

June 26, 2023

Amber Wakley-Whaley
Director of Grants & Community Development
Town of Stafford
1 Main Street
Stafford, CT 06076

Re: **Estimated Costs Abatement and Demolition
108 Hydeville Road, Stafford, Connecticut**

Dear Ms. Wakley-Whaley:

Weston & Sampson is pleased to present a preliminary cost estimate for abatement and demolition services of the Hydeville Mill Site located at 108 Hydeville Road in Stafford, Connecticut. This estimated cost is based on very limited information available as the buildings are unsafe to enter and assumed to require bulk loading. Assumptions were made based on limited information gathered during our June 2023 Phase II Environmental Site Assessment (ESA) and Hazardous Building Materials Inspection (HBMI). We estimate that abatement and demolition costs will range between \$680,000 and \$910,000. Attached is a breakdown of the estimated costs.

If you have any questions while reviewing these costs, you can reach me at 978-532-1900 or destefanos@wseinc.com.

Sincerely,

WESTON & SAMPSON ENGINEERS, INC.



Sarah R. DeStefano
Team Leader | Associate

Attachment - Preliminary Construction Cost Estimate - May 2023

108 Hydeville Road, Stafford, CT
Building Abatement and Demolition
Preliminary Construction Cost Estimate
May 2023

TOTAL QUAN.	UNIT	DESCRIPTION	UNIT PRICE RANGE		TOTAL COST RANGE	
			low	high	low	high
		Miscellaneous Site Work				
1	LS	Mobilization/Demobilization (~3% of project)	25,000.00	44,000.00	25,000.00	44,000.00
1	LS	Miscellaneous Site Work (Tracking Pad, Submittals, Permits, As-builts, etc.)	10,000.00	15,000.00	10,000.00	15,000.00
2000	LF	Temporary Construction Fence	20.00	22.00	40,000.00	44,000.00
2000	LF	Wind Screen for Temp. Construction Fence	7.00	9.00	14,000.00	18,000.00
1	LS	Dust Monitoring/Controls	2,500.00	5,000.00	2,500.00	5,000.00
500	LF	Erosion control	5.00	7.00	2,500.00	3,500.00
		Item 1 Sub-Total			94,000.00	129,500.00
		Building Abatement and Demolition				
86500	GSF	Building Demolition	2.00	3.00	173,000.00	259,500.00
10	days	Slab removal	6,000.00	7,000.00	60,000.00	70,000.00
5	days	frost wall removal	6,000.00	7,000.00	30,000.00	35,000.00
2,435	Tons	brick/concrete recycling	25.00	35.00	60,875.00	85,225.00
450	Tons	ACM debris disposal	200.00	250.00	90,000.00	112,500.00
		Item 2 Sub-Total			410,000.00	560,000.00
		Site Restoration				
1,000	CY	Class B Backfill	45.00	55.00	45,000.00	55,000.00
		Item 3 Sub-Total			45,000.00	55,000.00
		CONSTRUCTION SUB-TOTAL			550,000.00	740,000.00
		Contingency (20%)			110,000.00	148,000.00
		Bond (2.5%)			13,800.00	18,500.00
		SUBTOTAL			680,000.00	910,000.00