Portland Water District

From Sebago Lake to Casco Bay

WINDHAM CENTER ELEVATED WATER STROAGE TANK DEMOLITION

ADDENDUM NO. 2
TO
CONTRACT DOCUMENTS
FOR

100% CONTRACT REQUIREMENTS AND SPECIFICATIONS
VOLUME 1 OF 1

DATE: MARCH 2026

Prepared By:
PORTLAND WATER DISTRICT
225 Douglass Street
Portland, ME 04104

GENERAL

- This Addendum shall be considered part of the bid documents for the Chute Road Water Main project. Bidders must acknowledge receipt of this Addendum on C-410 – Bid Form for Construction Contract, 5.03 *Receipt of Addenda.*
- Except as described below, the original bid document remains unchanged.
- The bid due date and time remains the same at 1pm (EST) March 19, 2026, Customer Service entrance, 225 Douglass St, Portland, Maine. Bids can be dropped off with c/o Wes Gilbert at the same address at any time prior to the bid opening time.

SPECIFICATION UPDATES

1. *There are no updates to the drawings at this time.*

DRAWINGS

1. *There are no updates to the drawings at this time.*

GENERAL QUESTIONS

1. Is there an asbestos report on or anywhere dealing with this tank? if so, where in the building? In the piping?
    a. **PWD hired Northeast Test Consultants to test the insulation in the building for asbestos. No asbestos was found in the samples collected. The report is attached.**
2. Are there load restrictions on School Street due to spring thaw?
    a. **The Town does not post School Street but would like to minimize damage. All trucks should enter from Gray Road (Rte 202) due to the amount of pedestrian traffic at the Town Hall.**

ATTACHMENTS

1. Asbestos Report

–Remember, the Addendum must be acknowledged with the submitted bid—

NORTHEAST TEST CONSULTANTS

March 11, 2026

Kyle Jacobson
Portland Water District
P.O. Box 3553
Portland, Maine 04104-3553

RE: Targeted Asbestos Materials Assessment
Attic Insulation; 10 School Street, Windham, Maine
NTC Job #19856-2026

Dear Mr. Jacobson,

Northeast Test Consultants has completed a **Targeted Asbestos Containing Building Materials** (ACBM) **Assessment** at the mechanical building located at approximately 10 School Street in Windham, Maine.

The purpose of this assessment was to evaluate asbestos content in attic insulation for demolition consideration.

PROCEDURES

On March 3, 2026, a representative of *Northeast Test Consultants* was on-site at the property to perform inspection work.

No formal analytical testing for any other specific item or chemical was performed or requested as part of the scope of services provided for this activity.

Any conclusions contained herein are limited by the scope of work performed; no warranty, expressed or implied, is indicated as to any subsurface conditions not specifically noted within this report. This action was targeted in nature for the requested materials only and no other sampling or assessment was performed for any other materials for the interior or exterior of the structure.

The asbestos materials assessment consisted of visual evaluation and sample collection of wall plaster by accredited and certified ME DEP asbestos inspector, Michael LeClair, ME #AI-0924.

The collection of suspect asbestos containing building materials was performed in accordance with the *State of Maine Department of Environmental Protection's* Asbestos Management Regulations, Chapter 425, Section 6, Inspection Requirements.

Sampling was comprised of the collection of homogenous materials as follows (in part):

Miscellaneous Materials -
A.) 3 samples from each miscellaneous material;
B.) 1 sample if the amount of misc. material is less than 6 square or linear feet.

State of Maine Department of Environmental Protection's Asbestos Management Regulations, Chapter 425, effective date 4-3-2011, requires analysis of collected samples as follows (in part):

A. Surfacing materials, thermal system insulation and cementitious materials shall be analyzed using the PLM–EPA 600/R-93/116 visual estimation method (1993).

The *State of Maine* DEP does not require any re-analysis of materials if the sample result is less than 1% by the above PLM Visual and/or PLM NOB methods.

ASBESTOS INSPECTION & SAMPLING

Three (3) bulk samples of suspect Attic Insulation were collected as part of this action. The samples collected were submitted for PLM-Visual Estimation Method analysis.

In the State of Maine, Department of Environmental Protection's Chapter 425: Asbestos Management Rules, "Asbestos-Containing Material" is defined as any material containing asbestos in quantities greater than or equal to 1% by volume as determined by weight, visual evaluation and/or point count analysis.

No asbestos was identified in the samples collected.

Refer to the attached analytical data sheet for reference.

Limitations
Any conclusions contained herein are limited by the scope of work performed; no warranty, expressed or implied, is indicated as to any subsurface conditions not specifically noted within this report.

Explanation of Analysis Methods
The collected samples were analyzed utilizing Polarized Light Microscopy (PLM) as PLM-EPA 600/R-93/116 Visual Estimation Method (1993) and PLM NOB-EPA 600/R-93/116 with Gravimetric Preparation.

PLM is a US EPA accepted screening method for asbestos in bulks. This analytical method readily identifies asbestos content quantitatively. However, it can fail in samples where asbestos fibers are very fine or obscured by a tightly binding matrix system.

PLM methods are compiled from standard techniques used in mineralogy and standard laboratory procedures used for asbestos bulk sample analysis. These techniques have been successfully applied to the analysis of US EPA Bulk Sample Analysis Quality Assurance Program since 1982.

RECOMMENDATIONS *(Asbestos in Building Materials)*

None required with regard to Asbestos in Attic Insulation; no asbestos was reported to be present.

Please review the attached analytical results for the collected bulk samples for asbestos. Should you have any questions regarding this report, please give me a call.

Sincerely,

Deborah Knight
ME DEP AI, AM, AA, DC
General Manager

Attachments

ASBESTOS BULK RESULTS

Sample Date: 03/03/2026
NTC Job # 19856-2026

Client: Portland Water District
225 Douglass Street
Portland, ME 04102

Location: 10 School Street
Windham, Maine

Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type Fibrous Material	% Non-Fibrous Material
B-1	B 26062003	Mechanical Building at Water Tower, **Attic Insulation**, Light Tan	None Detected	100% Mineral Wool	0%
B-2	B 26062004	Mechanical Building at Water Tower, **Attic Insulation**, Light Tan	None Detected	100% Mineral Wool	0%
B-3	B 26062005	Mechanical Building at Water Tower, **Attic Insulation**, Light Tan	None Detected	100% Mineral Wool	0%

Lab: BATTA Laboratories (NVLAP-101032)
Analysis Method: PLM-EPA 600/R-93/116 and/or PLM NOB-EPA 600/R-93/116 w/Gravimetric Prep

Sampled by: M. LeClair, AI-0924
Approved by: S. Broadhead

PHOTOGRAPH LOG

10 School Street
Windham, Maine

Exterior of Portland Water District Building at approximately 10 School Street, Windham ME

Exterior of Portland Water District Building

PHOTOGRAPH LOG

10 School Street
Windham, Maine

Exterior of Portland Water District Building

First inspection port into attic for insulation sample

First inspection port into attic for insulation sample

Second inspection port into attic for insulation sample