

April 4, 2025

Rodney Fournier  
First Selectmen  
Town of Bolton  
222 Bolton Center Road  
Bolton, Connecticut 06043

Re: **Amendment #2 to Environmental Consulting Services:  
Notch Road Municipal Center  
Hazardous Materials Testing and Abatement Monitoring Services**

Mr. Fournier:

Tighe & Bond is requesting a second amendment to our current agreement with the Town of Bolton (the Client) to provide additional hazardous materials testing and abatement monitoring services in support of Building Demolition for the former school building located at 104 Notch Road in Bolton, CT (the Site). Tighe & Bond previously provided a proposal, dated June 26, 2024, that included a Hazardous Building Materials Assessment, Abatement Design Preparation, Site Soil Remediation Design, Bid Phase Assistance, and a Limited Construction Administration & Observation Phase Allowance. Tighe & Bond also previously provided an amendment, dated February 28, 2025, that included additional abatement/demolition monitoring services.

The Contractor's work plan and waste management methods for building materials containing PCB contaminated paints has since changed. Instead of disposing of masonry components coated with polychlorinated biphenyls (PCBs) containing paints during mass building demolition, the Contractor has elected to remove interior paints prior to building demolition via media blasting. The resulting masonry components will then be tested by Tighe & Bond to determine if the material can be managed as "clean" debris. This amendment is for additional planning, abatement monitoring, and PCB substrate verification testing required by the change in work procedures. Our scope of services is described below.

### **Scope of Services**

**PCB-Containing Materials Management and Abatement Planning** – During the submittal review process, Tighe & Bond identified potential issues with the Contractor's proposed PCB waste management plan, specifically, how masonry with paints containing PCBs <50 ppm would be managed. After researching the proposed option and for reasons communicated to the Town, the Contractor's approach was rejected.

The Contractor has now proposed media blasting as a means for removing the paint. To assess this approach, the Contractor completed 20 test passes over various building materials to determine if media blasting is a viable means for removing the PCB containing paints. To assist in this process, Tighe & Bond visually observed the test pass locations and collected substrate samples from each of the 20 locations where the paint was removed. Visual observations and sample results indicate that media blasting was successful in removing the subject paints.

This proposal includes costs for reviewing the Contractor's waste management plans, collecting the substrate samples mentioned above and associated laboratory costs mentioned above, and communications with the Contractor and Town.

**PCB-Containing Materials Abatement Monitoring** - Tighe & Bond will provide part-time monitoring services during the abatement of interior PCB-containing paints. We understand that the paint removal activities are estimated to take three weeks to complete. This amendment includes two site visits per week. A description of these services is provided below.

During PCB abatement activities, we will serve as Town's consultant. We will monitor the performance of the Contractor as it pertains to compliance with applicable regulations and the technical specifications.

The Project Monitor will perform pre-commencement visual inspections of each work area to evaluate if the work area preparation is performed in accordance with applicable regulations, variances, and the technical specifications. Progress inspections will be performed within the work areas to evaluate the Contractor's compliance with applicable regulations and technical specifications. The Project Monitor will maintain log notes, work area check lists and inspection logs on site. Final visual inspections will be completed following the completion of final cleaning to evaluate if the work area meets the "no visible residue" criteria.

Upon successful completion of all final visual inspections, the Project Monitor will also collect substrate samples from various types of masonry from which paint was removed. This is required in order to document that PCBs from interior paints have not leached into the underlying substrates. This proposal also includes costs for laboratory analysis of PCBs in up to 30 post remediation substrate samples.

**Demolition Monitoring** - Tighe & Bond will provide monitoring services during the demolition and segregation of building materials identified to contain HBMs, such as PCB-window caulk and adjacent substrate and asbestos-containing materials including the roof. A Project Monitor will be at the site on a full-time basis during demolition. Based on delays experienced thus far we anticipate that the building demolition will take one additional week beyond what was previously included in the Contractor's schedule. This proposal includes costs for one additional of on-site demolition monitoring.

## **Services Not Included**

The following services are not included in the scope of work or cost of this proposal:

- Additional sampling beyond what is specifically stated in this proposal
- Preparation of a formal PCB cleanup plan or further communication with US EPA and or the Connecticut Department of Energy and Environmental Protection.

## **Fee**

Tighe & Bond will perform the scope of services detailed above for a not to exceed fee of **\$23,500**. We will undertake this work on an hourly plus expense basis, and you will be billed in accordance with the Company's standard billing rates. Reimbursable expenses performed by those other than Tighe & Bond employees, such as subcontractors, materials purchased directly for this project and laboratories will be invoiced at cost plus ten percent. In the event that the scope of work is increased for any reason, the fee to complete the work shall be mutually revised by written amendment. Our attached Terms and Conditions is part of this letter agreement.

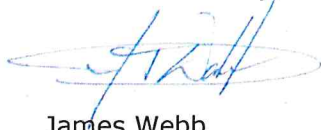
The included fees are based on the above scope of services and assumptions and exclusions. The schedule includes reasonable allowances for review and approval times by applicable parties. This schedule may need to be adjusted as the project progresses, allowing for changes in scope, character or size of the project requested by you, or for delays or other causes beyond our reasonable control.

A breakdown of the fee for this amendment is listed below:

PCB-Containing Materials Management and Abatement Planning	\$4,400
PCB-Containing Materials Abatement Monitoring (Part Time)	\$7,200
Demolition Monitoring (1 additional week, Full Time)	\$5,500
Laboratory Analysis, Equipment Costs, and Expenses	\$4,800
Additional Time for Closeout Report	\$1,600
<b>Total:</b>	<b>\$23,500</b>

If this proposal is acceptable, please forward an executed copy of this letter as authorization to proceed. We look forward to the opportunity to apply our expertise on this project and to working with the Town of Bolton. Should you have any questions or require additional information, please do not hesitate to contact James Webb at [JTWebb@tighebond.com](mailto:JTWebb@tighebond.com).

Very truly yours,  
**TIGHE & BOND, INC.**



James Webb  
Principal Environmental Scientist

On behalf of the **Town of Bolton**, the scope, fee, and attached terms and conditions of this proposal are hereby accepted.

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

Enclosure - Terms and Conditions – REV 04/2020