



220817
June 26, 2014

Juliet Burdelski
Director of Economic Development
City of Meriden
142 East Main Street
Meriden, CT 06450

Re: **Summary of Site Abatement, Demolition, and Remediation Costs
11 Crown Street
Meriden, Connecticut**

Dear Ms. Burdelski:

The following is a discussion and summary of site abatement, demolition, and remediation costs for the Former Record Journal property located 11 Crown Street. The City of Meriden has requested this summary to support the application for DECD Brownfields Cleanup Funding for the site. The City plans on redeveloping the site and may demolish or renovate the existing on-site building depending on adaptive re-use planning.

Hazardous Building Materials Abatement

Tighe & Bond provided a preliminary Opinion of Probable Abatement Costs for hazardous building materials abatement and removal/disposal of universal wastes of approximately \$350,900 in the HBMI report dated April 10, 2014. Additional sampling/investigation was recommended for certain items to confirm probable costs such as asbestos containing floor tile mastic, PCB containing materials (caulking, glazing, and paints), and impacted substrates and damp proofing tar on building foundations.

Demolition

A preliminary Opinion of Cost for demolition of the on-site building consisting of 33,814 square-feet is \$574,800. This cost was derived from Tighe & Bond's experience with demolition of similarly constructed buildings in Connecticut and additional cost resources.

Remediation

Tighe & Bond provided a preliminary Opinion of Probable Remediation Costs of approximately \$87,000 in the Phase III ESA report dated April 4, 2014. This cost includes the following

- Lead-impacted soils in the western parking lot in the vicinity of B-4 and PAH- and ETPH-impacted soils in the southeastern parking lot in the vicinity of B-10 should be excavated and disposed of as remediation waste if the building will be reused. If the building will be demolished, the soils can be relocated and capped with future buildings as part of site redevelopment. Approximate Cost \$50,000 for on-site remediation only. If impact extends off site and remediation is required, costs will be higher.



- Preparation of Remedial Design and Technical Specifications for the excavation of lead-impacted soils and bidding including four additional borings to further delineate the extent of lead-impacted soils. Approximate Cost: \$10,000.
- Following completion of the remedial action, at least one year of quarterly monitoring is required before site closure can be achieved. Two additional monitoring wells will likely be required to provide coverage of the excavation area. Approximate Cost: \$15,000 for one year of quarterly monitoring and two monitoring wells.
- Preparation of the Completion of Investigation Form and LEP Verification Report once the site investigation and remediation have been completed. This is a requirement of the Property Transfer Program. Approximate Cost: \$12,000.

Summary

The following is a summary of Tighe & Bond’s Preliminary Opinion of Probable Costs:

Hazardous Building Materials Abatement	\$350,900
Demolition	\$574,800
Remediation	<u>\$ 87,000</u>
Total	\$1,012,700

Tighe & Bond recommends a contingency of 20% be included with the numbers above for planning purposes. These costs also include consulting and engineering costs.

If you have any questions or need additional information, please contact me at (860) 704-4761.

Very truly yours,

TIGHE & BOND, INC.

James T. Olsen, LEP
Vice President