

# omr architects<sub>inc</sub>

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## Proposal Request #18

April 11, 2011

### Reference

Contract for Designer Services between the Concord Carlisle Regional High School and OMR Architects Inc.

### Scope of Work

Professional services by CDW Consulting to conduct a supplemental hazardous materials survey for the proposed construction at the existing Concord-Carlisle High School. The intent is to identify and quantify previously tested asbestos-containing building materials collect supplemental samples through destructive sampling, provide project specifications related to design development and construction administration. Refer to attached CDW Consulting proposal dated April 6, 2011.

### Proposed Lump Sum

Hazardous Material Survey for not to exceed:	\$24,480.00
OMR 10%:	<u>\$2,448.00</u>
Total Proposed Fee	<b>26,928.00</b>

ARCHITECT  
OMR Architects Inc.

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*By:*

Martin A. Kretsch, AIA, LEED AP, Principal  
*Printed Name and Title:*

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*Date:*



**CDW CONSULTANTS, INC.**  
CIVIL & ENVIRONMENTAL ENGINEERS

PRINCIPALS & ASSOCIATES

*Yee Cho, PE, LSP  
Kathleen Campbell, PE, LSP, LEED AP  
Jack Goodhall, PE*

April 6, 2012

Mr. Marty Kretsch, LEED AP  
The Office of Michael Rosenfeld, Inc.  
543 Massachusetts Avenue  
Acton, MA 01720

RE: Professional Services for Supplemental Hazmat Survey, Design Development  
through Construction Administration  
Concord Carlisle High School, Concord, Massachusetts

Dear Mr. Kretsch:

CDW Consultants, Inc. (CDW) is pleased to present this proposal to conduct a supplemental hazardous materials survey, design development and construction administration in support of proposed construction at the Concord-Carlisle High School ("Site") in the Town of Concord, Massachusetts. This proposal replaces the proposal dated July 22, 2011. The intent is to identify and quantify previously tested asbestos-containing building materials (ACM), collect supplemental samples through destructive sampling, provide project specifications related to design development and construction administration. This work will be conducted in accordance with EPA and AHERA guidelines. Our proposal includes the Scope of Services, Schedule of Services, Fee for Services, and Terms and Conditions.

## **1.0 SCOPE OF SERVICES**

### **1.1 Supplemental Hazardous Materials Survey**

- (a) CDW will visit the Site to review the results of the Hazardous Material Summary Report, confirm quantities within the building and collect additional samples as necessary via destructive sampling to confirm assumed asbestos-containing materials (ACM).
- (b) CDW will collect bulk samples of potential ACM from homogeneous areas (similar in texture and appearance throughout) during the site visit(s) that appear to be different than those collected previously. The foundation and masonry vapor barrier will be assessed.
- (c) Suspect ACM samples will be submitted to a certified laboratory for analysis by polarized light microscopy (PLM). The locations and estimated amounts of each material sampled will be noted. Up to 75 bulk samples of suspect ACM will be collected for laboratory analysis. Limited destructive sampling will be conducted and repairs made. Areas hidden or requiring extensive destructive to access are excluded from this assessment at this time.



- (d) CDW will prepare a summary report of observations and testing results, for submittal to the Client. The report will include a preliminary estimate of identified quantities to be removed.

## **1.2 Design Development Phase**

- (a) CDW will review the results of the previous and confirmatory surveys and tests relative to hazardous materials (asbestos, lead-based paint, lighting ballasts, and containerized waste) that will require remediation as part of the building renovation project.
- (b) CDW will collect up to (2) two samples of green paint on columns for Toxicity Characteristic Leaching Procedure (TCLP) analysis, based upon initial high lead levels detected in the initial hazardous materials survey. CDW will also collect (1) sample of the mercury containing gym floor for TCLP analysis to determine whether there are special hazardous waste disposal requirements.
- (c) PCBs were detected in caulk at levels below EPA PCB regulated wastes; however the EPA mandates a minimum of three samples from each homogenous area be collected to ensure none are regulated waste. CDW will conduct PCB sampling under this phase. Up to (20) twenty PCB samples will be collected for laboratory analysis
- (d) CDW will develop preliminary design development specifications related to hazardous materials for the project based on the approved schematic design.
- (e) CDW will prepare a preliminary construction cost estimate related to hazardous materials. CDW will attend up to two (2) project meetings.
- (f) CDW will review comments on the design development submittal related to hazardous materials, and update our specification in response to the comments.

## **1.3 Construction Documents Phase**

- (a) CDW will finalize the hazardous materials review and confirm all testing and permits that will be required for the project.
- (b) CDW will prepare up to four (4) construction specifications sections related to hazardous materials for the project based on the approved design development. CDW will update the construction cost estimate related to hazardous materials, and provide CADD drawings of ACM locations (Client to provide CADD scaled base drawings of existing buildings for markup). Specification and plan submittals, and unit cost coordination, are included herein.



- (c) CDW will prepare a Memorandum summarizing the types of hazardous material permits and approvals that will be required, who is responsible for obtaining those permits/approvals, and the anticipated timeline for completing the permit/approvals.

**1.4 Construction Administration**

- (a) CDW will attend an on-site kick-off meeting with the general contractor.
- (b) CDW will review submittals related to our specifications sections, and be available for questions and clarifications during construction.

**2.0 SCHEDULE OF SERVICES**

CDW will commence work on this project upon receipt of written authorization to proceed. The schedule for completion of these tasks is based upon Client’s needs from written authorization to proceed, assuming that site access is available for on-site testing. CDW will conduct our services to avoid school hours. Other services will depend upon the established design schedule for completion.

**3.0 FEE FOR SERVICES**

For this project as defined in Articles 1.0 through 5.0, "Scope of Services" compensation shall be on a time and materials basis not to exceed \$24,480 (Twenty Four Thousand Four Hundred Eighty Dollars). Invoices will be submitted on a monthly basis.

**1.1 Supplemental Hazardous Material Survey:**

<u>Licensed Asbestos/Lead Inspector</u>	
Inspector.....3 @ \$900 /Day.....	<u>\$2,700.00</u>
<u>Sample Testing</u>	
PLM sample and analysis.....	\$ 20 /Sample
Estimated number of samples.....	75
Subtotal estimated cost of Asbestos/Samples .....	<u>\$ 1,500.00</u>
<u>Masonry/General Contractor</u>	
Masonry coring, foundation assessment repair.....	<u>\$ 1,700.00</u>
<u>Preparation of Final Report</u>	
One original (Electronic).....	<u>\$ 3,500.00</u>
<b><i>Subtotal Supplemental Survey.....</i></b>	<b><i><u>\$ 9,100.00</u></i></b>



**1.2 Design Development:**

<u>Specifications and Project Meetings</u> .....	<u>\$4,500</u>
<u>Additional Sample Testing</u>	
Inspector 1 day.....1@ \$900/day.....	\$ 900.00
TCLP sample and analysis.....	\$ 60 /Sample
Estimated number of samples.....	3
Subtotal estimated cost of TCLP/Samples .....	<u>\$ 180</u>
PCB sample and analysis.....	\$ 90 /Sample
Estimated number of samples.....	20
Subtotal estimated cost of PCB Samples .....	<u>\$ 1,800</u>
 <i>Subtotal Design Development</i> .....	 <b><u>\$7,380</u></b>

**1.3 Construction Documents:**

<u>Specifications and Project Meetings</u> .....	<u>\$ 4,500</u>
 <i>Subtotal Construction Documents</i> .....	 <b><u>\$4,500</u></b>

**1.4 Construction Administration:**

<u>Submittal Reviews and Project Meetings</u> .....	<u>\$ 3,500</u>
 <i>Subtotal Construction Administration</i> .....	 <b><u>\$3,500</u></b>

**TOTAL NOT TO EXCEED FEES FOR SERVICES \$24,480.00**

Abatement Project Monitoring is not included herein. For additional services not included herein, our standard labor rates are as follows:

Principal	\$140.00 per hour
Senior Project Engineer	\$100.00 per hour
Project Engineer/Scientist	\$ 90.00 per hour
Junior Engineer/Scientist	\$ 70.00 per hour
Project Monitor	\$600/8-hr shift
PLM Lab sample analysis	\$ 20.00 Ea
PCB Lab Sample Analysis	\$ 90.00 Ea
TCLP Lead Sample Analysis	\$ 60.00 Ea



**8.0 TERMS AND CONDITIONS**

CDW will accept applicable Terms and Conditions of the Contract for Designer Services (i.e., the Prime Agreement) between the Town of Concord and Office of Michael Rosenfeld, Inc.

Please sign a copy of this agreement. Retain a copy for your files and return the other to us; the receipt of which shall constitute Notice-to Proceed. If you have any questions, please do not hesitate to contact Susan Cahalan at extension 25. We look forward to working with you on this important project. Thank you for your confidence in CDW Consultants, Inc.

Very truly yours,  
**CDW CONSULTANTS, INC.**

A handwritten signature in black ink that reads "Kathleen Campbell".

Kathleen Campbell, PE, LSP, LEED AP  
Vice President

AGREED AND ACCEPTED BY CLIENT:

Name \_\_\_\_\_  
Title \_\_\_\_\_