

DRAFT - Rought Order of Magnitude Costs for Hazardous Building Materials

Options A and B Totals

State of Connecticut Department of Community and Economic Development

Former Mystic Oral School for the Deaf

240 Oral School Road, Groton, CT

Summary: Prepare Specifications for abatement or remediation of defined hazards. Defined hazards include, Asbestos, Lead-based Paint, Lead in Drinking Water, PCBs, Radon gas, Mercury equipment and Mold.

<i>Building</i>	<i>Option A- Abatement without Building Demolition</i>	<i>Option B- Abatement with Building Demolition</i>
Crouter Building	\$130,800	\$130,800
Durant Building	\$1,859,714	\$1,327,714
Girls Building	\$544,800	\$544,800
Main Administration and Boys Building	\$790,098	\$790,098
Pratt Building	\$710,400	\$578,400
Rainbow House	\$52,088	\$52,088
Whipple Building North and South	\$370,500	\$370,500
TOTAL	\$4,458,400	\$3,794,400
<i>Estimate assumes the following:</i>		
1	Abatement will be scheduled within 6 months	
2	Building Demolition as identified per option	
3	CT will continue to maintain buildings	
4	CT will provide basic utilities	
5	Cost estimates do not include replacement	
6	Cost estimates do not include repairs	
7	Excludes Subterranean Piping Systems	
8	Building demolition will not require mold abatement	

DRAFT - Rought Order of Magnitude Costs for Hazardous Building Materials
Building ID - Crouter
State of Connecticut Department of Community and Economic Development
Former Mystic Oral School for the Deaf
240 Oral School Road, Groton, CT

Summary: Prepare Specifications for abatement or remediation of defined hazards. Defined hazards include, Asbestos, Lead-based Paint, Lead in Drinking Water, PCBs, Radon gas, Mercury equipment and Mold.

Work Item	Unit Cost	Units	Number of Units	Extended Cost
Engineering/Construction Administration (20% of Construction Cost)		%	20%	\$21,800
Project Administration				
HASP/JHA Update	\$500	l.s.	1	\$500
Scope of Work Preparation - ACM, Lead, PCB	\$4,500	l.s.	1	\$4,500
Lead - TCLP Testing	\$150	l.s.	1	\$150
Subtotal				\$5,150
Remediation, Abatement or Hazard Elimination				
Site Preparation				
Building Security	\$500	each	1	\$500
Temporary construction fence	\$6	l.f.	1,000	\$6,000
Utilities/ Generator	\$1,500	l.s.	1	\$1,500
Mobilization	\$500	l.s.	1	\$500
Permits	\$500	l.s.	1	\$500
Subtotal				\$9,000
Asbestos Abatement				
Floor Tile & Mastic	\$6	sf	1,500	\$9,000
Mud Fittings	\$40	each	165	\$6,600
Window Frame, Door Frame Caulk	\$250	each	70	\$17,500
Glue Daubs	\$10	sf	100	\$1,000
Miscellaneous Light Gaskets & Heat Shields	\$50	each	20	\$1,000
Miscellaneous Caulk	\$10	lf	150	\$1,500
Concrete Floor Underlayment	\$12	sf	2,000	\$24,000
Panel Adhesive	\$10	sf	100	\$1,000
Perimeter/Penetration Flashing	\$10	sf	1,300	\$13,000
Subtotal				\$74,600
Lead-Based Paint Abatement				
NONE				\$0
Subtotal				\$0
Lead Plumbing Components				
Unknown - No Test	\$150.0	Set	12	\$1,800
Subtotal				\$1,800
Mercury Equipment/Components				
NONE				\$0
Subtotal				\$0
PCB Bulk Product Waste Removal				
NONE				\$0
Subtotal				\$0
Radon Gas				
Install Sub-Slab Depressurization/SVE System				
NONE				\$0
Subtotal				\$0
Estimated Remediation Cost:				\$90,550
Contingency (20% of total):				\$18,110
TOTAL ESTIMATED REMEDIATION COST:				\$109,000
Management & Monitoring				\$21,800
TOTAL ESTIMATED PROJECT COST:				\$130,800

<i>Estimate assumes the following:</i>	
1	Abatement will be scheduled within 6 months
2	No buildings will be demolished
3	CT will continue to maintain
4	CT will provide basic utilities
5	Cost estimates do not include replacement
6	Cost estimates do not include repairs
7	Excludes Subterranean Piping Systems

Prepared by: [J. Roche](#)
Approved by: [T. Salimeno](#)

Building ID - Durant
State of Connecticut Department of Community and Economic Development
Former Mystic Oral School for the Deaf
240 Oral School Road, Groton, CT

Summary: Prepare Specifications for abatement or remediation of defined hazards. Defined hazards include, Asbestos, Lead-based Paint, Lead in Drinking Water, PCBs, Radon gas, Mercury equipment and Mold.

Work Item	Unit Cost	Units	Number of Units	Extended Cost
Engineering/Construction Administration (20% of Construction Cost)		%	20%	\$265,714
Project Administration				
HASP/JHA Update	\$500	l.s.	1	\$500
Scope of Work Preparation - ACM & Mold	\$4,000	l.s.	1	\$4,000
Lead - TCLP Testing	\$300	ls	2	\$600
Subtotal				\$5,100
Remediation, Abatement or Hazard Elimination				
Site Preparation				
Building Security	\$1	each	500	\$500
Temporary construction fence	\$6	l.f.	1,000	\$6,000
Utilities/ Generator	\$1,500	l.s.	1	\$1,500
Mobilization	\$500	ls	1	\$500
Permits	\$500	ls	1	\$500
Subtotal				\$9,000
Asbestos Abatement				
Tank Insulation	\$10	sf	150	\$1,500
Mud Fittings on FG Lines	\$8	each	240	\$1,920
Floor Tile & Mastic	\$6	sf	3,500	\$21,000
Window & Door Glazing	\$250	each	95	\$23,750
Sinks (Mastic)	\$50	each	6	\$300
Roofing	\$5	sf	58,000	\$290,000
Foundation Waterproofing Tar	\$8	sf	12000	\$96,000
Sheetrock Walls & Ceilings	\$5	sf	100000	\$500,000
Subtotal				\$934,470
Lead-Based Paint Abatement				
NONE				\$0
Subtotal				\$0
Lead Plumbing Components				
Faucets Including Taps - NONE				\$0
Subtotal				\$0
Mercury Equipment/Components				
NONE				\$0
Subtotal				\$0
PCB Bulk Product Waste Removal				
NONE				\$0
Subtotal				\$0
MOLD				
Remove all F & F to stud or perimeter walls (32K, 43K, 20K)	\$4	sf	95,000	\$380,000
Subtotal				\$380,000
Radon Gas				
Install Sub-Slab Depressurization/SVE System				
NONE				\$0
Subtotal				\$0
Estimated Remediation Cost:				\$1,328,570
Contingency (20% of total):				\$265,714
TOTAL ESTIMATED REMEDIATION COST:				\$1,594,000
Management & Monitoring				\$265,714
TOTAL ESTIMATED PROJECT COST:				\$1,859,714

Estimate assumes the following:

- 1 Abatement will be scheduled within 6 months
- 2 No buildings will be demolished
- 3 CT will continue to maintain
- 4 CT will provide basic utilities
- 5 Cost estimates do not include replacement
- 6 Cost estimates do not include repairs
- 7 Excludes Subterranean Piping Systems
- 8 Assumes State of CT, DPH opines that sheetrock walls and ceilings are an asbestos regulated material requiring abatement
- 9 Assumes Building will be saved & requires exterior roof and foundation to be replaced & re-water proofing

Prepared by: J. Roche
Approved by: T. Salimeno

Building ID - Durant
State of Connecticut Department of Community and Economic Development
Former Mystic Oral School for the Deaf
240 Oral School Road, Groton, CT

Summary: Prepare Specifications for abatement or remediation of defined hazards. Defined hazards include, Asbestos, Lead-based Paint, Lead in Drinking Water, PCBs, Radon gas, Mercury equipment and Mold.

Work Item	Unit Cost	Units	Number of Units	Extended Cost
Engineering/Construction Administration (20% of Construction Cost)		%	20%	\$189,714
Project Administration				
HASP/JHA Update	\$500	l.s.	1	\$500
Scope of Work Preparation - ACM & Mold	\$4,000	l.s.	1	\$4,000
Lead - TCLP Testing	\$300	ls	2	\$600
Subtotal				\$5,100
Remediation, Abatement or Hazard Elimination				
Site Preparation				
Building Security	\$1	each	500	\$500
Temporary construction fence	\$6	l.f.	1,000	\$6,000
Utilities/ Generator	\$1,500	l.s.	1	\$1,500
Mobilization	\$500	ls	1	\$500
Permits	\$500	ls	1	\$500
Subtotal				\$9,000
Asbestos Abatement				
Tank Insulation	\$10	sf	150	\$1,500
Mud Fittings on FG Lines	\$8	each	240	\$1,920
Floor Tile & Mastic	\$6	sf	3,500	\$21,000
Window & Door Glazing	\$250	each	95	\$23,750
Sinks (Mastic)	\$50	each	6	\$300
Roofing	\$5	sf	58,000	\$290,000
Foundation Waterproofing Tar	\$8	sf	12000	\$96,000
Sheetrock Walls & Ceilings	\$5	sf	100000	\$500,000
Subtotal				\$934,470
Lead-Based Paint Abatement				
NONE				\$0
Subtotal				\$0
Lead Plumbing Components				
Faucets Including Taps - NONE				\$0
Subtotal				\$0
Mercury Equipment/Components				
NONE				\$0
Subtotal				\$0
PCB Bulk Product Waste Removal				
NONE				\$0
Subtotal				\$0
MOLD				
NONE				\$0
Subtotal				\$0
Radon Gas				
Install Sub-Slab Depressurization/SVE System				
NONE				\$0
Subtotal				\$0
Estimated Remediation Cost:				\$948,570
Contingency (20% of total):				\$189,714
TOTAL ESTIMATED REMEDIATION COST:				\$1,138,000
Management & Monitoring				\$189,714
TOTAL ESTIMATED PROJECT COST:				\$1,327,714

- Estimate assumes the following:*
- 1 Abatement will be scheduled within 6 months
 - 2 No buildings will be demolished
 - 3 CT will continue to maintain
 - 4 CT will provide basic utilities
 - 5 Cost estimates do not include replacement
 - 6 Cost estimates do not include repairs
 - 7 Excludes Subterranean Piping Systems
 - 8 Assumes State of CT, DPH opines that sheetrock walls and ceilings are an asbestos regulated material requiring abatement
 - 9 Building demolition will not require mold abatement

Prepared by: J. Roche
Approved by: T. Salimeno

Building ID - Girls
State of Connecticut Department of Community and Economic Development
Former Mystic Oral School for the Deaf
240 Oral School Road, Groton, CT

Summary: Prepare Specifications for abatement or remediation of defined hazards. Defined hazards include, Asbestos, Lead-based Paint, Lead in Drinking Water, PCBs, Radon gas, Mercury equipment and Mold.

Work Item	Unit Cost	Units	Number of Units	Extended Cost
Engineering/Construction Administration (20% of Construction Cost)		%	20%	\$90,800
Project Administration				
HASP/JHA Update	\$500	l.s.	1	\$500
Scope of Work Preparation - ACM & Lead	\$2,500	l.s.	1	\$2,500
Lead - TCLP Testing	\$300	ls	3	\$900
Subtotal				\$3,900
Remediation, Abatement or Hazard Elimination				
Site Preparation				
Building Security	\$500	each	1	\$500
Temporary construction fence	\$6	l.f.	0	\$0
Utilities/ Generator	\$1,500	l.s.	1	\$1,500
Mobilization	\$500	ls	1	\$500
Permits	\$500	ls	1	\$500
Subtotal				\$3,000
Asbestos Abatement				
Sheetrock (Joint Compound)	\$7	sf	3,000	\$21,000
Floor Tile & Mastic	\$6	sf	1,600	\$9,600
Pipe Insulation Including Mud Fittings	\$12	lf	1,200	\$14,400
Tar on Cork Ceiling	\$39	sf	250	\$9,750
Tank Insulation	\$10	sf	215	\$2,150
Ceiling Tiles	\$3	sf	3,600	\$10,800
Window Frame, Door Frame Caulk	\$250	each	155	\$38,750
Asphalt Roofing (Shingles)	\$8	sf	18,750	\$150,000
Perimeter/Penetration/Capstone Flashing	\$10	sf	600	\$6,000
Gaskets	\$100	each	100	\$10,000
Subtotal				\$272,450
Lead-Based Paint Abatement				
Windows/Doors Trim & Componenets	\$100.0	each	155	\$15,500
Walls	\$4	sf	19,760	\$79,040
Subtotal				\$94,540
Lead Plumbing Components				
Tap & Faucet Sets	\$150.0	set	28	\$4,200
Subtotal				\$4,200
Mercury Equipment/Components				
NONE				\$0
Subtotal				\$0
PCB Bulk Product Waste Removal				
NONE				\$0
Subtotal				\$0
Radon Gas				
Install Sub-Slab Depressurization/SVE System				
NONE				\$0
Subtotal				\$0
Estimated Remediation Cost:				\$378,090
Contingency (20% of total):				\$75,618
TOTAL ESTIMATED REMEDIATION COST:				\$454,000
Management & Monitoring				\$90,800
TOTAL ESTIMATED PROJECT COST:				\$544,800

Estimate assumes the following:

- 1 Abatement will be scheduled within 6 months
- 2 No buildings will be demolished
- 3 CT will continue to maintain
- 4 CT will provide basic utilities
- 5 Cost estimates do not include replacement
- 6 Cost estimates do not include repairs
- 7 Excludes Subterranean Piping Systems

Prepared by: J. Roche
Approved by: T. Salimeno

Building ID - Main Administration & Boys Building
State of Connecticut Department of Community and Economic Development
Former Mystic Oral School for the Deaf
240 Oral School Road, Groton, CT

Summary: Prepare Specifications for abatement or remediation of defined hazards. Defined hazards include, Asbestos, Lead-based Paint, Lead in Drinking Water, PCBs, Radon gas, Mercury equipment and Mold.

Work Item	Unit Cost	Units	Number of Units	Extended Cost
Engineering/Construction Administration (20% of Construction Cost)		%	20%	\$126,440
Project Administration				
HASP/JHA Update	\$500	l.s.	1	\$500
Scope of Work Preparation	\$2,500	l.s.	1	\$2,500
Lead - TCLP Testing	\$300	ls	3	\$900
Subtotal				\$3,900
Remediation, Abatement or Hazard Elimination				
Site Preparation				
Building Security	\$500	each	1	\$500
Temporary construction fence	\$6	l.f.	0	\$0
Utilities/ Generator	\$1,500	l.s.	1	\$1,500
Mobilization	\$500	ls	1	\$500
Permits	\$500	1s	1	\$500
Demolition (Chases)	\$500	LS	6	\$3,000
Subtotal				\$6,000
Asbestos Abatement				
Blackboard Glue Daubs	\$7	sf	1,500	\$10,500
Floor Tile & Mastic	\$6	sf	7,162	\$42,972
Pipe Insulation Including Mud Fittings	\$12	lf	6,800	\$81,600
Miscellaneous Caulking	\$10	lf	6	\$60
Miscellaneous Tar and coatings	\$10	sf	20	\$200
Ceiling Tiles	\$3	sf	500	\$1,500
Window Frame, Door Frame Caulk	\$250	each	444	\$111,000
Asphalt Roofing	\$8	sf	1,700	\$13,600
Perimeter/Penetration/Capstone Flashing	\$10	sf	980	\$9,800
Textured Ceiling Plaster	\$8	sf	3,700	\$29,600
Fire Doors	\$50	each	11	\$550
Gaskets	\$100	each		\$0
Miscellaneous Mastic on Walls	\$4	sf	150	\$600
Crawl Space Dirt	\$15	sf	300	\$4,500
Subtotal				\$306,482
Lead-Based Paint Abatement				
Window Trim /Doors & Door Trim	\$100.0	each	443	\$44,300
Walls	\$4	sf	38,400	\$153,600
Subtotal				\$197,900
Lead Plumbing Components -				
Faucets & Taps	\$150.0	set	57	\$8,550
Subtotal				\$8,550
Mold Remediation				
Boys basement	\$8.0	s.f.	500	\$4,000
Subtotal				\$4,000
PCB Bulk Product Waste Removal				
NONE				\$0
Subtotal				\$0
Radon Gas				
Install Sub-Slab Depressurization/SVE System				
NONE				\$0
Subtotal				\$0
Estimated Remediation Cost:				\$526,832
Contingency (20% of total):				\$105,366
TOTAL ESTIMATED REMEDIATION COST:				\$632,198
Management & Monitoring				\$157,900
TOTAL ESTIMATED PROJECT COST:				\$790,098

Estimate assumes the following:

- 1 Abatement will be scheduled within 6 months
- 2 No buildings will be demolished
- 3 CT will continue to maintain
- 4 CT will provide basic utilities
- 5 Cost estimates do not include replacement
- 6 Cost estimates do not include repairs
- 7 Excludes Subterranean Piping Systems

Prepared by: J. Roche
Approved by: T. Salimeno

DRAFT - Rought Order of Magnitude Costs for Hazardous Building Materials
Building ID - Pratt Building
State of Connecticut Department of Community and Economic Development
Former Mystic Oral School for the Deaf
240 Oral School Road, Groton, CT

Summary: Prepare Specifications for abatement or remediation of defined hazards. Defined hazards include, Asbestos, Lead-based Paint, Lead in Drinking Water, PCBs, Radon gas, Mercury equipment and Mold.

Work Item	Unit Cost	Units	Number of Units	Extended Cost
Engineering/Construction Administration (20% of Construction Cost)		%	20%	\$118,400
Project Administration				
HASP/JHA Update	\$500	l.s.	1	\$500
Scope of Work Preparation - Lead, Radon	\$2,500	l.s.	1	\$2,500
Lead - TCLP Testing	\$300	ls	1	\$300
Subtotal				\$3,300
Remediation, Abatement or Hazard Elimination				
Site Preparation				
Building Security	\$500	each	1	\$500
Temporary construction fence	\$6	l.f.	1,000	\$6,000
Utilities/ Generator	\$1,500	l.s.	1	\$1,500
Mobilization	\$500	ls	1	\$500
Permits	\$500	ls	1	\$500
Subtotal				\$9,000
Asbestos Abatement				
Perimeter/Penetration/Capstone ExteriorWall Flashing	\$10	sf	15,000	\$150,000
Gaskets	\$250	each	65	\$16,250
Subtotal				\$166,250
Lead-Based Paint Abatement				
Pipes	\$8.0	lf	200	\$1,600
Beams	\$9	sf	10,000	\$90,000
Steel Stair Edges	\$9	lf	132	\$1,188
Handrails	\$9	lf	190	\$1,710
Stringer	\$7	sf	312	\$2,184
Subtotal				\$91,600
Lead Plumbing Components				
Faucets & Taps	\$150.0	set	36	\$5,400
Subtotal				\$5,400
Mold Remediation				
NONE	\$8.0	s.f.		\$0
Subtotal				\$0
Mercury Containing Floors				
Gym & Weight Room	\$12	sf	11,610	\$139,320
T & D	\$16,000	ls	1	\$16,000
Subtotal				\$155,320
Radon Gas				
Install Sub-Slab Depressurization/SVE System (40,000 sq ft building)				
Concrete Demolition for Horizontal Trenches (1000 l.f. * 2' wide)	\$7	l.f.	800	\$5,600
Excavate soils for trenches/Pipe Installation (2' depth)	\$50	l.f.	800	\$40,000
Concrete Restoration	\$400	c.y.	12	\$4,800
Centrifugal Blowers	\$7,000	l.s.	1	\$7,000
System Startup & O&M Manual	\$5,000	l.s.	1	\$5,000
Subtotal				\$62,400
Estimated Remediation Cost:				\$493,270
Contingency (20% of total):				\$98,654
TOTAL ESTIMATED REMEDIATION COST:				\$592,000
Management & Monitoring				\$118,400
TOTAL ESTIMATED PROJECT COST:				\$710,400

Estimate assumes the following:

- 1 Abatement will be scheduled within 6 months
- 2 No buildings will be demolished
- 3 CT will continue to maintain
- 4 CT will provide basic utilities
- 5 Cost estimates do not include replacement
- 6 Cost estimates do not include repairs
- 7 Excludes Subterranean Piping Systems
- 8 CT will provide Snow Removal services

Prepared by: J. Roche
Approved by: T. Salimeno

DRAFT - Rought Order of Magnitude Costs for Hazardous Building Materials
Building ID - Pratt Building
State of Connecticut Department of Community and Economic Development
Former Mystic Oral School for the Deaf
240 Oral School Road, Groton, CT

Summary: Prepare Specifications for abatement or remediation of defined hazards. Defined hazards include, Asbestos, Lead-based Paint, Lead in Drinking Water, PCBs, Radon gas, Mercury equipment and Mold.

Work Item	Unit Cost	Units	Number of Units	Extended Cost
Engineering/Construction Administration (20% of Construction Cost)		%	20%	\$96,400
Project Administration				
HASP/JHA Update	\$500	l.s.	1	\$500
Scope of Work Preparation - Lead, Radon	\$2,500	l.s.	1	\$2,500
Lead - TCLP Testing	\$300	ls	1	\$300
Subtotal				\$3,300
Remediation, Abatement or Hazard Elimination				
Site Preparation				
Building Security	\$500	each	1	\$500
Temporary construction fence	\$6	l.f.	1,000	\$6,000
Utilities/ Generator	\$1,500	l.s.	1	\$1,500
Mobilization	\$500	ls	1	\$500
Permits	\$500	ls	1	\$500
Subtotal				\$9,000
Asbestos Abatement				
Perimeter/Penetration/Capstone ExteriorWall Flashing	\$10	sf	15,000	\$150,000
Gaskets	\$250	each	65	\$16,250
Subtotal				\$166,250
Lead-Based Paint Abatement				
NONE				\$0
Subtotal				\$0
Lead Plumbing Components				
Faucets & Taps	\$150.0	set	36	\$5,400
Subtotal				\$5,400
Mold Remediation				
NONE	\$8.0	s.f.		\$0
Subtotal				\$0
Mercury Containing Floors				
Gym & Weight Room	\$12	sf	11,610	\$139,320
T & D	\$16,000	ls	1	\$16,000
Subtotal				\$155,320
Radon Gas				
Install Sub-Slab Depressurization/SVE System (40,000 sq ft building)				
Concrete Demolition for Horizontal Trenches (1000 l.f. * 2' wide)	\$7	l.f.	800	\$5,600
Excavate soils for trenches/Pipe Installation (2' depth)	\$50	l.f.	800	\$40,000
Concrete Restoration	\$400	c.y.	12	\$4,800
Centrifugal Blowers	\$7,000	l.s.	1	\$7,000
System Startup & O&M Manual	\$5,000	l.s.	1	\$5,000
Subtotal				\$62,400
Estimated Remediation Cost:				\$401,670
Contingency (20% of total):				\$80,334
TOTAL ESTIMATED REMEDIATION COST:				\$482,000
Management & Monitoring				\$96,400
TOTAL ESTIMATED PROJECT COST:				\$578,400

Estimate assumes the following:

- 1 Abatement will be scheduled within 6 months
- 2 No buildings will be demolished
- 3 CT will continue to maintain
- 4 CT will provide basic utilities
- 5 Cost estimates do not include replacement
- 6 Cost estimates do not include repairs
- 7 Excludes Subterranean Piping Systems
- 8 CT will provide Snow Removal services

Prepared by: J. Roche
Approved by: T. Salimeno

DRAFT - Rought Order of Magnitude Costs for Hazardous Building Materials
Building ID - Rainbow House
State of Connecticut Department of Community and Economic Development
Former Mystic Oral School for the Deaf
240 Oral School Road, Groton, CT

Summary: Prepare Specifications for abatement or remediation of defined hazards. Defined hazards include, Asbestos, Lead-based Paint, Lead in Drinking Water, PCBs, Radon gas, Mercury equipment and Mold.

Work Item	Unit Cost	Units	Number of Units	Extended Cost
Engineering/Construction Administration (20% of Construction Cost)		%	20%	\$8,681
Project Administration				
HASP/JHA Update	\$500	l.s.	1	\$500
Scope of Work Preparation	\$2,500	l.s.	1	\$2,500
Lead - TCLP Testing	\$300	l.s.	2	\$600
Subtotal				\$3,600
Remediation, Abatement or Hazard Elimination				
Site Preparation				
Building Security	\$500	each	1	\$500
Temporary construction fence	\$6	l.f.	500	\$3,000
Utilities/ Generator	\$1,500	l.s.	1	\$1,500
Mobilization	\$500	l.s.	1	\$500
Permits	\$500	l.s.	1	\$500
Subtotal				\$6,000
Asbestos Abatement				
Window Frame Caulk, Door Frame Caulk	\$250	each	45	\$11,250
Miscellaneous Flue Cement	\$250	each	1	\$250
Subtotal				\$11,500
Lead-Based Paint Abatement				
Windows Components (trim apron, sill stoop...)	\$100.0	each	45	\$4,500
Door Units	\$60.0	each	8	\$480
Walls - Plaster - Dining Room,Hall, Bathroom	\$6	sf	540	\$3,240
Walls - Masonry Exterior Porch	\$6	sf	100	\$600
Door Threshold - porch	\$3	lf	4	\$12
Wall - Sheetrock - Porch, NW bedroom, SW bedroom	\$6	sf	626	\$3,756
Mantle - Living Room	\$6	lf	6	\$36
Wall - Wood - Porch	\$6	sf	80	\$480
Ceiling & Wall - Wood - Porch	\$6	sf	200	\$1,200
Baseboard West Hall	\$6	lf	20	\$120
Column - Wood Porch	\$6	lf	8	\$48
Subtotal				\$14,472
Lead Plumbing Components				
Faucets & Taps	\$150.0	set	4	\$600
Subtotal				\$600
Mold Remediation				
NONE				\$0
Subtotal				\$0
PCB Bulk Product Waste Removal				
NONE				\$0
Subtotal				\$0
Radon Gas				
Install Sub-Slab Depressurization/SVE System				
NONE				\$0
Subtotal				\$0
Estimated Remediation Cost:				\$36,172
Contingency (20% of total):				\$7,234
TOTAL ESTIMATED REMEDIATION COST:				\$43,406
Management & Monitoring				\$8,681
TOTAL ESTIMATED PROJECT COST:				\$52,088

Estimate assumes the following:

- 1 Abatement will be scheduled within 6 months
- 2 No buildings will be demolished
- 3 CT will continue to maintain
- 4 CT will provide basic utilities
- 5 Cost estimates do not include replacement
- 6 Cost estimates do not include repairs
- 7 Excludes Subterranean Piping Systems

Prepared by: **J. Roche**
 Approved by: **T. Salimeno**

DRAFT - Rough Order of Magnitude Costs for Hazardous Building Materials
Building ID - Whipple North & South
State of Connecticut Department of Community and Economic Development
Former Mystic Oral School for the Deaf
240 Oral School Road, Groton, CT

Summary: Prepare Specifications for abatement or remediation of defined hazards. Defined hazards include, Asbestos, Lead-based Paint, Lead in Drinking Water, PCBs, Radon gas, Mercury equipment and Mold.

Work Item	Unit Cost	Units	Number of Units	Extended Cost
Engineering/Design/Construction Administration (30% of Construction Cost)		%	30%	\$85,500
Project Administration				
HASP/JHA Update	\$500	l.s.	1	\$500
Scope of Work Preparation - ACM, Lead & PCB	\$7,500	l.s.	1	\$7,500
Lead - TCLP Testing	\$300	ls	0	
PCB- Remediation Verification	\$2,500	ls	2	\$5,000
Subtotal				\$13,000
Remediation, Abatement or Hazard Elimination				
Site Preparation				
Building Security	\$1	each	500	\$500
Temporary construction fence	\$6	l.f.	700	\$4,200
Utilities/ Generator	\$1,500	l.s.	1	\$1,500
Mobilization	\$500	ls	1	\$500
Permits	\$500	ls	1	\$500
Subtotal				\$7,200
Asbestos Abatement				
Glue Daubs	\$10	sf	160	\$1,600
Window Frame Caulk & Window Pane Glaze.	\$0	each	149	\$0
Exterior Door Frame Caulk	\$0	lf	60	\$0
Floor Tiles & Mastic	\$6	sf	20,000	\$120,000
Miscellaneous Adhesives	\$10	sf	200	\$2,000
Subtotal				\$123,600
Lead-Based Paint Abatement				
NONE				\$0
Subtotal				\$0
Lead Plumbing Components				
Faucets & Taps	\$150.0	set	57	\$8,550
Subtotal				\$8,550
Mercury Equipment/Components				
NONE				\$0
Subtotal				\$0
PCB Bulk Product Waste Removal				
Windows (149) & 3" of Surrounding Brick Substrate	\$23	lf	2,232	\$51,336
Doors (4) & 3" of Surrounding Brick/Block Substrate	\$23	lf	68	\$1,564
Concrete Sidewalk Squares	\$15	sf	1,000	\$15,000
Soil to 3"	\$275	cy	100	\$27,500
Subtotal				\$95,400
Estimated Remediation Cost:				\$247,750
Contingency (20% of total):				\$37,163
TOTAL ESTIMATED REMEDIATION COST:				\$285,000
Management & Monitoring				\$85,500
TOTAL ESTIMATED PROJECT COST:				\$370,500

Estimate assumes the following:

- 1 Abatement will be scheduled within 6 months
- 2 No buildings will be demolished
- 3 CT will continue to maintain
- 4 CT will provide basic utilities
- 5 Cost estimates do not include replacement
- 6 Cost estimates do not include repairs
- 7 Excludes Subterranean Piping Systems

Prepared by: **J. Roche**
Approved by: **T. Salimeno**