

**Demolition Specifications for Structures**  
47 North Water Street 06088

**Project Conditions**

The Town of East Windsor is seeking proposals from qualified demolition contractors for demolition, removals and site restoration of the following structure at 47 North Water Street, East Windsor, Connecticut 06088.

- A two-story single family house constructed pre 1900. The ground floor footprint area of the house is approximately 520 sf and includes a basement. Additionally, there is an attached porch of approximately 145 sf. This structure and porch is in a partially collapsed state. All rubble associated with this structure to be removed by contractor.

All areas are approximate for general bidding purposes only and bidders will be responsible for more accurate measurements if desired. An aerial photograph, assessor card and State of Connecticut Department of Health correspondence are attached for bidder purposes.

The structure is located on approximately .37 of an acre on private property. It has been condemned by the Building Official. It is approximately 12' from the edge of North Water Street and 22' from the centerline. The structure is approximately 20' from the northerly property. Site conditions will restrict placement and movement of demolition equipment.

All utilities will have been disconnected and discontinued at the start of demolition by the Town of East Windsor. North Water Street will be temporarily closed the day of the scheduled demolition by the Town of East Windsor Public Works Department.

Unknown is the type and extent of the subsurface sewage disposal system that served the building. The contractor will be responsible to probe below the ground surface a minimum of 3 feet in depth within 20', where practical, from the house to locate any septic tank or cesspool structure(s). Pumping of contents will not be required as the structure has been without water and working facilities for a number of years. Contractor is to crush and backfill any located subsurface structures in the same manner as specified for basements. All other portions of a system shall be abandoned in place.

### **General Conditions**

- Complete removal and restore site within **7 calendar days** of agreement
- Insurance. Contractor to provide liability, auto, indemnity, workmen's comp, etc. as follows. Furnish certificates from companies licensed in the State of Connecticut prior to start of work.
- Comprehensive General Liability Insurance – Required with limits of \$1mil/\$2mil bodily injury liability and \$1mil per accident for property damage liability on a comprehensive policy form.
- Automobile Public Liability and Property Damage Insurance with limits of \$1 mil/\$1mil for bodily injury liability and \$1 mil for property damage liability on a comprehensive policy form.
- Umbrella excess liability of \$2 million.
- Comply with OSHA and all other applicable local, state and federal regulations.
- Obtain all required permits. Fees for Municipal permit will be waived. State fee applies.

### **Hazardous Material Abatement**

- Prior to start of demolition the contractor is to review and follow all procedures as listed and outlined in the CMG Environmental report on 47 North Water Street, East Windsor, Connecticut 06088. Employees or subcontractors performing abatement are to be licensed and/or certified to perform such activity in accordance with regulations of USEPA, CTDEEP, OSHA, CTDOH.
- Contractor is required to comply with all requirements of the Connecticut Department of Health and OSHA for the safe handling and disposal of all hazardous materials.
- A fuel oil tank may be located in the basement of this single family structure. Contractor is to take necessary precautions to provide for the safe handling and disposal if found to be present. Contractor will be required to pump out and remove as required by CTDEEP regulations if found. Soil contamination is not anticipated from tank leakage and soil remediation is not included in the scope of work.

### **Scope of Work**

- Hazardous material abatement, removal, and disposal

Demolish and remove from the property the entire single family home, building and contents, demolished or collapsed.

### **Scope of Work**

- Remove from property all wood, organic debris, metals, piping conduit equipment, tank(s), etc. within basement and/or crawlspace(s).
- Demolish foundation to within 1'6" minimum below final grade.
- Locate and demolish existing septic tank(s) and/or cesspool(s).
- Clean fill and site restoration to grade with minimum 6" topsoil, raked, seeded, and hay mulched.

### **Procedures**

- Prior to the start of any work Contractor shall erect a temporary safety fence around the worksite.
- All equipment and materials storage confined to fenced area.
- All activities are to be conducted without interference to any other properties.
- Material removed for demolition is to be loaded directly to roll-offs or haul vehicle(s) and not allowed to accumulate on the ground. Full roll-offs to be removed for legal disposal at an approved waste management or approved hazmat facility within 48 hours of being filled.
- Materials removed for salvage cannot be stored on site or stockpiled and must be removed daily. No selling of salvaged material from the site.

### **Site Restoration**

- All areas disturbed by contractor's activities are to be "machine finished" graded and seeded to the approximate levels of the building perimeter but shaped to allow for sheet flow drainage in the direction of normal slopes.
- Stone, masonry or concrete building foundation walls only from the demolished structure can remain and be used for fill and site grading, providing it qualifies as "clean" fill. Any material used must be crushed to a maximum 6"- (minus) sized piece(s).
- The final 6" of grading is to be clean top soil, machine graded to provide a seed bed for the establishment of turf. All disturbed areas of the lot are to be seeded for water and soil protection with general purpose seed.
- Prior to completion the site is to be raked clean and all demolition materials are to be removed from the site.

### **Proposal Submission and Contact Information**

- A bidders' conference will **not** be held. Bidders are free to visit the site at their own convenience. No access to the structure is allowed. Questions should be directed to the Town of East Windsor Building Department @ (860) 623-2439 during normal business hours or through the Town's website [www.rstanley@eastwindsorct.com](http://www.rstanley@eastwindsorct.com)
- Proposals are to be submitted on the bidders letterhead in sealed envelopes marked "Demolition at 47 North Water Street, East Windsor". Proposals for other than what is specified shall be rejected without bias.
- Submit proposals to be received no later than **12:00 noon, May 3 , 2012** to:

**Denise Menard, First Selectman  
Town of East Windsor  
11 Rye Street  
Broad Brook, Ct. 06016**

- Proposals will be opened immediately following close of time to receive bids.

### **Award of Contract**

Subject to approval by the Board of Selectmen it is the intent of the town to award a contract to the lowest priced qualified bidder within **14 days** of opening the bids.

**The Town of East Windsor reserves the right to reject any and all bids.**

# STATE OF CONNECTICUT

## DEPARTMENT OF PUBLIC HEALTH



Jewel Mullen, M.D., M.P.H., M.P.A.  
Commissioner

Dannel Malloy  
Governor

March 29, 2012

Mr. Rand Stanley  
Building Official  
Town of East Windsor  
11 Rye Street  
Broad Brook, CT 06016

Re: 47 North Water Street, Warehouse Point, East Windsor, CT

Dear Mr. Stanley:

The Department of Public Health, Asbestos Program (DPH) is happy to provide assistance to your office in regards to the single family residence located at the referenced address which you have condemned as structurally unsound.

In order to facilitate demolition of this structure, an asbestos inspection is strongly recommended. As a single family residence, the limitations of the DPH to require an asbestos inspection is limited to facilities that fall under the requirements of the asbestos National Emissions Standards for Hazardous Air Pollutants (40 CFR Part 61, the NESHAP). These include any commercial, industrial, institutional, public building, and/or five (5) unit or greater residential structures, including condominiums and co-ops. They include less than five unit residential structures if the land use changes from residential use to commercial use or the structure was previously used for commercial or institutional use.

However, based on the age of the structure, which I understand to be the late 1700's/early 1800's, the presence of asbestos-containing materials (ACM) is highly probable. The commercial use of asbestos began about 1880 and it was used in more than 4,000 building materials. So it is assumed that the house has been renovated several times since it was built. The exterior walls and north interior wall of the collapsed porch of the structure are covered in asbestos shingles and the roofing on the top of the structure appears to be rolled roofing. The chimney appears to have both roof flashing and to be painted with roofing tar. All of these materials are historically known to contain asbestos, with the roofing materials containing asbestos up to and through the 2000's. The DPH assumes that the heating system, whether gas or oil fired has some sort of asbestos-containing thermal insulation either on pipes, ducts or the furnace. The walls whether they are plaster or drywall and joint compound are known to historically contain asbestos.



Phone: (860) 509-7367 / fax: (860) 509-7378  
Telephone Device for the Deaf (860) 509-7191  
410 Capitol Ave., MS# 51AIR, PO Box 340308, Hartford, CT 06134-0308  
Affirmative Action / Equal Opportunity Employer

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Mr. Rand Stanley

March 29, 2012

However, as the house is condemned, it is illegal under the State Demolition Code to enter the building to sample the building materials to determine asbestos. Certainly the collapse of the roof of the structure and the outward bowing of the rear and north side walls would preclude anyone from entering the structure.

In order to facilitate the demolition of the structure, the DPH requires that an Alternative Work Practice (AWP) application be submitted to the DPH. This application will be submitted by a DPH licensed Project Designer and either treat the entire structure as asbestos-contaminated or segregate the different building materials so that sampling of the building can be conducted after the building is brought to a safe level. The sampling will determine if the building materials contain asbestos. ACMs are disposed of in one waste stream, while non-ACMs are disposed of as regular demolition waste. Based upon the size of the structure, the location of the building next to the Connecticut River, and the time (and costs) needed to segregate and sample, the DPH feels that it would cost less to dispose of the entire structure as ACM.

The AWP approval letter will also require the Town (and/or the property owner) to hire a DPH licensed Project Monitor to collect air samples and oversee the demolition and clean up. The role of the Project Monitor is to ensure the demo/asbestos contractors follow the requirements of the AWP and other regulations associated with this activity. Their presence also will reassure the neighbors that the Town (and/or property owner) care about their public health.

As we discussed yesterday, the DPH will waive the ten day notification period typically required prior to the commencement of the demolition, so the contractors may start as soon as you have a contract.

The DPH will work closely with you, the Town of East Windsor, and your environmental consultant to ensure that the public is protected from exposure to asbestos during the demolition of this structure.

Please contact me at (860) 509-7367 if you have any questions or comments.

Sincerely,



William M. Stapleton, Jr.  
Environmental Sanitarian II  
Asbestos Program  
Environmental Health Section



TOWN OF EAST WINDSOR, CONNECTICUT



UNIQUE ID # 01053000

COST CALCULATIONS		
DESCRIPTION	AREA	RATE
MAIN	540	231.10
DORMER		892.43
PLUMBING		4063.45
1.00 STORY	144	102.21
		124,790
		890
		4,060
		14,720

1SFR+	
8	1.9SFR+
18	
	30

CLASS/FACTOR	8 / 10
REPLACEMENT COST	158,910
PHYSICAL DEPRECIATION	49 %
FUNCTIONAL DEPRECIATION	12 %
BDR 3 % OB 0 % HTG 0 % OK 4 %	
BI 2 % IN % SD 0 % WL 1 % SIZE 1 %	
LOC / OTHER DEPRECIATION	0 %
INDICATED BLDG VALUE	71,320
INDICATED OUTBLDG VALUE	2,510
INDICATED LAND VALUE	80,000
ESTIMATED MARKET VALUE (ROUNDED TO \$100)	153,830

FINISHED LIVING AREA 1170

OUTBUILDING VALUATION

TYPE	CONSTRUCTION	FINISH	STORY	LGTH	WDTH	AREA	AGE	CONDITION	REPLACEMENT	PHYS.	FUNC	VALUE
GARAGE	FRAME	NIL	1.0	20	20	400	1900	POOR	8,360	70		2,510

490 LAND CLASSIFICATION

TYPE	VALUE		LAND VALUATION				MARKET VALUE	
	490	490	TOTAL ACRES	LAND UNIT	SIZE ADJ	TOPO / AMN	WATER & SEPTIC	
6-1: FARM			0.37	80,000	1.00			
6-2: FOREST				30,000				
6-3: OPEN SPACE		0.00		7,500		0.90		
TOTAL 490 LAND								
TOTAL 490 PRICE			138.00				80,000	

# Town of East Windsor

Geographic Information System (GIS)



47 north water st.

Revised date October 2010  
Date Printed: 4/13/2012



**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of East Windsor and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 50 feet

