragraph B to read as follows:

“B. Granular Fill (aka Free Draining Granular Borrow): Fill to raise the grade in proposed pavement and building areas as shown on the Drawings. The material shall consist of inert natural material (Bank Run) that is hard, durable stone, gravel and coarse sand, free from loam and clay, surface coatings, and deleterious materials. The material shall be well graded between the following limits:

| <u>Sieve Size</u> | <u>Total Percent Passing by Weight</u> |
|-------------------|--|
| 3 inches          | 100%                                   |
| No. 10            | 30-95%                                 |
| No. 40            | 10-70%                                 |
| No. 200           | 0-8%                                   |

Sieve Testing shall be in accordance with AASHTO T27 and T11 and the material shall meet the above gradation and shall meet the Unified Soil Classification System definition of Well Graded with a Coefficient of Uniformity (Cu) of greater than 4 and a Coefficient of Curvature (Cc) of 1 to 3.”

- e. Page 312000-10, Article 2.01 FILL MATERIALS, add paragraph C as follows:

“C. Common Fill (aka Common Borrow, Ordinary Borrow, Ordinary Fill): Friable natural soil containing no pieces larger than 2/3 of the loose lift thickness in longest dimension, and shall be free of trash, snow, ice, organics, roots, tree stumps, and no more than 35 percent passing the No., 200 sieve. Common Fill may be used as backfill in proposed landscape areas as shown on the Drawings provided it can be compacted and stabilized for the intended purpose.”

8. SECTION 312500-EROSION AND SEDIMENTATION CONTROLS

- a. Page 312500-1, delete Article 1.06 QUALITY ASSURANCE in its entirety.

9. SECTION 329113-SOIL PREPARATION

- a. Page 329113-8, Article 3.01 STRIPPING OF TOPSOIL, add paragraph C as follows:

*“C. Deposition of surplus existing topsoil – Under the Base Bid, existing topsoil not utilized on the project shall become the property of the General Contractor and disposed of off-site. Under Alternate No. 1, excess loam/topsoil shall remain the property of the Owner with the General Contractor moving and stockpiling excess to the Woburn Landfill site. Refer to SECTION 0123000-ALTERNATES.”*

END OF ADDENDUM NO. 1

