

## ASBESTOS ABATEMENT PROJECT

At the last Select Board meeting, the Board deferred the asbestos abatement project until this week.

The budget for this project is \$82,000, and the cost estimates exceed \$146,000. The Capital Planning Committee has recommended advertising the IFB in order to obtain real prices.

Here is the schedule for the project:

April 16: release of the IFB.

April 29: Advertisement in the Central Register.

May 20: Filed subbids due.

May 27: General Contractor bids due.

June 3: Select Board awards the bid.

June 24: Contract documents signed and distributed.

July 1: Town Hall begins move.

July 11: Town Hall move complete, and contractor begins work.

July 31: Project complete.

August 3: Town Hall returns to the building.

The department heads will meet on April 15 to consider a Plan B for any postponement of the project. A report will be ready for the Select Board meeting.

HADLEY TOWN HALL  
STATEMENT OF PROBABLE COST

HADLEY TOWN HALL - FLOOR REPLACEMENT						
DIVISION	DESCRIPTION	UNIT	QTY	UNIT COST	SUBTOTAL	TOTALS
2	DEMO/SITE					
	remove and reinstall base	lf	1221	\$3.75	\$4,578.75	
	remove, salvage and reinstall floor registers	ea	26	\$18.00	\$468.00	
	relocate safe	ea	1	\$65.00	\$65.00	
	remove, salvage and reinstall counters	ea	3	\$65.00	\$195.00	
	remove CT threshold and undercut door	ea	2	\$25.00	\$50.00	
	remove, salvage and reinstall appliances/base	hrs	2	\$65.00	\$130.00	
	moving costs	ls	1	\$30,000.00	\$30,000.00	
					\$0.00	
	SUBTOTAL					\$35,486.75
2	ABATEMENT					
	remove VAT and associated underlayments	sf	5182	\$5.00	\$25,910.00	
	remove ACM pipe fittings	ea	35	\$30.00	\$1,050.00	
					\$0.00	
	SUBTOTAL					\$26,960.00
6	WOOD/PLASTICS					
	new 5/8" underlayment	sf	5182	\$3.90	\$20,209.80	
	patch subfloor (room 205)	sf	8	\$8.00	\$64.00	
					\$0.00	
	SUBTOTAL					\$20,273.80
7	THERM/MOISTURE					
	firestop cable penetrations	ls	1	\$50.00	\$50.00	
	reinsulate pipes/ fittings	lf	70	\$9.00	\$630.00	
	SUBTOTAL					\$680.00
8	FINISHES					
	new VCT	sf	5182	\$5.00	\$25,910.00	
	new thresholds	ea	2	\$15.00	\$30.00	
	new rubber tread/riser covers	lf	153	\$35.00	\$5,355.00	
	rubber floor at landings	sf	48	\$14.00	\$672.00	
	new VCB at cabinets	lf	12	\$5.00	\$60.00	
					\$0.00	
					\$0.00	
	SUBTOTAL					\$32,027.00
26	ELECTRICAL					
	remove and reinstall raceway/phone cord	ls	1	\$120.00	\$120.00	
					\$0.00	
	SUBTOTAL					\$120.00
	<b>WORK TOTAL</b>					<b>\$116,547.55</b>
0	GENERAL					
	Bonds/ Insurance		2%		\$2,310.95	
	General Conditions		8%		\$9,243.80	
	Overhead and Profit		12%		\$13,865.71	
	Unresolved Design Contingency		5%		\$5,777.38	
	SUBTOTAL					\$31,197.84
	<b>GRAND TOTAL</b>					<b>\$146,745.39</b>

The enclosed statement of probable cost has been prepared in accordance with generally accepted estimating practices. The design team does not have control over the method of determining prices of any given general contractor, market conditions, and material cost inflation and therefore cannot guarantee that bids will come in within the amounts estimated.

The statement of probable cost is based on market conditions at the time of writing.

The unresolved design contingency is an *estimating* contingency only. The percentage allocated to this line item will be reduced as design develops and funds allocated to this line item will be incorporated throughout the estimate as required.

This estimate does not include the owner's construction contingency. It is recommended that the owner budget an additional 10% for construction contingency.