



City Of New London

Department of Finance-Purchasing Agent
13 Masonic Street • New London, CT 06320 • Phone (860) 447-5215 • Fax (860) 447-5297

Request for Proposals

ADDENDUM 1

Proposal No.: 2022-02

Addendum No.: 1

Date Issued: August 26, 2021

City Hall Plaster

Opening Date and Time: August 31, 2021 at 2:00PM

Bidders Notes: This addendum is issued to provide all potential bidders with answers to questions submitted.

All other terms and conditions remain the same.

This Addendum cover page must be signed and returned with your bid.

Authorized Signature of Bidder

Company Name

Return Bid To:

Joshua Montague, Accounting Purchasing Agent
City of New London
13 Masonic Street
New London, CT 06320

Bids cannot be accepted after the Bid Opening Date and Time indicated above.

2022-02 City Hall Plaster

ADDENDUM 1

RE: 2022-02
FROM: Joshua Montague, Accounting Purchasing Agent
TO: Prospective bidders

This Addendum shall be part of the Contract Documents and modifies the original bidding documents. This Addendum is to be acknowledged by the bidders on the Bid Form. Failure to do so may subject the bidder to disqualification.

Changes to prior Addenda:

- No prior Addenda have been issued

Q&A:

General Items:

- Bid form for project attached
- Drawings and further information attached.

CITY OF NEW LONDON, CONNECTICUT**BID FORM**

The following price quote is being submitted to the City of New London, Connecticut, for City Hall Plaster 2022-02, the cost of the project should include supplying all labor, material and equipment to perform the work as specified in **RFP/Q for said project**.

Alternate One Price: \$ _____

Alternate Two Total Price: \$ _____

Phase One Price: \$ _____

Phase Two Price: \$ _____

Phase Three Price: \$ _____

TOTAL BID PRICE (Unit Price, complete) \$ _____

Total Written Price: _____

The undersigned certifies that he/she has read and understood all of the provisions of the Specifications. Any exceptions to the Specifications are noted below and/or on a separate sheet of paper and made a part of this bid. The undersigned also certifies that this bid is being submitted without collusion with any individual or corporation and agrees, by virtue of submitting this bid, that if accepted by the City of New London, this forms a contractual obligation on the part of the bidder to provide the material as bid.

SIGNATURE: _____

FOR: _____
(Bidder Name)

ADDRESS: _____

TOWN/CITY: _____ STATE: _____ ZIP: _____

BY: _____
(Print Name & Title) DATE: _____

TEL NO. _____ FAX NO: _____
(Area Code) (Area Code)

EMAIL: _____

(CHECK ONE)

No exceptions to the Specifications _____

Exceptions taken as noted below _____ or on separate sheet of paper _____

City Hall Plaster and Paint RFQ/P

Addendum #1 8/25/21


Alternate #2 change: Proposals shall not include second floor office #209 (office with part of ceiling removed). Attached version of original amendment available at walk through site inspection now includes Room #209 hashed out to indicate it is to be excluded from this RFP/Q

Amendment to Scope of Work for Plaster and Paint

8/13/21

Alternate #1 will include Front foyer L101, stairwells to finish paint on third floor, first and second floor lobbies and adjoining halls. Alternate #1 will not include hall beyond basement stair Room #101 (former mailroom), bathrooms on first floor or any vault spaces, or second floor breakroom (Room # 204)

Included are copies of floor plans for contractors use.

Hashed out areas:  should not be addressed or included in the response to this RFPQ. Work shall be covered at a later date and time.

This RFPQ will expect recommendations as part of the proposal response as to which ceilings and walls should be stripped or simply scrapped, repaired, and painted.

As mentioned in scope Asbestos containing materials (ACM) in plaster coatings will be stabilized by others prior to commencing plaster and painting. All work shall include containment of debris and safe work practices. A short list of ACM in plaster is included along with known leaded paint.

Recent upgrades to electrical, mechanical and IT equipment is nearly complete. All extraneous and obsolete wiring, conduit and raceway, much of which is hanging or running along floors will be removed in the next two weeks as the new systems are just now coming on line.

Electrical and line sets from HVAC that are exposed will be boxed in with plywood prior to painting.



2.1 Results

Utilizing the USEPA protocol and criteria, the following materials were determined to be ACM:

TABLE 1

LOCATION	MATERIAL TYPE	% ASBESTOS	QUANTITY	SAMPLE ID	QUANTITY DAMAGED
All levels, stairwells, offices, restrooms	Wall plaster-rough coat	1.25% chrysotile	30,000 SF	6 21 PB04A	2 nd floor office 11-1SF is damaged, 2 nd floor ladies room-10 SF is damaged
All levels, stairwells, offices, restrooms	Ceiling plaster-rough coat	1.25% chrysotile	9,000 SF	6 21 PB 6B	1 st floor ladies room-10 SF is damaged
Voters office, Probate office, Assessor's office, City Manager's office, Payroll Coordinator	9" x 9" green floor tiles	2.25% chrysotile	5,000 SF	6 21 PB 8A	Most covered with carpeting
2 nd Floor Assessor's Office	9" x 9" tan floor tiles	10% chrysotile	600 SF	6 21 PB 13A	Most covered with carpeting
Tax Collector's office	9" x 9" red floor tiles	5% chrysotile	600 SF	6 21 PB 15A	Most covered with carpeting
Store room, Rom 13, 3 rd Floor, Personnel	9" x 9" gray floor tiles	8% chrysotile	200 SF	6 21 PB 20A	Most covered with carpeting
City Council Chamber	9" x 9" brown floor tiles	5% chrysotile	1,000 SF	6 21 PB 25A	5 SF damaged
Attic	Pipe insulation	50% chrysotile	200 LF	6 21 PB 30A	10 LF damaged
Attic	Mudded insulation on pipe elbows	65% chrysotile	30 EA	6 21 PB 31A	5 EA damaged
Exterior	Door caulking compound	5% chrysotile	3 EA	6 21 PB 01A	Fair condition

LF = Linear feet; SF = Square feet

Utilizing the USEPA protocol and criteria, the following materials were determined to be non-ACM:

TABLE 2

MATERIAL TYPE	LOCATION	SAMPLE ID
Exterior window caulking compound	Exterior windows	6 21 PB 2A-C
Wall plaster-skim coat	Offices, hallways, stairwells, restrooms	6 21 PB 3A-G

MATERIAL TYPE	LOCATION	SAMPLE ID
Ceiling plaster-skim coat	Offices, hallways, stairwells, restrooms	6 21 PB 5A-C
Carpet glue	All offices	6 21 PB 7A-C
Mastic associated with 9" x 9" green floor tiles	Voters' office, Assessor's office, Probate office	6 21 PB 9A-C
Glue associated with 1" x 1" ceramic floor tile	2 nd floor vault	6 21 PB 10A-C
12" x 12" blue floor tiles	2 nd floor break room, Judge of Probate Office	6 21 PB 11A-C
Mastic associated with 12" x 12" blue floor tiles	2 nd floor break room, Judge of Probate Office	6 21 PB 12A-C
Paper/mastic with 9" x 9" tan floor tiles	Assessor's office	6 21 PB 14A-C
Paper/mastic with 9" x 9" red floor tiles	Tax Collector's office	6 21 PB 16A-C
Sheetrock/joint compound	Tax Collector's office and Judge of Probate	6 21 PB 17A-C
Joint compound	Tax Collector's office and Judge of Probate	6 21 PB 18A & B
4" Black cove base glue	1 st floor hall	6 21 PB 19A-C
Mastic associated with 9" x 9" gray floor tiles	Store room, Room 13-3 rd Floor Personnel Office	6 21 PB 21A-C
Countertop material	Clerk's vault	6 21 PB 22A
Stair tread glue	Rear stairwell	6 21 PB 23A-C
Glue with cork flooring	City Council Chambers	6 21 PB 24A-C
Mastic associated with 9" x 9" brown floor tile	City Council Chambers	6 21 PB 26A-C
Glue with 4" ceramic wall tiles	3 rd floor men's room	6 21 PB 27A-C
2' x 4' ceiling tiles	3 rd floor personnel office	6 21 PB 28A-C
Black pipe wrap	Attic	6 21 PB 29A-C
Chimney flue cement	Boiler room	6 21 PB 32A

2.2 Discussion

The USEPA defines any material that contains more than one percent (1%) asbestos, utilizing PLM, as being an ACM. Materials that are identified as "none detected" are specified as not containing asbestos. At EnviroScience, materials that are identified as containing less than four percent (<4%) asbestos are analyzed further utilizing the "point-counting" technique to verify asbestos content. This policy is supported by USEPA requirements for "point-counting" confirmation of low level PLM results. The following samples were analyzed by point-counting based on initial PLM results of <4% asbestos:

TABLE 3

MATERIAL	% ASBESTOS	SAMPLE ID	CONFIRMED TO BE ACM?
Wall plaster-rough coat	1.25% chrysotile	6 21 PB 4A	Yes
Ceiling plaster-rough coat	0.50% chrysotile	6 21 PB 6A	No *

MATERIAL	% ASBESTOS	SAMPLE ID	CONFIRMED TO BE ACM?
Ceiling plaster-rough coat	1.25% chrysotile	6 21 PB 6B	Yes
9" x 9" green floor tiles	2.25% chrysotile	6 21 PB 8A	Yes

*Where a sample of a suspect ACM indicates the material is ACM, other sample(s) indicating that the material is not ACM are not considered.

2.3 Conclusion

All ACM as identified in Section 2.1 (Table 1) that will be impacted by any renovations or demolition in the building must be removed by a State of Connecticut Licensed Asbestos Abatement Contractor prior to such renovations. This is a requirement of the State of Connecticut Department of Public Health (CT DPH) Standards for Asbestos Abatement.

Any suspect material encountered during any renovations or demolition that is not identified in this report as being non-ACM should be assumed to be ACM unless sample results prove otherwise.

Please see *Appendix A* for the samples results and chain of custody.

3 Lead-Based Paint Screening

The lead paint screening was performed by Environmental Technician Eric Chamero a State of Connecticut licensed lead inspector. A direct reading X-ray fluorescence (XRF) analyzer was used to perform the screening. The screen was conducted in accordance with the protocol outlined in the attached document: Testing Procedures and Equipment (*Appendix B*).

For the purpose of this screen, various interior and exterior components representing the initial painting history of the building and any building-wide repainting by the owners/managers of these building components were tested. The purpose of this screen was to identify trends in the painting history of the building in order to prepare a lead based paint management plan.

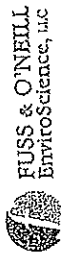
The building is a two level brick structure with a concrete basement. The window systems are composed of metal with interior wooden trim. Interior construction is plaster, sheetrock, concrete, wood and metal.

3.1 Results

The screening indicated both consistent and inconsistent painting trends throughout the building. Lead based paint was found on interior walls, ceilings, baseboards and one exterior door system.

The following table lists the components which were found to contain toxic levels of lead in the paint (greater or equal to 1.0 milligrams per square centimeter). Note that "Side A" refers to the wall of the door to a room, that "Side B" refers to the wall to the left of Side A, etc.

ITEM	LOCATION	READING (MG/CM ²)	QUANTITY/ CONDITION
Wall A, B, D	1 st floor lobby	>9.9, >9.9, >9.9	Intact
Ceiling	1 st floor lobby	>9.9	Intact
D-Crown molding	1 st floor lobby	>9.9	Intact
D-Radiator	1 st floor lobby	1.8	<1 SF defective
D-Wall molding	1 st floor lobby	>9.9	Intact
A, B, C, D-Walls	1 st floor Probate Judge's Chambers	>9.9, >9.9, >9.9, >9.9	1 SF defective
Ceiling	1 st floor Probate Judge's Chambers	>9.9	Intact
A & D Walls	1 st floor Probate reception	>9.9, >9.9	Intact
A & C Walls	1 st floor ladies restroom	>9.9, >9.9	Intact
Ceiling	1 st floor ladies restroom	>9.9	100 SF damaged
A, B, C, D Walls	2 nd floor Private office-Room 11	>9.9, >9.9, >9.9, >9.9	10 SF defective
Ceiling	2 nd floor Private office-Room 11	>9.9	140 SF defective
A, B, C, D Walls- upper	2 nd floor Ladies restroom	6.3, >9.9, >9.9, 9.4	80 SF defective
A Wall-lower	2 nd floor Ladies restroom	4.2	Intact
A, B, C, D walls	2 nd floor Assessor's office	>9.9, >9.9, >9.9, >9.9	Intact
Ceiling	2 nd floor Assessor's office	>9.9	Intact
B, C, D Walls	2 nd floor stairwell	>9.9, >9.9, >9.9	Intact
Ceiling	2 nd floor stairwell	>9.9	Intact
Crown molding	2 nd floor stairwell	>9.9	Intact
A, B, C, D Walls- upper	3 rd floor Men's restroom	>9.9, >9.9, >9.9, >9.9	Intact
D Wall-lower	3 rd floor Men's restroom	5.3	Intact
C Wall-lower	3 rd floor Men's restroom	2.9	Intact
A, B, C, D walls	3 rd floor City Council Chambers	>9.9, >9.9, >9.9, >9.9	Intact
B Wall molding	3 rd floor City Council Chambers	9.4	Intact
A light post	Exterior-Side A	4.1	<1 SF defective
C Door Casing	Exterior-Side C	6.0	<1 SF defective
C Handrails	Exterior-Side D	2.3	Intact
D Door	Exterior-Side D	2.1	<1 SF defective
D Door Casing	Exterior-Side D	7.5	<1 SF defective
D Door Jamb	Exterior-Side D	1.9	<1 SF defective
D Window sash	Exterior-Side D	5.2	<1 SF defective



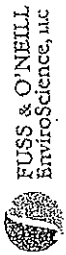
LEAD PAINT CORRECTIVE WORK SCHEDULE
Interior Lead Paint Corrective Work

Inspection Report Date: June 21, 2010

Property Address: <u>City Hall, 181 State Street, New London, CT</u>				Comments	
Room Name	Surface/Component	Side	Quantity	Correction Method	
1 st Floor Lobby	Radiator	D	<1 SF	REM STB	Remove all loose, flaking paint/make intact using wet methods. Re-paint with building owner approved painting and primer products. Decontaminate floor to remove any existing dust hazards by wet wiping with TSP and HEPA Vacuuming.
1 st Floor Probate Judge's Chambers	Walls	A,B,C, D	1 SF	REM STB	Remove all loose, flaking paint/make intact using wet methods. Re-paint with building owner approved painting and primer products. Decontaminate floor to remove any existing dust hazards by wet wiping with TSP and HEPA Vacuuming.
1 st Floor Ladies Restroom	Ceiling		100 SF	REM STB	Remove all loose, flaking paint/make intact using wet methods. Re-paint with building owner approved painting and primer products. Decontaminate floor to remove any existing dust hazards by wet wiping with TSP and HEPA Vacuuming.
2 nd Floor Private Office-Room 11	Walls	A,B,C, D	10 SF	REM STB	Remove all loose, flaking paint/make intact using wet methods. Re-paint with building owner approved painting and primer products. Decontaminate floor to remove any existing dust hazards by wet wiping with TSP and HEPA Vacuuming.
2 nd Floor Private Office-Room 11	Ceiling		140 SF	REM STB	Remove all loose, flaking paint/make intact using wet methods. Re-paint with building owner approved painting and primer products. Decontaminate floor to remove any existing dust hazards by wet wiping with TSP and HEPA Vacuuming.

Key: REM - Paint Removal
 STB - Stabilize Paint by Re-Painting
 SF - Square Feet
 LF - Linear Feet

Project Planner/Designer: David T. Kohl
 Certificate No.: 001705
 Date: September 3, 2010 Sheet 1 of 3



Room Name	Surface/Component	Side	Quantity	Correction Method	Comments
2nd Floor Ladies Restroom	Walls-Upper:	A,B,C, D	80 SF	REM STB	Remove all loose, flaking paint/make intact using wet methods. Re-paint with building owner approved painting and primer products. Decontaminate floor to remove any existing dust hazards by wet wiping with TSP and HEPA Vacuuming.

LEAD PAINT CORRECTIVE WORK SCHEDULE
Exterior Lead Paint Corrective Work

Inspection Report Date: June 21, 2010

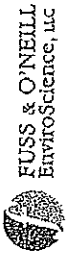
Property Address: City Hall, 181 Union Street, New London, CT

Area	Surface/Component	Side	Quantity	Correction Method	Comments
Exterior	Light Post	A	< 1SF	REM STB	Remove all loose, flaking paint/make intact using wet methods. Re-paint with building owner approved painting and primer products. Decontaminate floor to remove any existing dust hazards by wet wiping with TSP and HEPA Vacuuming.
Exterior	Door Casing	C	< 1SF	REM STB	Remove all loose, flaking paint/make intact using wet methods. Re-paint with building owner approved painting and primer products. Decontaminate floor to remove any existing dust hazards by wet wiping with TSP and HEPA Vacuuming.
Exterior	Door	D	< 1SF	REM STB	Remove all loose, flaking paint/make intact using wet methods. Re-paint with building owner approved painting and primer products. Decontaminate floor to remove any existing dust hazards by wet wiping with TSP and HEPA Vacuuming.
Exterior	Door Casing	D	< 1 SF	REM STB	Remove all loose, flaking paint/make intact using wet methods. Re-paint with building owner approved painting and primer products. Decontaminate floor to remove any existing dust hazards by wet wiping with TSP and HEPA Vacuuming.

Key: REM - Paint Removal
STB - Stabilize Paint by Re-Painting
SF - Square Feet
LF - Linear Feet

Project Planner/Designer: David T. Kohl
Certificate No.: 001705

Date: September 3, 2010 Sheet 2 of 3



FUSSELL & O'NEILL
Environmental Science, LLC

Area	Surface/Component	Side	Quantity	Correction Method	Comments
Exterior	Door Jamb	D	< 1 SF	REM STB	Remove all loose, flaking paint/ make intact using wet methods. Re-paint with building owner approved painting and primer products. Decontaminate floor to remove any existing dust hazards by wet wiping with TSP and HEPA Vacuuming.
Exterior	Window Sash	D	< 1 SF	REM STB	Remove all loose, flaking paint/ make intact using wet methods. Re-paint with building owner approved painting and primer products. Decontaminate floor to remove any existing dust hazards by wet wiping with TSP and HEPA Vacuuming.

Key: REM - Paint Removal
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Project Planner/Designer: David T. Kohl

Certificate No.: 001705

Date: September 3, 2010 Sheet 3 of 3