

REQUEST FOR QUALIFICATIONS/PROPOSAL



Stratford RFP No. 2015-055
Hazardous Materials Inspections,
Remediation Design, and
Remediation Monitoring Services
for

Stratford High School
45 N. Parade St.
Stratford, CT 06615

Town of Stratford
Engineering Department
2725 Main Street
Stratford, CT 06615

OSCG Project #138-0101

Issue date: October 29, 2015

Pre-proposal meeting and mandatory walk-through:
November 5, 2015 at 2:30pm EST

Written Responses Due: November 18, 2015 at 2:00 pm EST

Capitol Region Education Council (CREC)
CREC Construction Services
147 Charter Oak Avenue
Hartford, CT 06106

QUESTIONS: Should be directed to the Owner's Project Manager, Richard Snedeker, in writing via e-mail rsnedeker@crec.org. No questions will be accepted after 12:00 pm EST November 12, 2015

I. Instruction to Bidders

CREC Construction Services (“Owner’s Project Manager”) will be administering this RFQ/P process for the Town of Stratford (“Owner”). Written proposals in response to this RFQ/P (“Proposals”) are due by November 18, 2015 at 2:00pm EST. Attached to this RFQ/P is a form for providing unit prices and a form for providing the based bid (collectively, the “Fee Proposal Forms”). Proposals must contain (a) a fee proposal consisting of bidder completed Fee Proposal Forms (the “Fee Proposal”), which Fee Proposal shall contain (i) a stipulated lump sum fee for the services to perform the initial investigation of the facilities and the development of a sampling plan based upon such initial investigation; and (ii) separate from such stipulated lump sum fee, unit prices for services, which unit prices are to include, without limitation, sampling labor rates and sampling costs (including turn-around-times noted on the Fee Proposal Forms) and rates for the following: hazardous materials inspection; preparation of the hazardous materials inspection report; post PCB inspection; preparation of the remediation design; remediation monitoring; and preparation of the remediation final report; and (b) a bidder’s written qualification response to this RFQ/P (the “Qualification Proposal”).

Bidders are required to submit an individually sealed hard copy of the Fee Proposal in addition to five hard copies and one electronic copy of the Qualification Proposal to the Owner’s Purchasing Office located in Stratford Town Hall, 2725 Main Street Room 202, Stratford CT 06615, Attention: Michael Bonnar, Purchasing Agent. mbonnar@townofstratford.com

Qualified bidders shall be a firm, company, or team possessing extensive experience in lead, asbestos, PCB, and Universal Waste investigation and characterization. Said entity shall possess the professional standards/credentials to undertake such a project, and have a resume to demonstrate successful completion similar services for projects with similar size/scope.

II. Project Description

The project is a 9th to 12th grade high school facility to be located in Stratford, CT. The facility will contain an aggregate approximately 226,000 net sq. ft. consisting of several components and will include all the typical elements of a high school. The project shall include (i) a new three-story academic building of approximately 130,000 sq. ft. constructed on the existing athletic fields on the West side of King Street; (ii) demolition of approximately 90,000 sq. ft. of the existing high school building on the East side of King Street, (iii) construction of an approximately 50,000 sq. ft. addition to the existing high school building on the East side of King Street; and (iv) renovation to approximately 45,000 sq. ft. of the existing high school building that will remain on the East side of King Street. The current estimated construction cost is \$85,000,000. The design of the facility began in May 2015 and construction completion is expected to be the summer of 2019. Antinozzi Associates, P.C. of Bridgeport will be the architect of record (the “Architect”).

The existing Stratford High School building is approximately 180,000 net square feet in area, see attached Tax Assessor’s card for additional information. Simple floor plans of the existing building identifying the dates of construction and showing the pipe tunnels are also attached to this RFQ/P.

The current project schedule requires that the initial hazardous materials investigation and the development of a sampling plan will be completed no later than February 1, 2016. The sampling, testing, analysis, and remediation design is required to be completed by June 1, 2016. Remediation monitoring will be continuous

while the remediation activities are occurring. A preliminary construction schedule is attached to this RFQ/P.

It is anticipated that the project will be done in multiple phases, beginning with the demolition of existing structures and associated site clean-up at 25 N. Parade Street (Tax Assessor's card for 25 N. Parade is attached to this RFQ/P), and demolition of an existing single-story concrete-block Fitness Center building (approximate size 32 feet X 32 feet) on the opposite side of King Street from the existing High School. This will be followed by construction of a new three-story building of approximately 140,000 sq. ft. on a vacant parcel (currently being used as athletic fields) directly to the West of the current high school on the opposite side of King Street, followed by demolition, additions, and alterations for the remainder of the facility on the East side of King Street.

This RFQ/P deals primarily with the 25 N. Parade Street demolition work, the Fitness Center demolition work (opposite side of King Street from the existing High School), and the work associated with demolition and alterations of the existing High School.

It is likely that some of the sampling, abatement, and other remediation work will need to occur during times of the year when the High School is in session. Some of this work may need to be conducted during off-hours if it is deemed disruptive to normal school activities.

Attached to this RFQ/P is the 2014 AHERA 3 Year Re-Inspection Report prepared by the Town's consultant AMC Environmental, LLC (the "AMC Report"). Limited confirmatory sampling of previously identified non-ACM materials in the AMC Report should be included in the sampling plan to the extent necessary and/or required to identify the presence of hazardous or regulated materials.

With regard to the project, this RFQ/P is requesting proposals from bidders for services necessary and/or required to perform the services set forth in this RFQ/P pursuant to and in compliance with the Contract (as such term is hereinafter defined) and the requirements set forth in this RFQ/P (collectively, the "Services"). The Services shall be performed pursuant to the Owner's contract, a copy of which is attached to this RFQ/P (the "Contract"), and each bidder submitting a Proposal agrees that such submission is deemed an agreement by the bidder to (i) accept the terms and conditions of the Contract; and (ii) if awarded the Contract by the Owner, execute the Contract without any exceptions.

To the extent applicable to the Services, the bidder awarded the Contract shall be required to comply with the nondiscrimination and affirmative action provisions of Connecticut General Statutes Sections 4a-60, 4a-60a, 4a-60g, and 46a-68b through 46a-68f, inclusive, as amended by June 2015 Special Session Public Act 15-5 and shall meet/exceed the goals and requirements of the State of Connecticut Commission on Human Rights and Opportunities ("CHRO"), including without limitation, such goals and regulations that became effective as of October 1, 2015.

III. Minimum Qualifications

Eligible respondents will be those qualified professionals that effectively demonstrate the following:

1. Experience and expertise in (i) hazardous or regulated materials, including, without limitation, lead, mercury, chemicals, radioactive contaminated materials, and asbestos, (ii) PCB consulting, and (iii)

possessing the professional credentials to undertake and successfully complete the services outlined in this RFQ/P.

2. Knowledge of Federal and State laws and regulations governing the services outlined in this RFQ/P. Experience with State DPH, DAS, DEEP, and U.S. EPA technical processes and staff responsible for overseeing the project.
3. Extensive knowledge of and experience utilizing the EPA 2012 PCB Bulk Product Waste Reinterpretation.
4. Experience with performing asbestos abatement work in an occupied school facility.
5. Considerable experience utilizing asbestos abatement alternative work practices in a school facility.
6. Familiarity with the Universal Waste Rule, including maximizing recycling opportunities whenever practicable.
7. The experience and knowledge necessary to facilitate a strong working relationship with the DAS Office of School Construction Grants (OSCG).

Special consideration will be given to firms who successfully demonstrate experience doing asbestos abatement while students occupy the facility, and to firms who demonstrate experience with the EPA 2012 PCB Bulk Product Waste Reinterpretation.

IV. Scope of Services

A meeting with the Owner and the Owner's designated representative, the Project's construction manager, Owner's Project Manager, and Architect (collectively, the "Project Team") will be held prior to the commencement of inspections to review the areas impacted by the project, and to discuss testing and remediation options that are available for consideration. The contract is intended to require the successful bidder to provide all materials, all labor, all professional licenses and certifications, and all else whatsoever is necessary to properly finish all work and/or services set forth in this RFQ/P in connection with (i) hazardous material inspections (asbestos, lead, PCBs, universal wastes and regulated materials), (ii) the hazardous materials inspection report, (iii) the post PCB inspections, (iv) remediation design, (v) remediation monitoring services, and (vi) remediation final report, which shall be performed to the satisfaction of the Project Team. Analysis of samples shall be performed by an independent laboratory that is in no way affiliated with the entity performing the services outlined in this RFQ/P. The entity selected to fulfill this contract will be required to access pipe tunnels and other confined space areas for inspection and testing. The selected entity responding to this RFQ/P will be responsible to carry out the following tasks:

1. Hazardous Material Inspection - Asbestos:
 - a. Provide inspection services related to the identification and characterization of potential regulated asbestos-containing material (RACM) including quantification and location of materials. Inspections shall be made of both interior and exterior materials. Analytical samples shall be collected as required. Analysis of samples to be performed at a NIST/AIHA accredited laboratory.

- b. Invasive/destructive testing shall be performed as required. Surfaces impacted by such testing need to be repaired in structures that are occupied, or are to be reoccupied prior to demolition or renovation, to allow safe occupancy of students and staff. Costs for temporary repairs shall be included in the Additional Unit Pricing section of the Fee Proposal Forms as an allowance. The Town has an on-call roofing contractor that will be responsible for repairing all roofing test locations, arrangements to have the roofing contractor on site must have already been made through the Owner's Department of Public Works prior to any destructive roofing tests being performed. Costs for roofing repairs shall not be included in the Fee Proposal.
 - c. Inspection services shall include the collection, handling, material containers, delivery, mailing, testing and reporting of the following tests as required to adequately characterize the facility:
 - Polarized Light Microscopy (PLM) Bulk Sample Analysis
 - PLM Point-Count Sample Analysis
 - Transmission Electron Microscopy (TEM) Bulk Sample Analysis
2. Hazardous Material Inspection - Lead:
- a. Provide engineering services related to the inspection and testing (i.e. X-ray Fluorescence (XRF), Toxicity Characteristic Leaching Procedure (TCLP) and Atomic Absorption Spectrophotometry (AAS)) of painted building components. Inspections shall be made of both interior and exterior materials and shall be adequate to characterize any potentially lead containing materials.
 - b. Base inspection services shall include the collection, handling, material containers, delivery, mailing, testing, and reporting of the following tests as required to characterize the facility:
 - XRF Sample Analysis – (as required, included in inspection cost)
 - Paint Chip Sample Analysis
 - TCLP Sample Analysis
 - AAS Sample Analysis
3. Hazardous Material Inspection – Polychlorinated Biphenyls (PCBs):
- a. Provide PCB characterization services as indicated. Prior to sending any samples to a lab, confirm with the Project Team that the testing of that material is the desired course of action, or if in the opinion of the Project Team, it would be in the best interest of the Town of Stratford to pursue some other course of action (utilizing the EPA 2012 PCB Bulk Product Waste Reinterpretation, for example).
 - b. For building materials approved for testing by the parties listed in 3.a. above, provide inspection/investigation services and testing (PCB Soxhlet Extraction Method) to identify the presence of PCB's in building materials that are scheduled to be impacted by the selective demolition process in the proposed project areas. Where previously authorized, inspections shall be made of both interior and exterior materials. Soil and air testing is not included.
 - c. Base inspection services shall include the collection, handling, material containers, delivery, mailing, testing, and reporting of the following tests:
 - PCB Bulk Sample Analysis

4. Hazardous Material Inspection – Other Materials/Universal Wastes:
 - a. Determine the presence of hazardous and regulated materials within and adjacent to the proposed construction and/or demolition area that may have to be remediated in accordance with local, state and federal regulations prior to the start of construction or demolition activities.
 - b. Every effort shall be made to utilize recycling as an option for disposal, subject to practicability and the approval of the construction manager.
 - c. Material assessment shall include but not be limited to:
 - Site utilities (water, gas, sewage, electric)
 - Sanitary sewer system
 - Chlorofluorocarbon sources (e.g. HVAC Systems, Kitchen Equipment)
 - Chemical Inventory (e.g. UST, drums, containers)
 - Potential PCB and Diethylhexyl phthalate (DEHP) containing materials/equipment
 - Mercury sources (e.g. fluorescent light ballasts)
 - Thermostats
 - Exist signs (radiation)

5. Hazardous Material Inspection Report:
 - a. Report shall be inclusive of Asbestos, Lead, PCBs and Other Materials inspections and testing. Provide an inventory of each identified (or assumed) hazardous building material including location and quantity of each type of material.
 - b. At a presentation meeting conducted by the entity completing this contract, provide one each (1/ea. for a total of 4) hard copy and one each (1/ea. for a total of 4) electronic copy of the report to each member of the Project Team. The presenter(s) shall provide acceptable responses to the Owner's team's questions and comments.

6. Post PCB Inspection:

As noted in #3. a. above, prior consent from the Project Team is required for any samples to be sent to a lab for testing. In the event that laboratory testing has been authorized by the Project Team, the following protocols shall be applicable for those test results:

 - a. A meeting shall be held with the Project Team upon receipt of the initial PCB characterization test results to discuss the results and required courses of action.
 - b. If test results yield concentrations of PCB's 1 mg/KG or less there will be no further testing.
 - c. If test results yield concentrations of PCB's in excess of 1 mg/Kg but less than 50 mg/Kg, the remediation design shall comply with State DEEP Regulations including but not limited to Connecticut General Statutes Sections 22a-463 through 22a-469. The Consultant shall issue the appropriate notifications to State and Local Authorities.
 - d. If test results yield concentrations of PCB's in excess of 50 mg/Kg the remediation design shall comply with U.S. EPA Regulations and be submitted to EPA for review and approval prior to commencing with the remediation work. The entity fulfilling this contract shall issue the appropriate notifications to State and Local Authorities.

7. Remediation Design:

(Note: The Remediation Design is required to list specific disposal facilities that will accept each of the various regulated materials identified. Also, backgrounds of existing building floor plans will be provided electronically for the development of Remediation Plans.)

- a. At a presentation meeting conducted by the entity completing this contract, said entity shall review the draft final Remediation Design and draft cost estimate with the Project Team. The presenter(s) shall provide acceptable responses to the Owner's team questions and comments. Make edits to the Remediation Plan based on agreements reached at the presentation meeting.
 - b. Develop complete Asbestos, Lead, PCB and Hazardous Materials Remediation Plans and specifications for: 1. Submission to the local code officials having jurisdiction for their review and approval per most current State of Connecticut Department of Administrative Services, Office of School Construction Grants (OSCG) requirements; 2. Submission to the OSCG for a Pre-bid Conformance Review (PCR) meeting and approval to go to bid, followed by; 3. Competitive bidding.
 - c. Prepare Remediation Cost Estimate for OSCG PCR meeting in the format required by the OSCG.
 - d. Attend meeting(s) with local officials and/or their designated reviewer(s) to discuss the remediation design and to respond to questions and/or review comments.
 - e. Attend OSCG Design Development Review (DDR) and PCR meeting(s) with Construction Manager and Owner's Project Manager.
 - f. Coordinate Remediation scope with Project Team. Coordination may require attendance at three (3) one-half (1/2) day each meetings.
 - g. Develop Alternative Work Practices (AWP) if applicable or desirable by the Construction Manager. All AWP shall be approved by the State Department of Public Health prior to implementing said AWP.
 - h. Attend Mandatory Contractor Pre-Bid Conference to describe the Remediation Plan and to answer questions.
 - i. Prepare Addenda in response to Pre-Bid Conference, contractor Requests for Information (RFI), etc.
 - j. Provide one each (1/ea. for a total of 4) electronic copy of the OSCG approved Remediation Design Documents without mark-ups (clean copy) to each member of the Project Team.
 - k. Provide a scanned electronic version (1/ea. For a total of 2) of the original OSCG-stamped hard-copy set of documents that were approved by the OSCG to the Owner's Project Manager and the Construction Manager. Provide the original hard-copy set of documents that were approved and stamped by the OSCG to the Owner/Town Engineer for their records to be used for reference throughout the project lifespan, including until at least the completion of the State Audit of the project.
 - l. Prepare the RFP for Remediation Services, review the RFP with the owner's team and incorporate any required changes. Owner's approval required prior to release.
 - m. Conduct Scope Review meeting(s) with the apparent lowest responsible qualified bidder who is the leading candidate to perform the remediation work. Include Project Team in that meeting to respond to questions.
8. Remediation Monitoring:
- a. Attend Pre-construction Meeting with abatement contractor to answer questions and to respond to comments.
 - b. Review abatement contractor's pre-abatement submittals for accuracy and completeness prior to the commencement of work.

- c. Provide qualified personnel, trained as licensed project monitors, for supervision, monitoring, clearance testing, and reporting of asbestos, lead based paint, and hazardous materials remediation.
 - d. Ensure remediation is in compliance with remediation design documents.
 - e. Base inspection services shall include the collection, handling, material containers, delivery, mailing, testing, and reporting of the following tests:
 - Phase Contrast Microscopy (PCM) Sample Analysis
 - TEM Air Analyses (24Hour TAT) Sample Analysis
 - Lead in Air/Wipe Sample Analysis
 - PCB in Air Sample Analysis (both Aroclors and Homologs)
 - PCB Wipe Sample Analysis
9. Remediation Final Report:
- a. Assemble Documentation of Records Report with Remediation data obtained from abatement contractor and results of abatement sampling and testing.
 - b. At a presentation meeting conducted by the entity completing this contract, provide one each (1/ea. for a total of 4) hard copy and one each (1/ea. for a total of 4) electronic copy of the report to each member of the Project Team.

UNIT PRICES (Page 1 of 1)

The undersigned further proposes and agrees that should the amount of work required be increased, then the following supplemental Unit Prices will be the basic price in place for computing extra cost. All Unit Prices shall include all cost of work to the representative contractor, including all charges for materials, labor, plant, equipment, overhead, profit, additional insurance, taxes and all charges of whatever kind

The stated costs are to be for "Additions" of work to the Contract with TAT's as shown below.

DESCRIPTION OF UNIT PRICES

Personnel and Reporting Fee's Schedule - All Unit Prices are inclusive of wages, taxes, travel, reimbursable expenses, overhead and profit.

Principle/Vice President	\$ _____/Hour
Senior Project Manager/Associate/LIH	\$ _____/Hour
Project Manager	\$ _____/Hour
Licensed Inspector	\$ _____/Hour
Licensed Inspector	\$ _____/1/2 Day Rate
Licensed Inspector	\$ _____/Full Day Rate
Licensed Project Monitor	\$ _____/Hour
Licensed Project Monitor	\$ _____/1/2 Day Rate
Licensed Project Monitor	\$ _____/Full Day Rate
Licensed Project Monitor	\$ _____/Hour-Overtime
CADD Operator	\$ _____/Hour
Admin./Clerical	\$ _____/Hour

Laboratory and Equipment (for Expedited Work, if previously authorized) - If the Construction Manager requests expedited Turn Around Time (TAT), then the following supplemental Unit Prices will be the basic price in place for computing extra cost. All Unit prices are inclusive of collection, handling, material containers, delivery, mailing, testing, reporting, overhead and profit.

PLM Bulk Samples/Analyses (24 Hour TAT)	\$ _____/Each
PLM Point-Count Samples/Analyses (24 Hour TAT)	\$ _____/Each
TEM Bulk Samples/Analyses (24 Hour TAT)	\$ _____/Each
TEM Air Analyses (24 Hour TAT)	\$ _____/Each
TEM Air Analyses (6 Hour TAT)	\$ _____/Each
PCM Samples (On-Site)	\$ _____/Each
Paint Chip Lead Samples/Analyses (48 Hour TAT)	\$ _____/Each
TCLP Lead Samples/Analyses (48 Hour TAT)	\$ _____/Each
AAS Lead Samples/Analyses (24 Hour TAT)	\$ _____/Each
Lead in Air/Wipe Samples (24 Hour TAT)	\$ _____/Each
PCB Bulk Samples/Analyses (48 Hour TAT)	\$ _____/Each
PCB Soil Samples/Analyses (48 Hour TAT)	\$ _____/Each
PCB Wipe Samples- 8081 (48 Hour TAT)	\$ _____/Each
PCB in Air Samples - Aroclors - T0-10A (48 Hour TAT)	\$ _____/Each
PCB In Air Samples- Homologs- 680 (48 Hour TAT)	\$ _____/Each
PCB in Air Samples- Congeners- SW-846 8082 (5 Day TAT)	\$ _____/Each

BID FORM-BASE BID (Page 1 of 2)

Turn Around Times (TAT) Noted Below Are To Be Considered Standard

Hazardous Material Inspections

<u>Description of Service</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
Hazardous Material Inspection	1	Lump Sum	\$ _____	\$ _____
PLM Bulk Samples/Analyses 48 Hour TAT	200	Each	\$ _____	\$ _____
PLM Point-Count Samples/Analyses 48 Hour TAT	15	Each	\$ _____	\$ _____
TEM Bulk Samples/Analyses 48 Hour TAT	10	Each	\$ _____	\$ _____
Paint Chip Lead Samples/Analyses 72 Hour TAT	15	Each	\$ _____	\$ _____
TCLP Lead Samples/Analyses 72 Hour TAT	5	Each	\$ _____	\$ _____
AAS Lead Samples/Analyses 48 Hour TAT	10	Each	\$ _____	\$ _____
PCB Bulk Samples/Analyses 3 Days TAT	50	Each	\$ _____	\$ _____
Field Inspection Report	1	Lump Sum	\$ _____	\$ _____

Remediation Design

<u>Description of Service</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
RFP for Remediation Services	1	Lump Sum	\$ _____	\$ _____
Plans and Specifications for remediation of asbestos, lead, PCB's (<1mg/KG), and other hazardous materials	1	Lump Sum	\$ _____	\$ _____
Add for PCB's >1mg/KG but <50mg/KG	1	Lump Sum	\$ _____	\$ _____
Add for PCB's ≥50mg/KG	1	Each	\$ _____	\$ _____
Variance Application	3	Lump Sum	\$ _____	\$ _____

BID FORM-BASE BID (Page 2 of 2)

Turn Around Times (TAT) Noted Below Are To Be Considered Standard

Remediation Monitoring

<u>Description of Service</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
Project Monitor	50	Full Day Rate	\$ _____	\$ _____
Project Oversight	1	Lump Sum	\$ _____	\$ _____
PCM Samples	400	Each	\$ _____	\$ _____
TEM Air Analyses 24 Hour TAT	50	Each	\$ _____	\$ _____
Lead in Air/Wipe Samples 48 Hour TAT	30	Each	\$ _____	\$ _____
PCB Wipe Samples 3 Day TAT	20	Each	\$ _____	\$ _____
Final Report	1	Lump Sum	\$ _____	\$ _____
			Subtotal All Above	\$ _____
			Contingency = 10% of Subtotal	\$ _____
			LUMP SUM BID	\$ _____

Additional Unit Pricing

(Not to be included in the Lump Sum Bid Above)

<u>Description of Service</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
PCB in Air Samples – Aroclors, 3 Day TAT	10	Each	\$ _____	\$ _____
PCB in Air Samples – Homologs, 3 Day TAT	10	Each	\$ _____	\$ _____
PCB in Soil Samples/Analyses 3 Day TAT	10	Each	\$ _____	\$ _____
Repairs Destructive Testing	1	Lump Sum	Allowance	\$ _____

General Conditions

All contracts executed between the Owner and the successful bidder are subject to these provisions and language requiring such compliance will be included in all contracts.

Affirmative Action and Equal Employment Opportunity and Non-discrimination: The bidder hereby agrees, if awarded the contract, to comply with the Affirmative Action/Equal Employment Opportunity and Nondiscrimination requirements of the contract and to submit all information and reports required therein.

Submittal Rejection: The Owner has the right to reject any and all proposals and waive any and all irregularities therein, if it is found to be in the best interest of the Owner. Proposals not received by the stated deadline are ineligible for consideration and will not be opened. The Owner may change the deadline at any time in order to assure adequate review of the proposals.

Contract and Method of Payment: The final form of contract and scope of services will be negotiated between the Owner and the highest ranked bidder after the selection process is completed. Invoices with proper documentation can be submitted on a monthly basis, based on the Owner's established payment schedule.

Limitation of Liability: The Owner assumes no liability for costs incurred by consultants in responding to this RFQ/P or any associated processes. All proposals become a matter of public record upon submission.

Insurance Requirements: Generally, the following coverage is required:

The successful bidder shall procure and maintain at its own expense, the following insurance:

- a. Workers compensation with minimum statutory limits on Employer's Liability Part B and Occupational Disease.
- b. General Liability Insurance on an occurrence basis with minimum limits of:

\$1,000,000 Bodily Injury Per Occurrence
\$1,000,000 Property Damage
or
\$1,000,000 Combined Single Limit

Coverage shall include Broad Form Property Damage, Contractual Liability and Completed Operations coverage, Professional Liability where applicable and such other insurance as the Owner may require. It is the responsibility of the successful bidder and its insuring agent to provide the Owner with current certificates throughout the contract period, keeping the required limits in full force and effect. The Owner reserves the right to modify or change the requirements at any time if it is in the best interest of the Owner to do so.

- c. Auto Liability Insurance with minimum limits of:

\$1,000,000 Bodily Injury Per Occurrence
\$1,000,000 Property Damage
or
\$1,000,000 Combined Single Limit

- d. All insurance shall be evidenced by a certificate of insurance showing that the successful bidder's insurance is in full force and the carrier shall notify the Owner that the policies will not be canceled with less than 30 days written notice to the successful bidder. In addition, the Owner shall be listed as additional insured as regards to General and Automobile (if appropriate) Liability on all certificates.
- e. Professional Liability, \$1,000,000 per claim.

Note: Insurance Certificates in accordance with the requirements contained herein must be submitted to the Owner prior to the issuance of a Purchase Order.

Fee Amounts: All prices and costs shall be stated in units of quantity, less federal, state, and local taxes.

Non-collusion: The bidder certifies by signing the cover letter that the proposal is made without prior understanding, agreement, or accord with any other person or entity submitting a proposal for the same product or service. Certification is also made that this proposal is in all respects bona fide, fair, and not the result of any act of fraud or collusion with another person or entity engaged in the same line of business or commerce.

Submittal Requirements

Proposals are due to Town of Stratford Purchasing Office at the address provided in Part I Instruction to Bidders of this RFQ/P, no later than November 18, 2015 at 2:00 pm EST. Inquiries related to submittal of proposals may be addressed in writing to Richard Snedeker via email rsnedeker@crec.org by November 12, 2015 at 12:00 pm EST

Bidders shall submit an original plus four (4) hard copies and one (1) electronic copy of the Qualifications Proposal in a sealed envelope clearly marked **Stratford RFP No. 2015-055 QUALIFICATIONS PROPOSAL**, STRATFORD HIGH SCHOOL, HAZARDOUS MATERIAL INSPECTIONS, REMEDIATION DESIGN, AND REMEDIATION MONITORING SERVICES.

Separately, bidders shall submit one (1) hard copy and one (1) electronic copy of the Fee Proposal in a sealed envelope clearly marked **Stratford RFP No. 2015-055 FEE PROPOSAL**, STRATFORD HIGH SCHOOL, HAZARDOUS MATERIAL INSPECTIONS, REMEDIATION DESIGN, AND REMEDIATION MONITORING SERVICES.

The proposal response should include the following elements, at a minimum and in order:

1. Cover letter identifying direct contact name, address, phone number and email.
2. Overview of organization and key personnel assigned to the project, including individual roles and biographical information, include any proposed subcontractors (not Testing Labs).
3. Detailed description of organization's experience with hazardous material studies/investigations, not to exceed two (2) pages.
4. A list of three (3) references with contact information. Preference will be given for projects of similar size and scope.
5. Fee Proposal and structure per UNIT PRICES (Page 1 of 1) and BID FORM (Pages 1 and 2 of 2) sheets provided herein (provided in a SEPARATE sealed envelope per the Requirement above).

Attachment(s): Stratford High School Tax Assessor's Card
Floor Plans of Existing High School Indicating Construction Dates
Pipe Tunnel Plans – When Printed 24"x36"=1/16" Scale
Preliminary Construction Schedule
25 North Parade St. Tax Assessor's Card
2014 AHERA 3 Year Re-Inspection Report
Owner's Contract



TOWN OF STRATFORD

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Owner and Parcel Information

Owner Name	TOWN OF STRATFORD SCHOOL STRATFORD HIGH	Today's Date	August 20, 2015
Mailing Address	2725 MAIN ST	Account #	1228200
Location Address	STRATFORD, CT 06615-0	Sewer Use	E00
Map / Block / Lot	NORTH PARADE ST 40 / 10 / 16 / 20/ Dev Lot:	Census Tract	0807
Use Class / Description	933 Pub School	Acreage	5.90
Assessing Neighborhood	21A	Parcel Map	Show Parcel Map Owner List By Radius
		Utilities	

Current Appraised Value Information

Building Value	OB Value	Land Value	Special Land Value	Total Appraised Value	Net Appraised Value	Current Assessment
\$ 17,733,800	\$ 72,200	\$ 1,770,000		\$ 19,576,000	\$ 19,576,000	\$ 13,703,200

Assessment History

Year	Building	OB/Misc	Land	Total Assessment
Current	\$ 12,413,660	\$ 50,540	\$ 1,239,000	\$ 13,703,200
2014	\$ 12,413,660	\$ 50,540	\$ 1,239,000	\$ 13,703,200
2013	\$ 11,230,240	\$ 45,360	\$ 1,239,000	\$ 12,514,600

Land Information

Use	Class	Zoning	Area	Value
Pub School	E	RS-4	5.9 AC	\$ 1,770,000

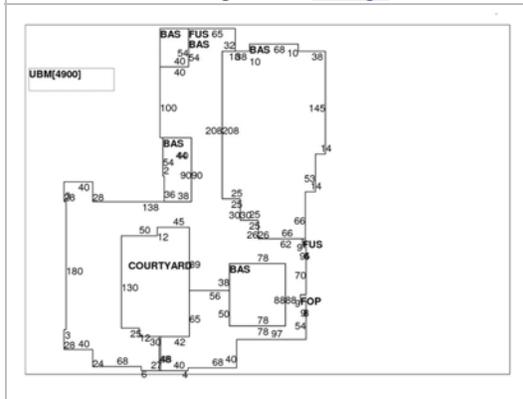
Commercial Building Information

Style	Year Built	Eff Year Built	Gross Area	Stories	Grade	Exterior Wall	Interior Wall	Wall Height	# Units
School/College	1924	1970	183,438	2.00	B	Brick Veneer	Minim/Masonry	12	1
Roof Cover	Roof Structure	Floor Type	Heat Type	Heat Fuel	AC Type	Sprinkler	Construction	Plumbing	Comm Walls
Built Up	Flat	Vinyl/Asphalt	Gas	Forced Air-Duc	Heat/AC Split	%	Masonry	Average	0%

Building Sub Areas

Code	Description	Living Area	Gross Area	Effective Area
BAS	First Floor	112,519	112,519	
FOP	Finished Open Porch	0	72	
FUS	Finished Upper Story	65,947	65,947	
UBM	Unfinished Basement	0	4,900	
	Totals	178,466	183,438	179,709

Building Sketch [Enlarge](#)



Building Photo [Enlarge](#)



Out Buildings / Extra Features

Description	Sub Description	Area	Year Built	Value
Greenhouse	Residential	448 S.F.	1924	\$ 1,000
Sprinklers - Wet		178,466 S.F.	1970	\$ 204,900
Paving	Asphalt	70,000 S.F.	1965	\$ 57,800
With double light		5 Units	1965	\$ 13,400
Air Condition		7,376 S.F.	1970	\$ 11,400

Sale Information

Sale Date	Sale Price	Deed Book/Page	Sale Qualification	Reason	Vacant or Improved	Owner
03/11/1950		0251/0440	Unqualified		Improved	TOWN OF STRATFORD SCHOOL STRATFORD HIGH

Permit Information

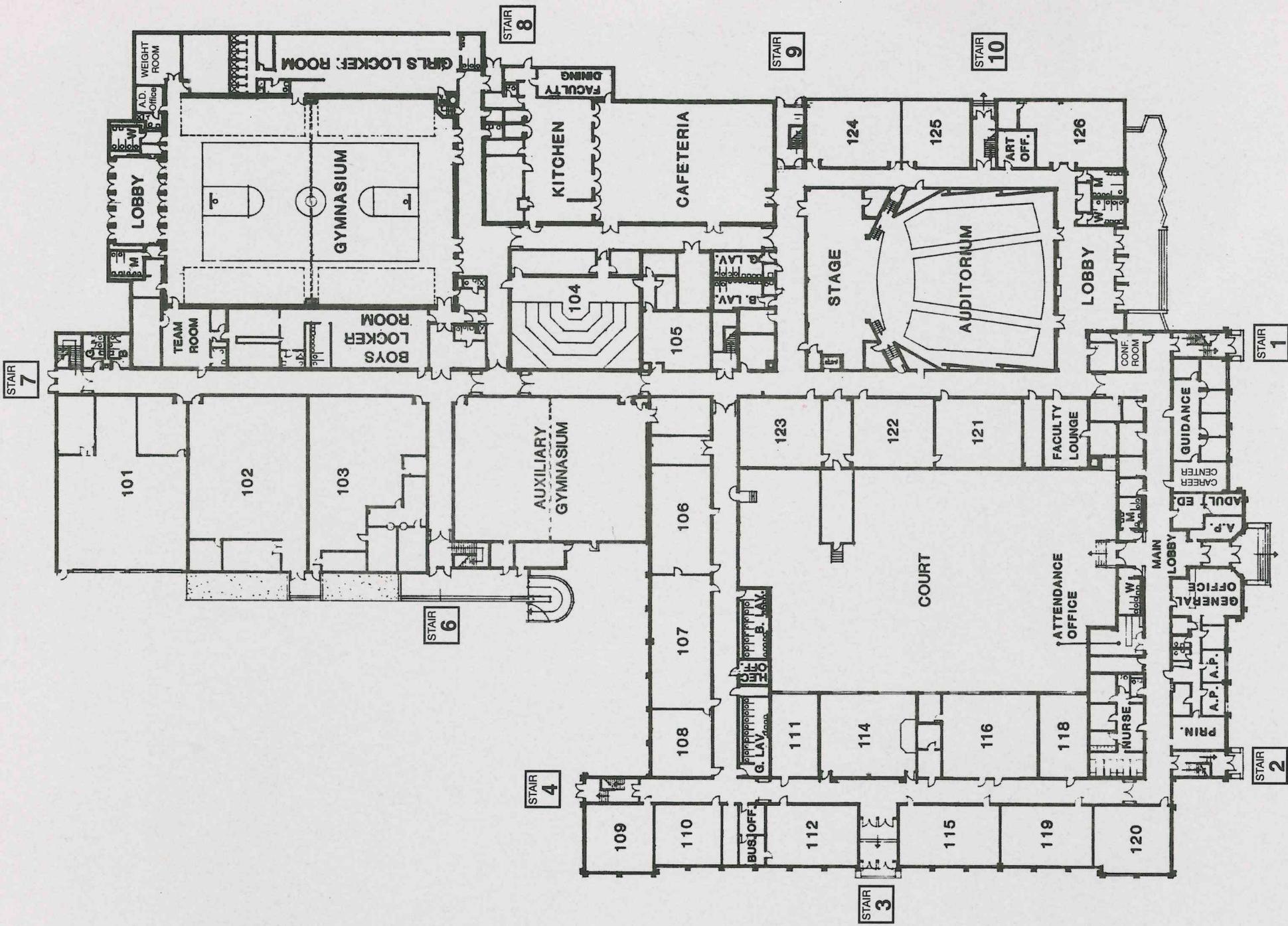
Permit ID	Issue Date	Type	Description	Amount	Inspection Date	% Complete	Date Complete	Comments
20370	12/10/2013	EL	Electrical Per	\$ 115,000		100		DAY ALARM
19173	12/27/2011	EL	Electrical Per	\$ 650		100		GFCI IN KIT
13562	02/25/2009	EL	Electrical Per	\$ 800		100		ELECTRICAL

13046	01/08/2008	EL	Electrical Per	\$ 24,000		100		BOILER RM RENOVATIONS
9633	12/10/2007	HA	HVAC Permit	\$ 444,900		100		REPLACE BOILERS
11902	08/14/2001			\$ 7,850		100		HANDICAP RAMP;

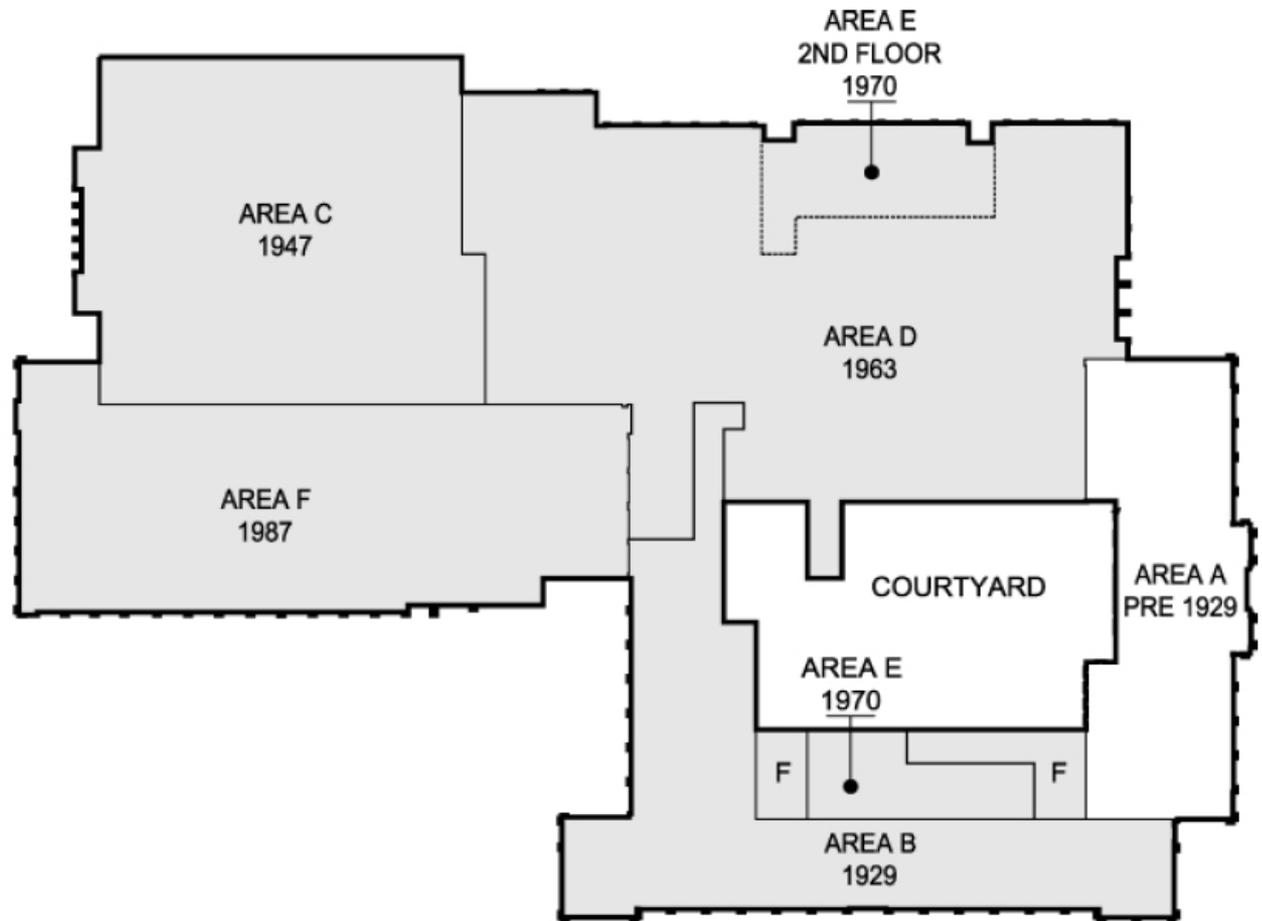
Recent Sales in Neighborhood	Previous Parcel	Next Parcel	Field Definitions	Return to Main Search Page	Stratford Home
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The Town of Stratford Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: August 16, 2015

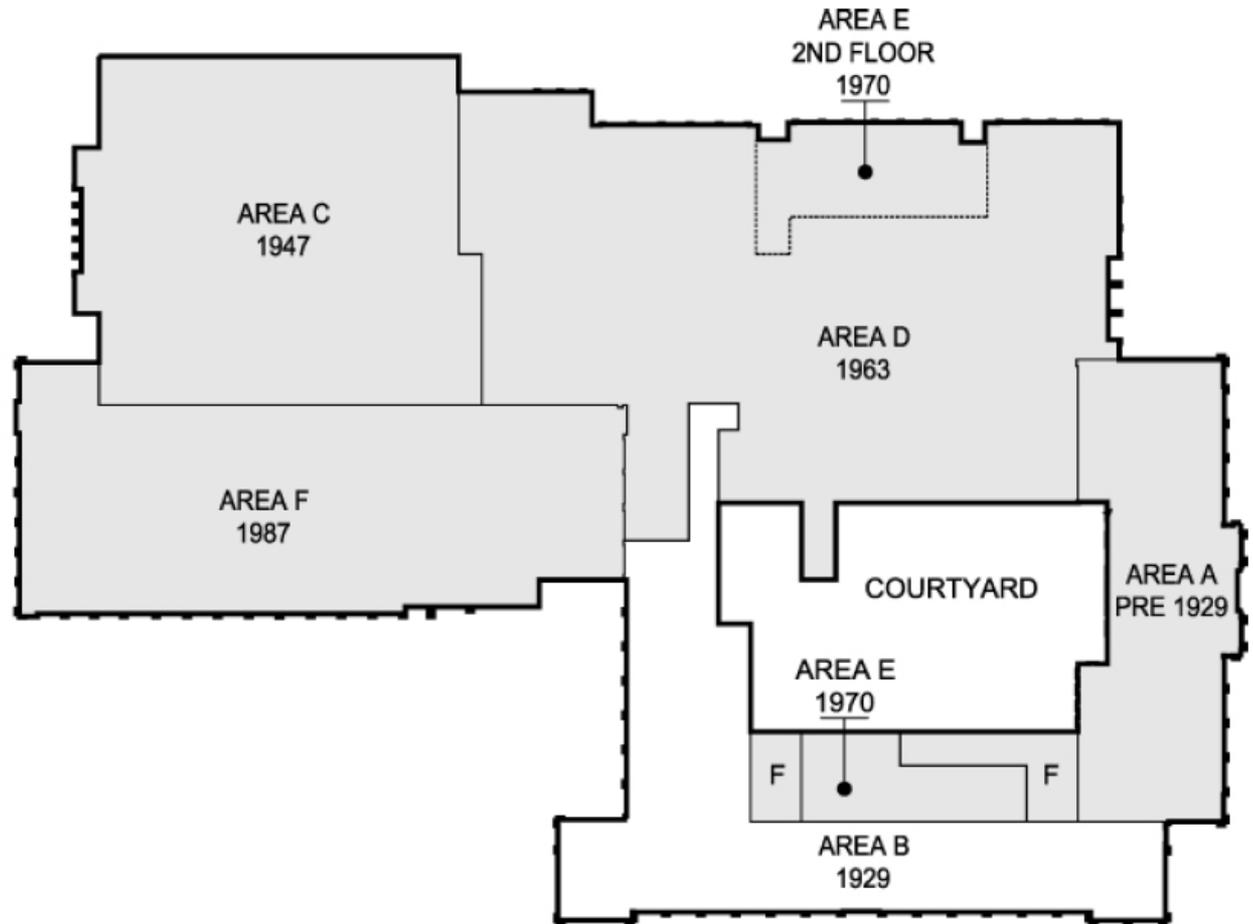
Stratford High School - First Floor



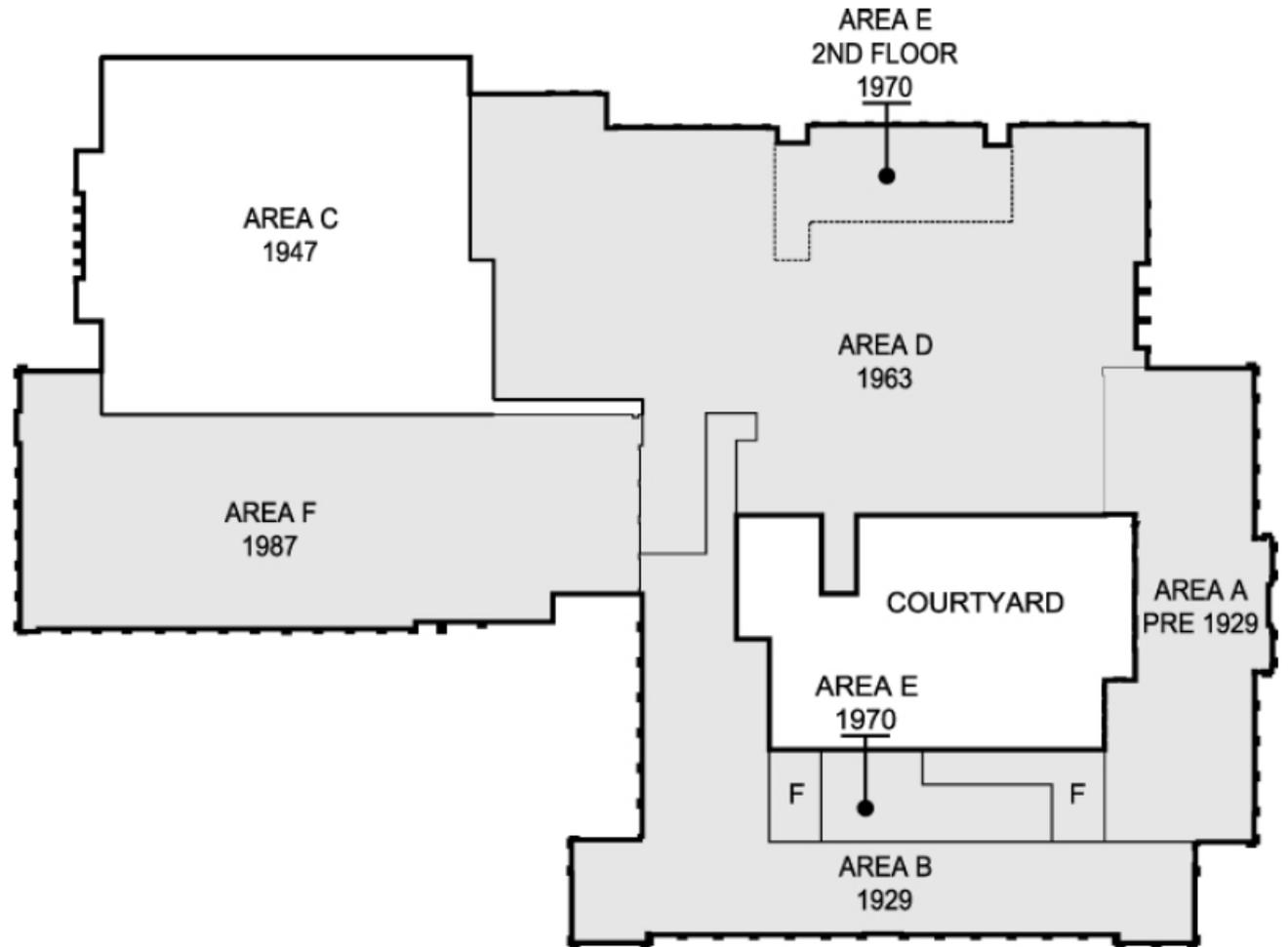
Area A. – pre 1929 | Original Construction



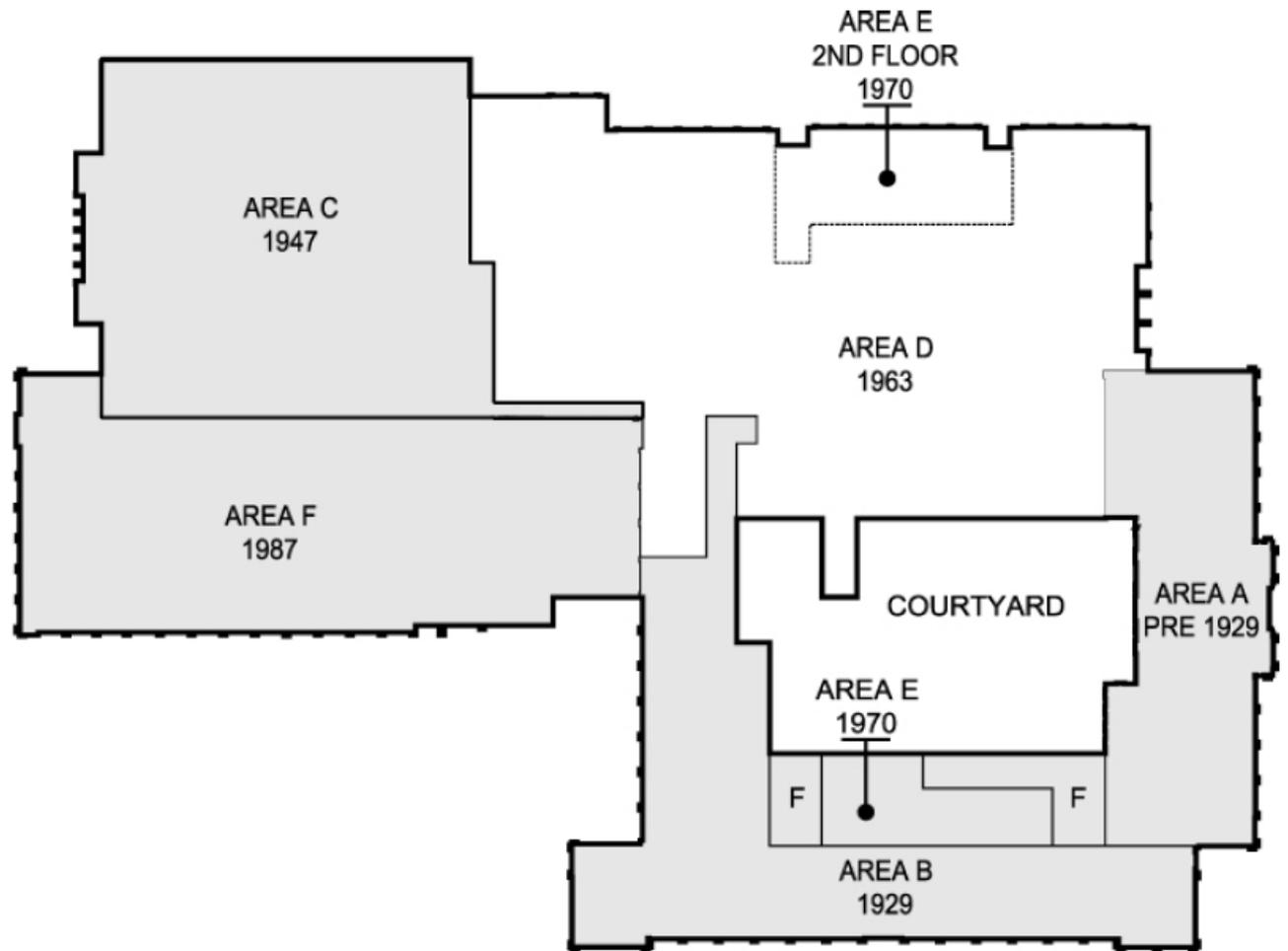
Area B. – 1929 Building Addition



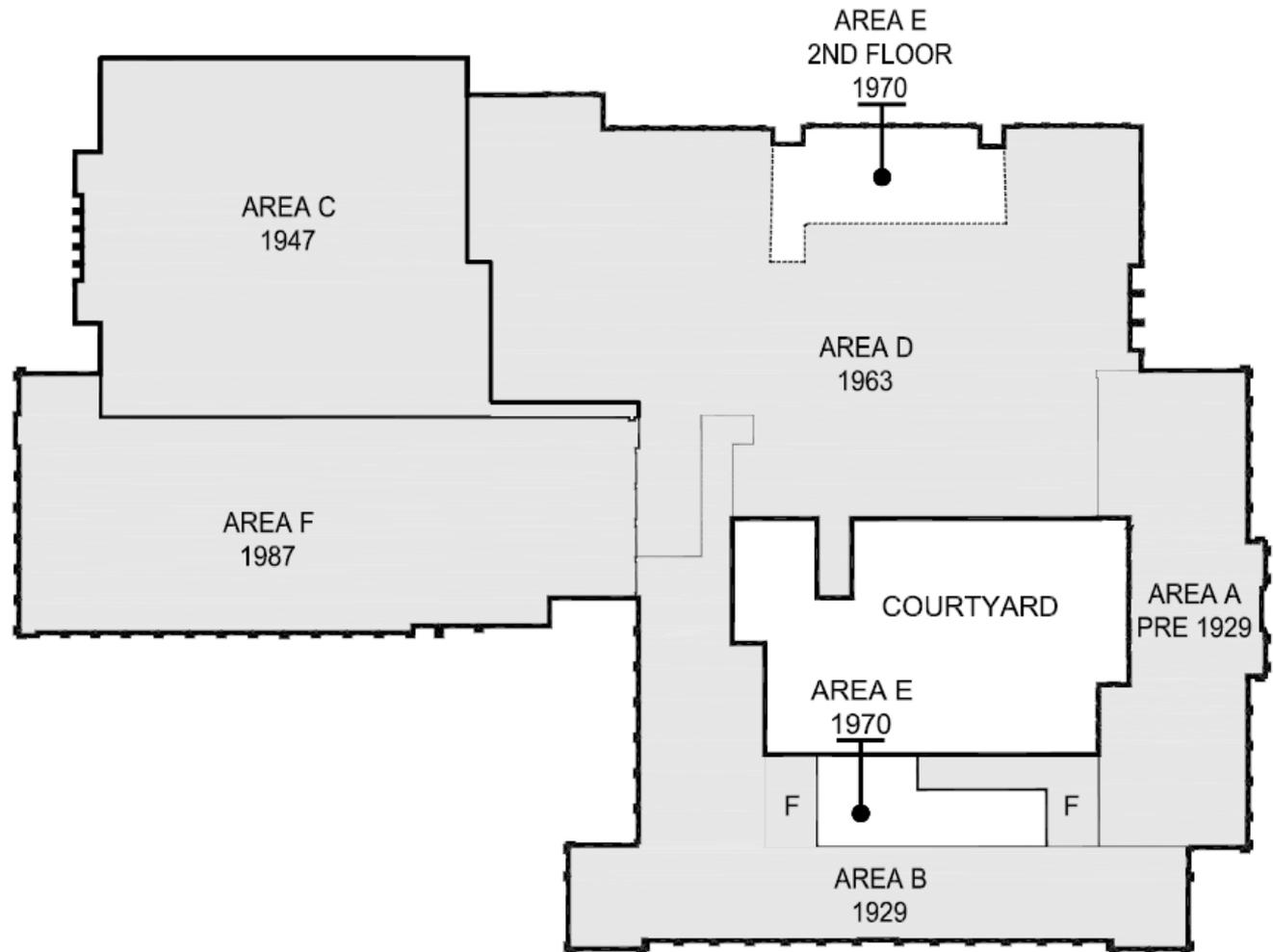
Area C. – 1947 Gymnasium



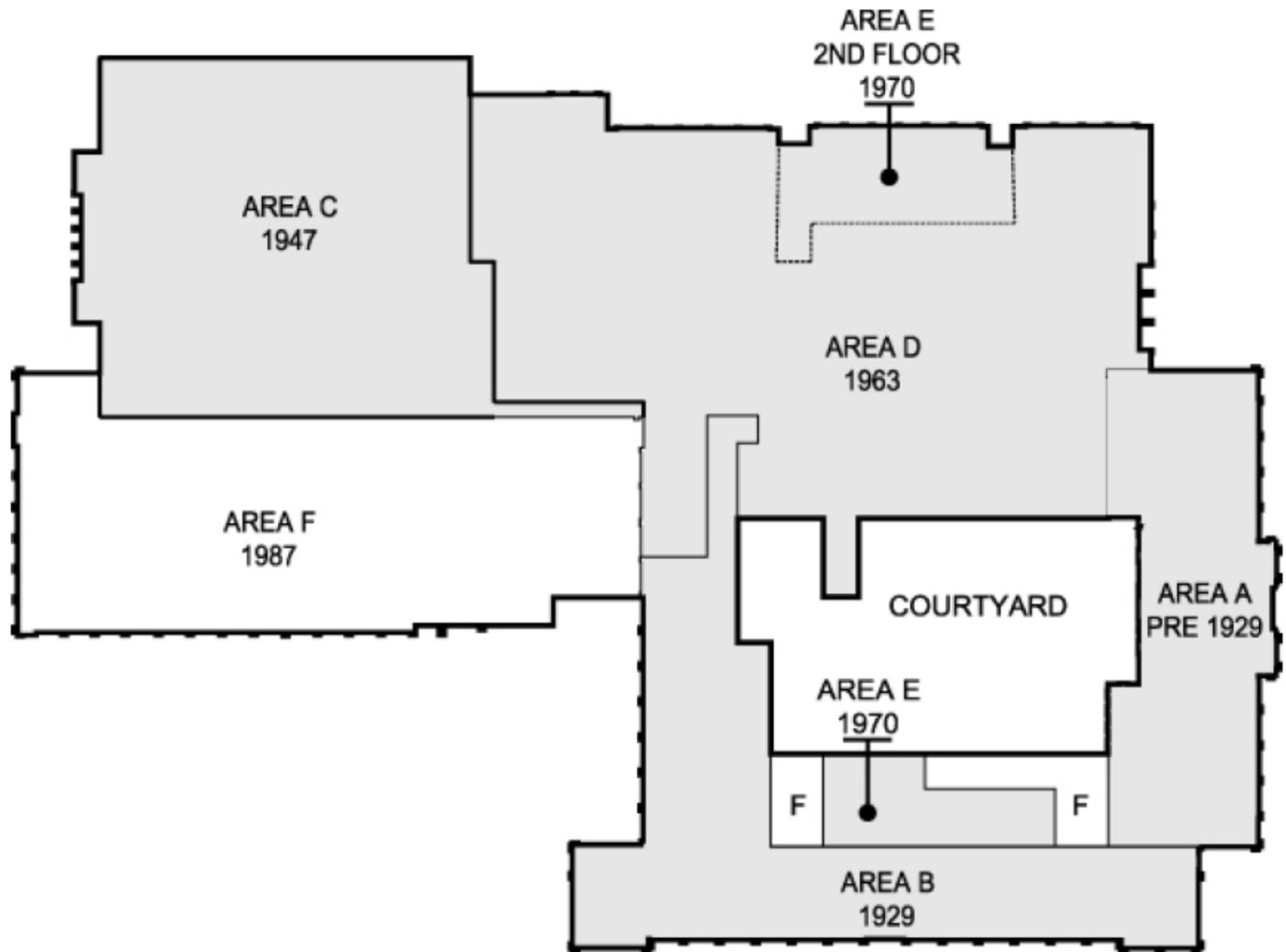
Area D. - 1963 Auditorium



Area E. – 1970 Minor Additions



Area F - 1987 Auxilery Gymnasium and Shop Classrooms

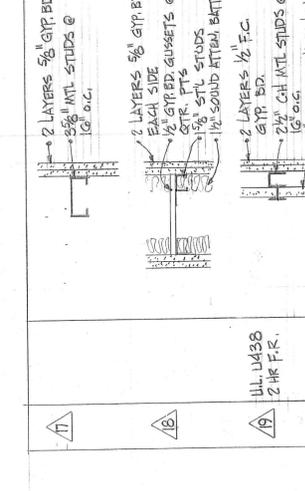
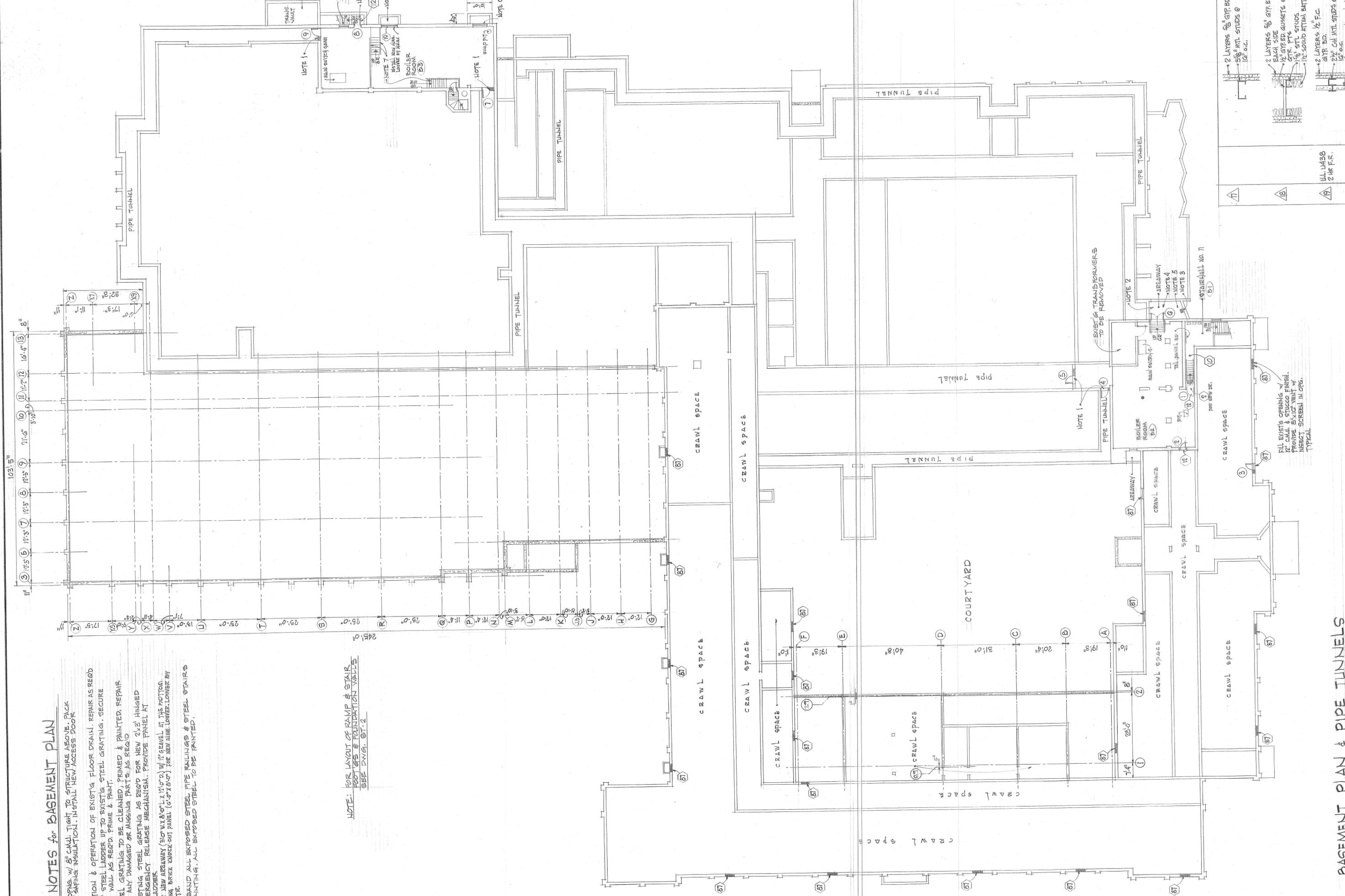


GENERAL NOTES FOR BASEMENT PLAN

EXISTING OPENING W/ 8" CMU. TIGHT TO STRUCTURE ABOVE. PACK JOISTS W/ SAFING INSULATION. INSTALL NEW ACCESS DOOR HOWL.
 K. CONDITION & OPERATION OF EXISTING FLOOR DRAIN. REPAIR AS REQD.
 ALL NEW STEEL LADDERS UP TO EXISTING STEEL GRATING. SECURE DOOR & WALL AS REQD. PRIME & PAINT.
 1/2" STEEL GRATING TO BE CLEANED, PRIMED & PAINTED. REPAIR OR REPLACE ANY DAMAGED OR MISSING PARTS AS REQD.
 IF EXISTING STEEL GRATING AS REQD FOR NEW 2 1/2" HINGED W/ EMERGENCY RELEASE MECHANISM. PROVIDE PANEL AT TOP OF NEW LADDER.
 NOTE: FOR NEW AREAWAY (36" X 10' X 10' W/ 10" GRAVEL AT THE BOTTOM. USE EXISTING BRICE UNDER-CUT PANEL (6'-0" X 8'-0") FOR NEW ALUM. LOWER. LOWER BY 1'-0". CONT'D.

PAPE & SAND ALL EXPOSED STEEL PIPE RAILINGS & STEEL STAIRS TO BE PAINTING. ALL EXPOSED STEEL TO BE PAINTED.

NOTE: FOR LAYOUT OF RAMP & STAIR FOOTINGS & FOUNDATION WALLS SEE DWG. ST-2



BASEMENT PLAN & PIPE TUNNELS

SCALE: 1/8" = 1'-0"

Stratford High School Additions and Renovations

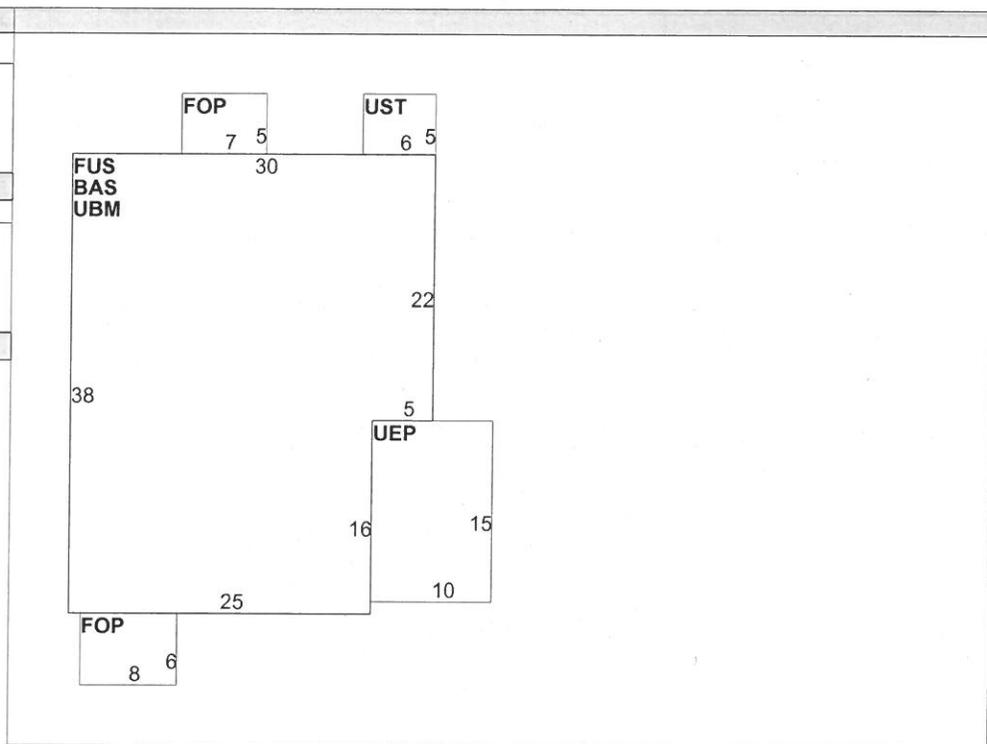


ID	Task Name	Duration	Start	Finish	2014			2015			2016			2017			2018			2019			2020			2021			2022			2023		
					tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr	tr
1	Stratford High School Additions & Renovations	1398 days	Wed 4/1/15	Fri 8/7/20																														
2	Preconstruction	380 days	Wed 4/1/15	Tue 9/13/16																														
3	Schematic Design	140 days	Wed 4/1/15	Tue 10/13/15																														
7	Design Development	115 days	Wed 9/16/15	Tue 2/23/16																														
11	OSF DD Review	2 wks	Wed 2/24/16	Tue 3/8/16	2/24 OSF DD Review																													
12	Construction Documents	135 days	Wed 2/24/16	Tue 8/30/16																														
17	OSF PCR and Approval to Bid	2 wks	Wed 8/31/16	Tue 9/13/16	8/31 OSF PCR and Approval to Bid																													
18	Procurement and GMP Phase	50 days	Wed 9/14/16	Tue 11/22/16																														
22																																		
23	Construction Phase	755 days	Mon 12/5/16	Fri 10/25/19	Construction Phase																													
24	Phase 1A: New 3 Story Academic Bldg, Kitchen, Café [140,500sf + 6,800 sf Bridge]	320 days	Mon 12/5/16	Fri 2/23/18	Phase 1A: New 3 Story Academic Bldg, Kitchen, Café [140,500sf + 6,800 sf Bridge]																													
29	Phase 1B: Renovation 2nd FL Classrooms & Stair	9 wks	Mon 6/26/17	Fri 8/25/17	6/26 Phase 1B: Renovation 2nd FL Classrooms & Stair																													
30																																		
31	Phase 2A: Demolition Existing Auditorium, Classroom, Cafeteria	120 days	Mon 2/26/18	Fri 8/10/18	Phase 2A: Demolition Existing Auditorium, Classroom, Cafeteria																													
33	Phase 2B: New Auditorium, Gym Extension, Choral & Band	340 days	Mon 5/21/18	Fri 9/6/19	Phase 2B: New Auditorium, Gym Extension, Choral & Band																													
36																																		
37	Phase 3A: Renovation Auto Shop & New Locker Rooms, etc. [Summer 2018]	16 wks	Mon 6/25/18	Fri 10/12/18	6/25 Phase 3A: Renovation Auto Shop & New Locker Rooms, etc. [Summer 2018]																													
38	Phase 3B: Renovate Locker Room to Classrooms	15 wks	Mon 5/6/19	Fri 8/16/19	5/6 Phase 3B: Renovate Locker Room to Classrooms																													
39	Phase 3C: Renovate Old Locker Room & Gym Perimeter	11 wks	Mon 6/3/19	Fri 8/16/19	6/3 Phase 3C: Renovate Old Locker Room & Gym Perimeter																													
40	Phase 3D: Renovations to Old Gym to Aux Gym, Weight, Fitness	18 wks	Mon 6/24/19	Fri 10/25/19	6/24 Phase 3D: Renovations to Old Gym to Aux Gym, Weight, Fitness																													
41																																		
42	OSF Audit	6 mons	Mon 2/24/20	Fri 8/7/20	2/24 OSF Audit																													

Task Milestone Project Summary External MileTask Split

Split Summary External Tasks Progress

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential				
Grade	03		C				
Stories	2						
Occupancy	1						
MIXED USE							
Exterior Wall 1	26		Aluminum Sidin	Code	Description	Percentage	
Exterior Wall 2				101	Single Family	100	
Roof Structure	03		Gable				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2							
COST/MARKET VALUATION							
Interior Flr 1	14		Carpet	Adj. Base Rate:	79.34		
Interior Flr 2				Net Other Adj:	191,844		
Heat Fuel	02		Oil	Replace Cost	201,844		
Heat Type	05		Hot Water	AYB	1900		
AC Type	01		None	EYB	1976		
Total Bedrooms	03		3 Bedrooms	Dep Code	A		
Total Bthrms	2			Remodel Rating			
Total Half Baths				Year Remodeled			
Total Xtra Fixtrs				Dep %	38		
Total Rooms	6			Functional Obslnc			
Bath Style	02		Average	External Obslnc			
Kitchen Style	02		Average	Cost Trend Factor	1		
Total Kitchens	1			Special Condition Code			
Whirlpool Tub				% Complete			
Fireplaces				Overall % Cond	62		
Rec Room Area				Apprais Val	125,100		
Rec Room Qualit				Dep % Ovr	0		
				Dep Ovr Comment			
				Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FGR1	Garage	FR	Frame	L	700	34.00	1948	3		4	40	9,500
SHD1	Shed	FR	Frame	L	260	14.00	1948	3		4	40	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,060	1,060	1,060	79.34	84,100
FOP	Finished Open Porch	0	83	17	16.25	1,349
FUS	Finished Upper Story	1,060	1,060	1,060	79.34	84,100
UBM	Unfinished Basement	0	1,060	212	15.87	16,820
UEP	Unfin Enclosed Porch	0	150	60	31.74	4,760
UST	Unfin Utility Storage	0	30	9	23.80	714
Ttl. Gross Liv/Lease Area:		2,120	3,443	2,418		201,844



Property Location: 25 NORTH PARADE ST

Vision ID: 12729

Account #1228300

MAP ID: 40/10 16/ 19/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 101

Print Date: 05/14/2015 11:16

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
25 NORTH PARADE LLC						Description	Code	Appraised Value	Assessed Value
137 SOUTH MAIN ST						RES LAND	1-1	82,600	57,820
NEWTOWN, CT 06470						DWELLING	1-3	125,100	87,570
Additional Owners:						RES OUTBL	1-4	11,000	7,700
SUPPLEMENTAL DATA									
Other ID:		Survey Map:							
Sewer Use: A01		Survey Map:							
Census Tract 0807		Unsold Code							
Map Ref: E-12		Section 3A							
Dev Lot: LT J W/S		Photo							
GIS ID: 4010160019		ASSOC PID#							
Total								218,700	153,090

6138
STRATFORD, CT

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)						
25 NORTH PARADE LLC		3123/ 327	11/08/2007	Q	I	237,500	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
TOBER ELIZABETH A EST		3007/ 118	02/26/2007	U	I		11	2014	1-1	57,820	2013	1-1	52,570	
TOBER ELIZABETH A EST		3000/ 175	02/07/2007	U	I		11	2014	1-3	87,570	2013	1-3	100,450	
TOBER ELIZABETH A		0543/0027	08/10/1979	U	I	0		2014	1-4	7,700	2013	1-4	10,360	
TOBER ARTHUR & ELIZABETH A		0288/0566	11/25/1953	U	I	0								
Total:								153,090	Total:	163,380	Total:	163,380	Total:	163,380

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
NBHD/SUB	NBHD Name	Street Index Name	Tracing
21/A			

NOTES

CORRECT BATH COUNT FOR 06GL
2008 ZBA APPROVED PROFESSIONAL AND BUSINESS OFFICES
3/09 ECO-COMM

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	125,100
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	11,000
Appraised Land Value (Bldg)	82,600
Special Land Value	0
Total Appraised Parcel Value	218,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	218,700

BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY						
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
18286	11/20/2009	BP	Building Permi	7,500	09/10/2010	100			09/10/2010			CM	56	Permit - Ext Measur Only
17563	09/09/2008	BP	Building Permi	7,200	07/29/2009	100		WALL REPAIR REROOF	07/29/2009	2		RH	58	Permit Check-No Meas or
									06/12/2009			VA	10	InspLetterSent - No Resp
									03/20/2009	3		DC	01	Measur+1st Visit
									05/04/2005			BL	01	Measur+1st Visit

LAND LINE VALUATION SECTION															
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj
1	101	Single Family	LB				0.25 AC	89,760.00	3.1000	4	1.0000	0.95	21	1.25	CI
													S Adj Fact	Adj. Unit Price	Land Value
													1.00	330,433.49	82,600

Total Card Land Units: 0.25 AC Parcel Total Land Area: 0.25 AC

Total Land Value: 82,600

**2014
AHERA 3 Year
Re-Inspection Report
For**

**Stratford High School
45 North Parade
Stratford, CT**

Performed by



ENVIRONMENTAL, LLC

**P.O. Box 423
Stratford, CT 06615**

Inspection Date: June 30, 2014

**Stratford High School
45 North Parade
Stratford, CT**

I. EXECUTIVE SUMMARY

The building was inspected for asbestos containing materials in July of 1990 by accredited inspectors in compliance with the Asbestos Hazard Emergency Response Act (AHERA). The three year re-inspection is intended to meet the requirements set by 19a-333-3 of the Regulations of Connecticut State Agencies, "Asbestos Containing Material in Schools" and 40 CFR 763 "Asbestos Containing Material in Schools, Final Rule and Notice". This report has been prepared to comply with the State and AHERA regulations requiring re-inspection every three years after the implementation of a management plan for the asbestos materials discovered in the original and subsequent inspections.

The AHERA inspection and all subsequent re-inspections, including this re-inspection, do not meet the requirements of a pre-renovation/pre-demolition survey. A pre-renovation/demolition asbestos inspection must be performed before any renovation or demolition activities take place.

The two story structure was built in 1925 with additions and/or renovations in 1930, 1936, 1942, 1950, 1971 and 1988. There is approximately 195,750 square feet of floor space.

II. ASBESTOS CONTAINING MATERIALS REMAINING AND CONDITION

As of the time of this inspection, June 30, 2014, **the remaining friable asbestos containing or assumed asbestos containing materials are:**

Asbestos Containing Material	Locations
Plaster	Stairwells, Air Handler/Roof Fan Room opposite 226 and Auditorium Front Lobby
Acoustical Ceiling Material	Auditorium

Damaged plaster is located in the Air Handler/Roof Fan Room opposite 226. Please refer to Management Planner Recommendations.

The remaining non-friable asbestos containing and/or assumed asbestos containing materials are:

Asbestos Containing Material	Locations
12x12 tan floor tile over 9x9 floor tile & mastic	Classrooms 101, 103, 106, 107, Custodial Room near 107, Storage B adjacent to 110, Classrooms 114, 121, 122, 123, Prep Room adjacent to Classrooms 122/123, 124, 125, 126, Kitchen Offices, Gym area, Coach's Office near Boys Locker Room, Storage closet near Stair 5 (1 st Fl), Classrooms 202, 203A, 203B, Video Lab, Classroom 204, Storage/Electrical Room adjacent to Room 209, Custodial Rooms opposite 213 and 224, Storage Room f, Room 229A, Classrooms 230, 231, 232, Prep Room adjacent to Classroom 231/232, Storage Closet adjacent to 233A, Custodial closet near 238, Storage adjacent to 240, Library Workroom A, Storage Room (was ISS Office), Corridors, Stairwells, and Toilet Rooms
12x12 tan floor tile & mastic	Storage closet near 104, Walk-in Room in Kitchen, Compressor Room, Handicap Toilet Room outside Gym, Handicap Toilet Room by Main Office, Closet in Room opposite Stair 4 (1 st Fl), Handicap Toilet Room near 224
9x9 floor tile & mastic	Closet near Room 126, Auditorium, Custodial Closet in Main Hall, Main Hall Storage Room, Network Room, Room 223A, and Elevator
Carpet over 9x9 floor tile & mastic	Classrooms 104, 105, 1-8-112, 115-120, Art Office, Faculty Lounge, Office/Guidance/Principal Offices, Classrooms 201, 201A, 205-229, 230A, 233-240, and English Office
Carpet over unknown	Band Room Storage, Business Office, Storage Closet by 114, Secretary Office, Special Services Rooms, Room opposite Stair 4 (1 st Fl), Social Studies Office, Copy Room behind 223A, Room 224A, Math Office, Secretary Office, English Offices, Library Office, Library Copy Room, and Library Computer Room
Laboratory Countertops	Classrooms 114, 116/117, 121, 122, 123, Prep Room adjacent to Rooms 122 & 123, Classrooms 230, 231, 232, and Prep Room adjacent to Rooms 231 & 232
Transite Planters	Greenhouse
Transite Laboratory Hoods	Classroom 232 and prep room adjacent to Classrooms 231/232

Damaged 12x12 tan floor tile over 9x9 floor tiles were found in Classrooms 106, 107, Custodial Room near 107, Storage B, Classroom 114, Kitchen Offices, Gym area, Coach's Office near Boys Locker Room, Classrooms

203A, 204, Custodial Rooms opposite 213 and 224, Room 229A, Storage Closet adjacent to 233A, Library Workroom A, Corridors, Stairwells and Storage Room (former ISS Office). Please refer to Management Planner Recommendations.

Damaged 12x12 tan floor tiles were found in Storage closet near 104, Walk-in Room in Kitchen, Compressor Room, and in Handicap Toilet Room by Main Office. Please refer to Management Planner Recommendations.

Damaged 9x9 floor tiles were found in Closet near Room 126, Auditorium, Custodial Closet in Main Hall, Main Hall Storage, Network Room, and in Room 218, 221, 222, 223A. Please refer to Management Planner Recommendations.

Damaged carpet over 9x9 floor tile and mastic were found in Classrooms 108, 109, 112 and 237. Please refer to Management Planner Recommendations.

Damage to the transite planters in the Greenhouse was observed as well as a loose planter. Please refer to Management Planner Recommendations

Sheetrock and taping compound are not listed as an assumed asbestos containing material, though there are no records indicating that it was tested and documented to be asbestos free. Damaged sheetrock was observed in Classroom 119 near the door. This material should be treated as an asbestos containing material unless it is tested and found to be negative for asbestos. This material should be repaired.

Precautions have been implemented to prevent any damage prior to renovation/removal of the above-mentioned material. This material could be damaged by contact. All maintenance staff and outside contractors should be informed of this material and precautions should be taken to prevent activities that would disturb it.

III. ASBESTOS CONTAINING MATERIALS REMOVED AFTER THE 2011 RE-INSPECTION

Approximately 728 square feet of floor tile and mastic from Room 106 and approximately 1400 square feet of floor tile and mastic as well as 125 square feet of cove base from Room 108.

IV. NON-ASBESTOS CONTAINING MATERIALS

Materials tested and documented to be non-asbestos containing after the 2011 re-inspection:

Material	Locations	Date Tested
Plaster rough coat & skim coat	Front Entry	January 2012
12x12 floor tile & mastic	Auxiliary gym closet	February 2013
12x12 floor tile & mastic	Storage room near 106	February 2013
Levelastic	Storage room near 106	February 2013
Paper below particle board	Storage room near 106	February 2013

Materials tested previously include: Ceiling spray-on insulation in the Boiler Room, door gasket, door surface insulation, door patch cement, interior fire brick, rear door insulation board, boiler jacket insulation, fiberglass insulation debris on wall, breeching flue cement, steam line fitting, 12" stem fitting, 8" steam line fitting and boiler breeching, all from Boiler #1 were tested and found not to contain asbestos in November 2007. Plaster – skim and base coats from the Gymnasium were tested and found not to contain asbestos in April 2008. Black material on gray substrate and gray cementations from the East West Hallway were tested and found not to contain asbestos in August 2008.

The following building materials were tested previously and found not to contain asbestos: black slate window sills, wood shop (rm. 102) black exhaust ducts, spray applied fireproofing in the shop wing and various types of thermal system insulation and spray applied fireproofing located in the two boiler rooms (reportedly removed prior to 1990 – one sample of each to confirm materials do not contain asbestos).

Plaster samples were obtained from several other areas of the building and found not to contain asbestos. AMC recommends that plaster areas to be disturbed through planned work activities be sampled prior to performing these activities.

Documentation indicates that the basement crawl spaces and boiler room were abated prior to the 1990 AHERA inspection. Fiberglass insulation exists on the piping. The piping underneath the fiberglass insulation and the crawl space dirt floor should be examined carefully for asbestos containing materials that may remain. Internal boiler materials, gasketing and roping should also be inspected for asbestos containing materials not previously abated. These inspections should be completed prior to performing activities that would disturb the materials and allowing access to these areas.

V. DISCLAIMERS

Various building materials may need to be analyzed for asbestos content if they are to be disturbed in renovation or other activities. Materials such as blackboards, baseboards, glues and adhesives, lighting insulation, ceramic tiles and adhesives, mastics and tars, kilns, paints, bulletin boards, sealants, fire stop materials, exterior overhangs and roofing materials must be sampled prior to activities that will disturb

them.

Some building materials may have been inaccessible on the date of the inspection. Suspect asbestos containing materials above ceilings, behind walls, behind non-movable objects, below floors, within doors, etc. may have been hidden at the time of the inspection. The kitchen duct above the plaster ceiling could not be investigated. This duct may be insulated with asbestos containing materials. Any suspect materials discovered at a later date must be sampled for asbestos content prior to their disturbance. The visible 12x12 floor tiles through out the building was reported to be non-asbestos in 1990 AHERA inspection. However, prior to disturbing this material the following procedures must be adhered to as stated below.

Newer building materials (carpet glue, 12x12 floor tiles, black duct insulation on stage, ceiling tiles, sheetrock and taping compound, thermal system insulation in boiler room and tunnels, etc.) must be sampled and analyzed for asbestos content prior to activities that will disturb them unless the following actions are taken. The Stratford School System must obtain a letter from an architect declaring that the materials were installed after 1988 and that they are asbestos free or locate MSDS sheets and other documentation indicating that these specific materials do not contain asbestos. These "newer" building materials will have to be added to the management plan unless one of the above actions finds them to be non-asbestos containing.

VI. INSPECTOR INFORMATION

The 1990 inspection was conducted in compliance with Section 763.85 of Title 40, the Code of Federal Regulations. The inspector was:

Sunil K. Jain - Accreditation # 90-106-06-104

The 1990 management plan was conducted in compliance with Section 763.85 of Title 40, the Code of Federal Regulations. The management planner was:

Ralph B. Wiech - Accreditation # 90-106-06-332

The 1993 re-inspection was conducted by:

Kerry O'Donoghue - Contest Refresher Certificate #MPAR 0718

The 1996 re-inspection was conducted in compliance with Section 763.85 of Title 40, the Code of Federal Regulations. The inspector was:

Matthew A. Myers - Accreditation # 000041 CT

The 1999 re-inspection was performed in accordance with the same regulations & Section 19a333-3 (State of Connecticut regulations), and the guidance document

published by the EPA, by:

Matthew A. Myers - Accreditation #000041 CT
James Raffin - Accreditation # 000373 CT

The 2002 re-inspection was performed in accordance with the same regulations & Section 19a333-3 (State of Connecticut regulations), and the guidance document published by the EPA, by:

James Raffin - Accreditation #000373 CT

The 2005 re-inspection was performed in accordance with the same regulations & Section 19a333-3 (State of Connecticut regulations), and the guidance document published by the EPA, by:

Marigrace Riley - Accreditation #000584 CT

The 2008 re-inspection was performed in accordance with the same regulations & Section 19a333-3 (State of Connecticut regulations), and the guidance document published by the EPA, by:

Stanley Szelag - Accreditation #000493 CT

The 2011 re-inspection was performed in accordance with the same regulations, and the guidance document published by the EPA, by:

Jason Pringle - CT Inspector/Mgmt Planner License # 000269

The 2014 re-inspection was performed in accordance with the same regulations, and the guidance document published by the EPA, by:

Jason Pringle - CT Inspector/Mgmt Planner License # 000269

Please see copies of the State of Connecticut Accreditations and current refresher training certificates.

VII. REGULATORY CITATIONS FOR RE-INSPECTIONS

The regulatory requirements for re-inspection are Section 19a-333-3 (St. of CT Regs) and 763.85 Inspection and Re-inspections, 40 CFR, and they state:

(b) Re-inspections

(1) At least once every 3 years after a management plan is in effect, each local education agency shall conduct a re-inspection of all friable and non-friable known or assumed ACBM in each school

building that they lease, own, or otherwise use as a school building.

- (2) Each inspection shall be made by an accredited inspector.
- (3) For each area of a school building, each person performing a re-inspection shall:
 - (i) Visually re-inspect, and reassess, under Sec. 19a-333-6 & 763.88, the condition of all friable known or assumed ACBM.
 - (ii) Visually inspect material that was previously considered non-friable ACBM and touch the material to determine whether it has become friable since the last inspection or re-inspection.
 - (iii) Visually inspect and assess under section 19a-333-6 of the regulations of Connecticut State Agencies, materials such as, but not restricted to, ceiling tile, wallboard, plaster walls, linoleum, fire doors, duct insulation and vibration dampening cloth, which are considered suspect ACBM;
 - (iv) Identify any homogeneous areas with material that has become friable since the last inspection or re-inspection.
 - (v) For each homogeneous area of newly friable material that is already assumed to be ACBM, collect and submit bulk samples for analysis in accordance with Sec. 19a-333-4, 19a-333-5, 763.86 and Sec. 763.87.
 - (vi) Assess, under Sec. 19a-333-6 & 763.88, the condition of the newly friable material in areas where samples are collected, and newly friable materials in areas that are assumed be ACBM.
 - (vii) Reassess, under Sec. 19a-333-6 & 763.88, the condition of friable known or assumed ACBM previously identified.
 - (viii) Record the following and submit to the person designated under Sec. 19a-333-2 & 763.84 a copy of such record for inclusion in the management plan within 30 days of the re-inspection:
 - (A) The date of the re-inspection, the name and signature of the person making the re-inspection, state of accreditation, and if applicable, his or her accreditation number, and any changes in the condition of known or assumed ACBM.

- (B) The exact locations where samples are collected during the re-inspection, a description of the manner used to determine sampling locations, the name and signature of each accredited inspector who collected the samples, State of accreditation, and, if applicable, his or her accreditation number.
- (C) Any assessments or reassessments made of friable material, the name and signature of the accredited inspector making the assessments, State of accreditation, and if applicable, his or her accreditation number.

As an Inspector accredited by the State of Connecticut, I hereby certify that the AHERA Re-inspection of Stratford High School, 45 North Parade, Stratford, CT has been completed in accordance with the above.



Jason Pringle, Inspector/Management Planner
CT License # 000269
Expiration Date – September 30, 2015

INSPECTION AND MANAGEMENT PLANNER RECOMMENDATIONS

INSPECTOR AND MANAGEMENT PLANNER ACCREDITATIONS

DRAFT AIA® Document B102™ – 2007

Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services

AGREEMENT made as of the day of in the year Two Thousand and Fifteen

BETWEEN the Owner:

Town of Stratford
2725 Main Street
Stratford, Connecticut 06615

and the Consultant:
(Name, legal status, address and other information)

for the following Project:

Stratford High School Additions and Renovations Project
45 North Parade
Stratford, Connecticut 06615
State Project No. 138-0101 A/E/RR
Hazardous Materials Inspection, Design, and Monitoring Services

The Owner and Consultant agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.



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ARTICLE 1 CONSULTANT'S RESPONSIBILITIES

§ 1.1 Consultant shall provide professional and technical hazardous materials inspection services, remediation design services and remediation monitoring services, which services are more particular described that certain document issued by the Owner entitled "REQUEST FOR QUALIFICATIONS/PROPOSAL for Hazardous Materials Inspections, Remediation Design, and Remediation Monitoring Services for Stratford High School 45 N. Parade St. Stratford, CT 06615", a copy of which document is attached hereto as Exhibit A and made a part hereof (the "RFQ/P"). The Owner acknowledges and agrees that the Consultant's performance of such professional and technical services are not being provided as architect professional design services.

§ 1.2 The Consultant shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the professional and technical services being provided under this Agreement. Further, the Consultant shall perform its services in accordance with applicable standards of professional skill and care. When applicable law requires that services be performed by licensed professionals, the Consultant shall provide those services through the performance of qualified persons or entities duly licensed to practice their professions.

§ 1.3 The Consultant shall identify a representative authorized to act on behalf of the Consultant with respect to the Project.

§ 1.4 Except with the Owner's knowledge and consent, the Consultant shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Consultant's professional judgment with respect to this Project.

§ 1.5 The Consultant shall maintain the following insurance for the duration of this Agreement:

.1 General Liability

A per occurrence limit of One Million (\$1,000,000.00) Dollars combined single limit bodily injury and property damage is required. The Aggregate limit will not be less than Two Million (\$2,000,000.00) Dollars.

.2 Automobile Liability

A per occurrence limit of One Million (\$1,000,000.00) Dollars combined single limit bodily injury and property damage is required. "Any Auto" (symbol 1 or equivalent) is required.

.3 Workers' Compensation

Statutory Workers' Compensation Insurance, including Employer's Liability with limits of One Hundred Thousand (\$100,000.00) Dollars Each Accident, Five Hundred Thousand (\$500,000.00) Dollars Disease, Policy Limit One Hundred Thousand (\$100,000.00) Dollars Disease, Each Employee.

.4 Professional Liability

A per occurrence limit of One Million (\$1,000,000.00) Dollars

§ 1.6 The Consultant shall be responsible for maintaining insurance coverage in force for the life of this Agreement of the kinds and amounts listed above, with an insurance company(ies) with an AM Best Rating of A-, VIII or better licensed to write such insurance in the State of Connecticut and acceptable to Owner.

§ 1.7 The insurer shall provide the Owner with Certificates of Insurance signed by an authorized representative of the insurance company(ies) prior to the performance of this Agreement describing the coverage and providing that the insurer shall give the Owner written notice of at least thirty (30) days in advance of any termination, expiration, non-renewal, or any and all changes in coverage.

ARTICLE 2 OWNER'S RESPONSIBILITIES

§ 2.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project

§ 2.2 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project.

ARTICLE 3 COPYRIGHTS AND LICENSES

§ 3.1 The Consultant and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project. If the Owner and Consultant intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

§ 3.2 The Consultant and the Consultant's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Consultant and the Consultant's consultants.

§ 3.3 Upon execution of this Agreement the Consultant grants to the Owner a nonexclusive irrevocable license to use the Consultant's Instruments of Service solely and exclusively for the Project. If applicable, the Consultant shall obtain similar nonexclusive licenses from the Consultant's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services for the Project.

§ 3.4 Except for the licenses granted in this Article 3, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Consultant. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Consultant and the Consultant's consultants.

ARTICLE 4 CLAIMS AND DISPUTES

§ 4.1 GENERAL

§ 4.1.1 The Owner and Consultant shall commence all claims and causes of action, whether in contract, tort, or otherwise, against the other arising out of or related to this Agreement in accordance with the requirements of the method of binding dispute resolution selected in this Agreement within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Consultant waive all claims and causes of action not commenced in accordance with this Section 4.1.1.

§ 4.1.2 To the extent damages are covered by property insurance, the Owner and Consultant waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages. The Owner or the Consultant, as appropriate, shall require of the contractors, consultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

§ 4.1.3 The Consultant and Owner waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 5.7.

§ 4.2 MEDIATION

§ 4.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Consultant's services, the Consultant may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 4.2.2 The Owner and Consultant shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this Section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 4.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 4.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 4.2, the method of binding dispute resolution shall be litigation in a court of competent jurisdiction.

ARTICLE 5 TERMINATION OR SUSPENSION

§ 5.1 If, through no fault of the Consultant, the Owner does not pay the Consultant the amount properly due within thirty (30) days after the date established above for payment in Section 6.4.2, then the Consultant may, upon seven (7) additional days' written notice to the Owner, stop the services until payment of the amount owing has been received. Notwithstanding the foregoing, the Consultant is obligated to continue and complete all its services and obligations under the Agreement when Claims are pending or the parties are in the process of dispute resolution. In the event of a suspension of services due to Owner lack of payment, the Consultant shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Consultant shall be paid all sums due prior to suspension and any actual and direct costs incurred by reason of the interruption and resumption of the Consultant's services.

§ 5.2 If the Owner suspends the Project, the Consultant shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Consultant shall be compensated for any actual and direct costs incurred by reason of the interruption and resumption of the Consultant's services.

§ 5.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Consultant, the Consultant may terminate this Agreement by giving not less than seven days' written notice.

§ 5.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 5.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Consultant for the Owner's convenience and without cause.

§ 5.6 In the event of termination not the fault of the Consultant, the Consultant shall be compensated for services performed prior to termination, together with all Termination Expenses as defined in Section 5.7.

§ 5.7 Termination Expenses are in addition to compensation for the Consultant's services and include any actual and direct costs incurred by reason of termination for which the Consultant is not otherwise compensated; provided, however, Consultant shall not be entitled to anticipated profit on the value of the services not performed by the Consultant.

ARTICLE 6 COMPENSATION

§ 6.1 The Owner shall compensate the Consultant for services described in Section 1.1 as follows:

§ 6.2 COMPENSATION FOR REIMBURSABLE EXPENSES

§ 6.2.1 There shall be no additional compensation for reimbursable expenses.

§ 6.3 Section Omitted.

§ 6.4 PAYMENTS TO THE CONSULTANT

§ 6.4.1 No initial payment shall be made upon execution of this Agreement.

§ 6.4.2 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Provided that Consultant's invoice is received by the Owner not later than the twenty- fifth (25th) day of a month, the Owner shall make payment of the amount to the Consultant not later than the date thirty (30) days after receipt of such invoice. If an invoice for payment is received by the Owner after the application date fixed above, payment shall be made by the Owner not later than forty-five (45) days after the Owner receives an invoice. Amounts unpaid shall bear no interest.

§ 6.4.3 The Owner shall not withhold amounts from the Consultant's compensation to impose a penalty or liquidated damages on the Consultant, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless the Consultant agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

ARTICLE 7 MISCELLANEOUS PROVISIONS

§ 7.1 This Agreement shall be governed by the law of the place where the Project is located.

§ 7.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201-2007, General Conditions of the Contract for Construction.

§ 7.3 The Owner and Consultant, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Consultant shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement.

§ 7.4 If the Owner requests the Consultant to execute certificates, the proposed language of such certificates shall be submitted to the Consultant for review at least 14 days prior to the requested dates of execution. If the Owner requests the Consultant to execute consents reasonably required to facilitate assignment to a lender, the Consultant shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Consultant for review at least 14 days prior to execution. The Consultant shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 7.5 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Consultant.

§ 7.6 If the Consultant or Owner receives information specifically designated by the other party as “confidential” or “business proprietary,” the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except to (1) its employees, (2) those who need to know the content of such information in order to perform services or construction solely and exclusively for the Project, or (3) its consultants and contractors whose contracts include similar restrictions on the use of confidential information.

§ 7.7 The Consultant shall comply with the terms and conditions of the RFQ/P.

ARTICLE 8 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

8.1 OWNER AND CONSULTANT HEREBY KNOWINGLY, IRREVOCABLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY ACTION, PROCEEDING OR COUNTERCLAIM BASED UPON THIS AGREEMENT, OR ARISING OUT OF, UNDER, OR IN CONNECTION WITH THE SERVICES OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PARTY.

ARTICLE 9 SCOPE OF THE AGREEMENT

§ 9.1 This Agreement represents the entire and integrated agreement between the Owner and the Consultant and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Consultant.

§ 9.2 This Agreement is comprised of the following documents listed below:

- .1 AIA Document B102–2007, Standard Form Agreement Between Owner and Consultant, as amended; and
- .2 Other documents:

Exhibit A – RFQ/P

This Agreement entered into as of the day and year first written above.

OWNER

CONSULTANT

TOWN OF STRATFORD

(Signature)

« »« »

(Printed name and title)

(Signature)

« »« »

(Printed name and title)