

SWC Bid #13510

Via Email: rfournier@boltonct.gov

April 16, 2024

Mr. Rodney J. Fournier
First Selectman
Town of Bolton
222 Bolton Center Road
Bolton, CT 06043
(860) 649-8066 x6111

Re: 104 Notch Road – Bolton Municipal Center: Opinion of Cost
104 Notch Road, Bolton, CT 06043

Dear Mr. Fournier,

We are pleased to submit this opinion of cost for the above-referenced project.

- A. Scope of work consists of the following:
1. Pre-demolition management (including budgeting and scheduling), environmental testing, and environmental and structural design services.
 2. Pre-demolition site security, erosion control, pedestrian control, traffic control, permitting etc.
 3. Project management, project oversight, closeout, and compliance services.
 4. Pre-demolition hazardous material remediation including asbestos, PCB, and universal wastes.
 5. Pre-demolition shoring installation.
 6. Demolition of former school building including building separation from building to remain. Demolition materials to be removed and disposed of in accordance with federal, state and local requirements.
 7. Importation and placement of gravel backfill to match existing elevations, together with the installation of topsoil and seed for disturbed areas.
 8. Restoration of building to remain as provided in the Town's RFP.
 9. Demolition of greenhouse and restoration of work area as requested in the Town's RFP.
- B. Stamford Wrecking Company's opinion of cost ("OPC") for the remediation, demolition and restoration of the Notch School, and adjacent greenhouse work, is provided below. In formulating this opinion, Stamford Wrecking Company has no or only limited control over the cost or availability of labor, materials, or over market conditions, and the estimates of probable costs are made based on Stamford Wrecking's judgment and experience. Stamford Wrecking Company is also utilizing and relying on the judgments and opinions of both Tighe & Bond and Centek as to costs associated with their particular professional capabilities. Stamford Wrecking cannot make any guarantee or warranty, expressed or implied, that the negotiated cost of the work will not vary from this OPC. Due to the limited amount of data available

for the Site, this OPC includes a 50% contingency factor and has an anticipated accuracy range of +40% to -25%.

Pre- Demolition management and professional testing and design	\$92,400.00
Pre-demolition site controls, site services, utilities, permitting pedestrian and traffic controls, etc.	\$14,800.00
Pre-demolition remediation	\$792,000.00
Demolition of former school and green house structure after remediation as unregulated.	\$355,000.00
Backfill, topsoil and restoration after demolition	\$242,000.00
Miscellaneous building and site restorations including asphalt repairs	\$25,000.00
Requested new construction	\$289,150.00
Management and consulting services during and post project	\$137,900.00
SUBTOTAL	\$1,948,250.00
OPC Contingency (20% - does not include Alternates)	\$228,000.00
TOTAL OPC COSTS	\$2,176,250.00
Alternate costs from Owner requests or unknowns:	
1. Payment and performance bonds	2.00%
2. Concealed asbestos mastics within masonry layers and on foundations.	\$292,000.00
3. PCB paints on throughout building	\$1,420,000.00
4. Deduction to crush and use site materials as backfill	(\$210,000.00)
5. PCB soils	\$75,4000.00
6. Salvage of Bolton School signage and columns for historical purposes.	\$26,350.00

C. Payment

1. Payments will be made in accordance with the Connecticut General Statutes and Schedule A attached hereto.

D. Schedule:

1. Our OPC is based upon an immediate start to the project with an estimated completion date of September 2024.

E. This proposal is conditioned upon the “Clarifications and Exclusions” listed below.

Clarifications:

- C1 Normal working hours shall be between 7:00 a.m. and 3:30 p.m., Monday through Friday. Load out operations shall also be performed during normal working hours. Second shift or overtime is not included.
- C2 Electricity and water will be made available for our use at no additional cost.
- C3 The areas of work will be unoccupied for the entire duration of this project.
- C4 There is no warranty of the sustainability for the landscaping (grasses, trees and shrubs), asphalt surfaces or concrete impacted by the work of this project.

- C5 Waste material removed from the site is categorized as unregulated construction and demolition debris and not a regulated or hazardous waste as defined by federal, state or local law.
- C6 We maintain the rights to the salvage value of all salvageable materials. The value of salvageable materials has been credited to the base bid amount above.
- C7 Existing utilities supplying the structure will be disconnected by others. Documentation of each utility's termination must be provided prior to mobilization to the site.
- C8 OPC includes conceptual demolition, remediation and new construction scenarios based on information available at this time and may be subject to change based on full testing, design and commencement of the project work.
- C9 OPC assumes that after any initial remediation, all remaining building materials will be removed from the site and disposed of as non-regulated construction and demolition waste.
- C10 OPC assumes that imported gravel fill, placed and compacted in 12" lifts, will be utilized to backfill excavated areas and basements.
- C11 OPC does not include site engineering or geotechnical investigations or evaluations.
- C12 OPC does not include underground storage tank removal, any associated remediation from underground storage tanks.
- C13 OPC assumes dewatering is not needed during any proposed excavation activities.
- C14 OPC does not include any Federal or State permitting that may be required to facilitate remediation.
- C15 The AHERA largely uses a visual standard for identifying suspect ACM, meaning that some of the items listed may not contain asbestos and there may be other concealed materials not accounted for.
- C16 OPC includes some limited PCB paint removal from masonry walls in the event that such paints are limited but does not include managing the entire building as a PCB waste. If PCB paints are more widespread, the PCB budget can be reduced and Alternate 3 will be required.
- C17 OPC does not include any costs for soil remediation adjacent to the building at this time because of the limited amount of data available. A PCB remediation soil OPC is provided in Alternate 5.
- C18 OPC does not include specific costs for asbestos (or PCB) damp proofing behind the brick façade or on the foundations. See Alternate 2 for OPC.

Exclusions:

- E1 Bonds (see Alternate 1) and taxes.
- E2 Removal or disposal of unsuitable and contaminated fills
- E3 Removal or disposal of rock and undocumented below grade conditions.
- E4 Utility company usage fees or expenses.
- E5 LEEDs, requirements or recycling goals
- E6 MBE/WBE/SBE, CHRO or Set-Aside requirements.

Thank you for the opportunity to provide you with this OPC. We look forward to working with you on this project. If you have any questions, please contact Stephen Hicks at 203-380-8300.

Sincerely,



Stephen Goldblum
President

SCHEDULE A – PAYMENT PROECESS

Construction Management Fee:

The Construction Management Fee shall be calculated as a percentage of the total construction cost. The total construction cost is defined as the sum of all costs directly associated with the construction of the project, including but not limited to materials, labor, equipment, subcontractor fees, permits, taxes, and overhead expenses, but excluding the demolition and remediation which will be done a lump sum basis.

Fee Percentage:

The Construction Management Fee shall be 3.00% of the total construction cost.

Payment Schedule:

The Construction Management Fee shall be payable in installments as follows:

1. **Progress Payments:** All payments shall be made in accordance with the Connecticut General Statutes on a monthly basis as follows:
 1. For professional testing, design, project management and similar services, based upon costs incurred by the Stamford Wrecking Company and the project's design professionals plus applicable construction management fees.
 2. For remediation and demolition work, calculated as a percentage of the total construction cost for the particular item as set forth in an approved schedule of values, incurred during the prior 30-day period. The exact percentage for each progress payment shall be determined based on the agreement between the Town of Bolton and Stamford Wrecking Company.
2. **Final Payment:** The final payment of the remaining balance of the project cost shall be due upon substantial completion of the project, as determined by both parties.

Adjustments:

The Construction Management Fee may be subject to adjustments in the event of changes to the scope of work, project schedule, or other factors affecting the total construction cost. Any adjustments to the fee percentage shall be agreed upon by both parties in writing and incorporated into an amendment to this contract.

Audit Rights:

The Client shall have the right to audit the Construction Management Fee to ensure compliance with the terms of this contract. The Construction Manager agrees to provide all necessary documentation and cooperate fully with any audit conducted by the Client or its representatives.

Termination:

In the event of termination of this contract for any reason, the Construction Manager shall be entitled to receive payment for services rendered up to the date of termination, including any applicable percentage of the total construction cost incurred.