

CAPITAL ACQUISITION, PLANNING AND ALLOCATION COMMITTEE

THURSDAY, MARCH 3, 2022 – 7:00 P.M.

SPECIAL MEETING

Call-in Number: 1-929-205-6099

Meeting ID: 869 6184 2533

1. Call to Order.
2. Public Comment.
3. Consideration and Possible Action on the Minutes of the January 31, 2021 meeting.
4. Consideration and Possible Action on the draft FY 2023 Capital Improvement Plan.
5. Adjournment.

*To access the meeting audio in real time, please call 1-929-205-6099 and enter the Meeting ID: 869 6184 2533
Please note that, in order to unmute your phone at the correct time for public comment, all members of the public wishing to give verbal comment at the meeting must register their desire to do so at bolton.govoffice.com/pcform or by calling Gary Silver at 860-649-8066 x6112. Accommodations can be made at that phone number or at gsilver@boltonct.org, and please be sure to do so as far by 3 p.m. the day of the meeting to ensure that your request can reasonably be met. Audio recordings of each meeting are also posted to the town's website within seven days following the live event.*

McCavanagh, Kathleen

From: Butrymovich, John
Sent: Tuesday, February 15, 2022 12:05 PM
To: Rupert, Jim; McCavanagh, Kathleen
Subject: Equipment hours

Jim,

Here are the year and ours on the mowers and Gator. As a side note we would look to keep the Gator just in case....kidding but we would like to keep it and get rid of the club car carry-all we use at the lake. The club car is not sturdy enough for what it is used for down there.

Mowers:

2013 with 1,864 hours – Town
2015 with 1,250 hours – Town
2018 with 720 hours – Town
2016 with 525 hours – BOE (BCS)
2016 with 790 hours – BOE (HS)

The Gator is a 2010 with 280 hours

John Butrymovich
Town of Bolton
Town-wide Facilities Director
72 Brandy Street.
Bolton, CT. 06043
860-646-8152



February 14th, 2022

Attn: John Butrymovich
Buildings and Grounds Supervisor
Town of Bolton

Re: Notch Road Municipal Center Demolition - North Wing
Asbestos/PCB Removal and Demolition
104 Notch Road, Bolton, CT

Dear Mr. Butrymovich,

Budgetary demolition pricing is based on the site visit conducted on February 8th, 2022, and existing site conditions at that time. PCB pricing was performed using a limited PCB inspection from 2011. The inspection included materials detailed below. Asbestos abatement is based on the existing AHERA report. A pre-demolition survey will need to be completed by others prior to demolition. Please see below for additional inclusions/exclusions from our pricing.

Based on current scope of work and inclusions/exclusions detailed below Bestech believes the work can be completed for \$1,010,000.00

Inclusions:

- Demolition/abatement work required to separate the section to be demolished from the section to remain.
- Payment and performance bonds.
- Rerouting a water line. A maximum distance of three hundred feet is included.
- Rerouting a septic line. A maximum distance of three hundred feet is included.
- Building a brick exterior wall after completion of the building demolition. It is assumed we will not need to make any structural changes.
- Removing thirty-four windows as PCB bulk product waste.
- Removing one cubic yard of soil as PCB remediation waste.
- Providing temporary facilities for our work as needed.
- Notifications and permits required to perform our work.
- Proper disposal of all waste generated during our work.
- Full time supervision.

25 Pinney Street, Ellington, CT 06029-3812
860-896-1000 • CT & Western MA Toll Free 800-956-5559 • Fax 860-871-5982
“Affirmative Action/Equal Opportunity Employer”



- Hiring licensed trade contractors to perform cut and cap on the property.
- Demolition/disposal of MEP equipment.

Exclusions:

- Multiple phases.
- Working around occupants of the building.
- Overtime/irregular hours.
- Additional prevailing wage increases (2022 is included).
- Disposal of any lead painted materials as RCRA hazardous waste.
- Replacing any removed materials.
- Cutting and patching for other trades.
- Full time project monitoring by a third party, this is not required by any regulations.
- Performing abatement while children are in the building.
- Site demolition.
- PCB abatement or disposal i.e., paint (other than the presumed PCB caulk/glazing). See alternate pricing below.
- Encapsulating substrates after removal of presumed PCB caulk.

If it is determined that we should assume painted CMU and brick needs to be disposed of as PCB bulk product waste, please add \$350,000.00 to the total for the work.

By awarding the project to us through the asbestos abatement term contract potential savings include ~~(\$30,000.00)~~ for performance and payment bonds. Many other savings may also occur once we use term contract pricing.

Please feel free to contact me with any questions regarding our budgetary pricing for this project. All work will be performed by fully trained, licensed, and insured personnel. Pricing reflects prevailing wage, non-union, labor and work hours of 7am-3:30pm.

Sincerely,

Robert E. Sullivan
Estimator
Bestech, Inc. of Connecticut

25 Pinney Street, Ellington, CT 06029-3812
860-896-1000 • CT & Western MA Toll Free 800-956-5559 • Fax 860-871-5982
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Kubota

0 2 1 4 0 $\frac{1}{10}$

HOURS

TEMP





134
TRUCK

RTV900

BOLTON
FIRE DEPT.

BOLTON
5-134



CONSTRUCTION CO., INC.

P.O. BOX 1328 - MANCHESTER, CT 06045-1328
PHONE (860) 649-7607 • FAX (860) 645-0580

February 16, 2022

Town of Bolton
222 Bolton Center Rd
Bolton, CT 06043

Attn: John Butrymovich

Re: Door and Frame Replacement
Bolton Center School
Revised

PROPOSAL

Furnish labor, material and equipment required to provide removal and replacement of hollow metal door frames, doors, finish hardware and glass for (22) exterior locations throughout the Bolton Center School.

We have based our price on the following scope of work:

1. General Conditions

- Temporary protection
- Clean up
- Cut and patch
- Dumpster

2. Demolition

- Remove existing glass in hollow metal frames and save (16 loc)
- Remove the existing hollow metal transom panel in hollow metal frames (13 ea)
- Remove hollow metal frames in masonry (22 loc)
 - Sawcut
 - Removal
- Demolish doors and save hardware for re-use
 - Single (5 sgl)
 - Pair (17 pr)
- Sawcut reglet for drip cap (136 lf)
- Remove acoustical ceiling to expose door transom (2 loc)

3. Concrete

- Patch / repair slab at door frame and threshold removal (22 loc)
 - Grout / concrete patch
 - Pour and finish

4. Masonry

- Grout hollow metal frames (22 loc)
 - Grout
 - Form 1x
 - Grout pump
- Minor masonry repair at removed frames (22 loc)
 - 4" Brick
 - 8" CMU
 - Mortar

5. Joint Sealer

- Caulk frames (22 loc)
- Caulk drip edge (22 loc)

6. Hollow Metal

- Non- transom door frames
 - (4) – 5' - 8" x 7' - 2" welded
 - (1) – 3' - 4" x 7' - 2" welded
- Transom door frames
 - (2) – 3' - 4" x 9' - 0" welded
 - (2) – 3' - 4" x 10' - 0" welded
 - (1) – 4' - 8" x 10' - 0" welded
 - (7) – 6' - 4" x 10' - 0" welded
 - (4) – 7' - 4" x 10' - 0" welded
 - (1) – 5' - 8" x 12' - 6" welded

Doors

- Single
 - (8) – 3' - 0" x 7' - 0"
- Pair
 - (7 pr) – 3' - 0" x 7' - 0"
 - (2 pr) – 3' - 6" x 7' - 0"
 - (5 pr) – 2' - 8" x 7' - 0"

Transom panels

- (2) – 3' - 0" x 2' - 0"
- (10) – 3' - 0" x 3' - 0"
- (1) – 4' - 4" x 3' - 0"

Removable mullions (10 ea)

7. Finish Hardware

- Panic devices; re-use existing (29 ea)
- Closers; re-use existing (36 ea)
- Mortise locks (5 ea)
- Thresholds (22 ea)
- Sweeps (36 ea)
- Weatherstrip (22 loc)
- Drip caps (22 ea)
- Hinges (120 ea)
- Flush bolts (4 pr)
- Astragal (4 ea)

8. Glass and Glazing

- Re-install existing glass and glazing (16 pcs)
 - Glass; re-use existing
 - Gaskets / caulk

9. Glass Film

Bullet resistant film (16 loc)

10. Drywall

Minor patch / repair (22 loc)

5/8" Drywall

Metal framing

Taping

11. Acoustical Ceiling

Re-install acoustical ceiling at door frame transom (2 loc)

Tile

Wall angle

Mains

4' Tee

2' Tee

Hangers

12. Painting

Doors (36 ea)

Frames (22 ea)

Transoms (13 ea)

Interior partition; "touch up" (2,640 sf)

Mullions (10 ea)

Exceptions:

Off hour work

Permit fee

6.35% Connecticut State Sales and Service Tax

Electrical

Security work

We propose to perform the work described above for the lump sum amount of:

One Hundred Fifty-Four Thousand Five Hundred Dollars.....\$154,500.00

- Alternate 1: Provide removal / re-installation of all security devices and wiring as required for door and frame replacements Add: TBD
- Alternate 2: Provide (1) standard Hager 5200 door closer to replace the old closer. Add: \$130.00
- Alternate 3: Provide (1) hold open Hager 5200 door closer to replace the old closer. Add: \$193.00

Please note: The price of steel is constantly increasing. Therefore, this proposal must be updated prior to award of contract

VALUE ENGINEERING IDEAS

Voluntary Alternates:

- 1.) Eliminate all painting; to be done by Town of Bolton. Deduct: (6,800.00)
- 2.) Eliminate dumpster expense and use Town of Bolton dumpster for non-metal debris. Deduct: (600.00)
- 3.) Eliminate transom frames and infill with metal framing, drywall, vertical vinyl soffit material and provide a 3'- 0" x 7'- 0" standard door frame. Deduct: (4,370.00)

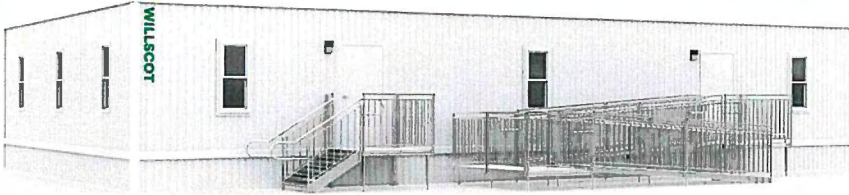
Thank you for the opportunity to quote this work. We look forward to discussing it with you.

Very truly yours,

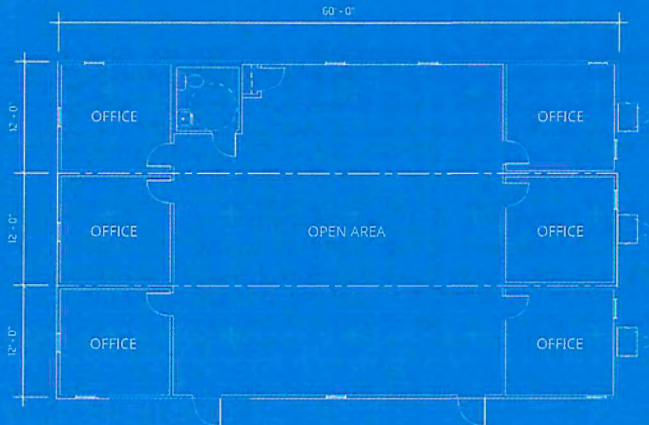
Mark S. Parenchuck

Mark S. Parenchuck
Vice President of Business Operations
West Reach Construction Company, Inc.

64' x 36' SECTION MODULAR OFFICE



In addition to your office solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe work environment.



CUSTOMIZATION

- Steps & Ramps
- Furniture & Appliances
- Technology
- Site Services
- Loss Protection

Dimensions

64' Long (including hitch)
60' Box size
36' Wide

Exterior Finish

EPDM rubber roofing
Smart panel wood exterior siding

Interior Finish

Acoustic or finished gypsum ceiling
Vinyl covered gypsum walls
Commercial grade tile or carpet with base cove molding

Other

(6) 12' x 12' Private Offices
1,296 sq. ft. Common Area
J-boxes & data closet
ADA restrooms (optional)

Heating/Cooling

Central HVAC with programmable thermostats

Windows/Doors

Steel exterior doors with deadbolts & 10" x 10" vision window
Low-E double-insulated glass windows
Commercial interior doors with steel jambs

Electric

Fluorescent lighting

** Photos are representational; actual products vary. Additional floor plans and specifications may vary from those shown and are subject to in-stock availability*





Williams Scotsman, Inc.
 85 Kenneth Dooley Drive
 Middletown CT 06457

Your WillScot Representative
 Wendy Bien-Aime, Territory Sales Manager
Phone:
Email: wendy.bienaime@willscot.com
Toll Free: 800-782-1500

Contract Number: 1602233
Revision: 1
Date: February 15, 2022

Lease Agreement Summary - 1602233

Lessee:

Town of Bolton
 222 Bolton Center Rd
 Bolton, Connecticut 06043

Contact:

Cathy McCavanaugh
 222 Bolton Center Rd
 Bolton, CT 06043
Phone: (860) 649-0784
Email: hr@boltonct.org

Ship To Address:

BOLTON, CT 06043 US

Product Descriptions

QTY	PRODUCT
1	SM6436

Pricing Summary - All Options (excluding taxes)

RECURRING CHARGES PER BILLING CYCLE:	\$3,565.00
INITIAL FEES:	\$19,316.22
FINAL CHARGES:	\$12,689.67
TOTAL CHARGES WITH ALL OPTIONS:	\$160,345.89

Comments

Unit comes prewired with data capabilities. Modifications, rigging, waiting time, plant pricing, security clearance, safety training, drug testing, footings, sure-wall piers, foundation drawings, engineered plans, stamped drawings, crane, forklift, ramps, decks, trans lift, dumpsters, utilities, network/phone connections, restroom services, fresh water tank, drinking water and holding tanks are not included unless otherwise quoted. Installation per Williams Scotsman standard procedures assuming delivery, block, level and anchored on level accessible site with placement of trailer to be done with a truck only. Assume Non Union and Non Prevailing Wage Rates unless otherwise quoted. All permits, grading, site restoration, sprinklers and utilities by others. Some of these services may be provided for an additional cost if requested.



Williams Scotsman, Inc.
 85 Kenneth Dooley Drive
 Middletown CT 06457

Your WillScot Representative
 Wendy Bien-Aime, Territory Sales Manager
Phone:
Email: wendy.bienaime@willscot.com
Toll Free: 800-782-1500

Contract Number: 1602233
Revision: 1
Date: February 15, 2022

Lease Agreement

Lessee: Town of Bolton 222 Bolton Center Rd Bolton, Connecticut 06043	Contact: Cathy McCavanaugh 222 Bolton Center Rd Bolton, CT 06043 Phone: (860) 649-0784 Email: hr@boltonct.org	Ship To Address: BOLTON, CT 06043 US Delivery Date (on or about): 03/22/2022
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Rental Pricing Per Billing Cycle	Quantity	Price	Extended
64x36 Modular (60x36 Box)	1		\$2,629.00
Bas. Entrance-Steps T2	1	\$71.00	\$71.00
ADA/IBC Ramp - 30' & less	1	\$360.00	\$360.00
Window/Door Security Bundle - 40+	1	\$36.00	\$36.00
Prof. Office Package T2	6	\$59.00	\$354.00
Prof. Conference Package T2	1	\$115.00	\$115.00
Minimum Lease Billing Period: 36			Total Recurring Building Charges: \$2,629.00
Billing Cycle: 28 Days			Subtotal of Other Recurring Charges: \$936.00
			Total Recurring Charges Per Billing Cycle: \$3,565.00

Delivery & Installation

Fuel Surcharge Delivery	1	\$600.00	\$600.00
Essentials Material Handling	1	\$200.00	\$200.00
Ramp - Delivery & Installation	1	\$682.35	\$682.35
Delivery Freight	3	\$1,347.00	\$4,041.00
Block and Level	1	\$9,424.87	\$9,424.87
Tiedowns into dirt	24	\$80.00	\$1,920.00
Vinyl skirting	192	\$12.75	\$2,448.00
			Total Delivery & Installation Charges: \$19,316.22

Final Return Charges*

Fuel Surcharge Return	1	\$600.00	\$600.00
Skirting Removal - Vinyl LF	192	\$4.92	\$944.64
Ramp - Knockdown & Return	1	\$524.71	\$524.71
Teardown	1	\$6,579.32	\$6,579.32
Return Freight	3	\$1,347.00	\$4,041.00
			Due On Final Invoice*: \$12,689.67
Total Including Recurring Billing Charges, Delivery, Installation & Return**:			\$160,345.89

Summary of Charges

Model: SM6436	Quantity: 1	Total Charges for(1) Building(s): \$160,345.89
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Additional Services: For your convenience, we also recommend the following items (not included in this Agreement)

BY INITIALING BELOW, BUYER/LESSEE/CUSTOMER HEREBY ACKNOWLEDGES AND CONFIRMS THAT IT HAS SELECTED THE INITIALED RECOMMENDED ITEMS TO BE ADDED TO THIS CONTRACT AND AGREES TO PAY THE ADDITIONAL SPECIFIED AMOUNT(S) IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS CONTRACT.

Initial	Recommended Items	Billing Frequency	Qty	Price	Extended
_____	Property Damage Waiver (11/12)	Recurring	3	\$89.00	\$267.00
_____	General Liability - Allen Insurance	Recurring	1	\$31.00	\$31.00



Williams Scotsman, Inc.
85 Kenneth Dooley Drive
Middletown CT 06457

Your WillScot Representative
Wendy Bien-Aime, Territory Sales Manager
Phone:
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Insurance Requirements Addendum

QTY	PRODUCT	EQUIPMENT VALUE/BUILDING	DEDUCTIBLE PER UNIT
1	SM6436	\$109356.00	\$4000.00

Lessee: Town of Bolton

Pursuant to the Williams Scotsman Lease Agreement and its Terms and Conditions ("Agreement"), a Lessee is obligated to provide insurance to Williams Scotsman, Inc. ("Lessor") with the following insurance coverage:

- Commercial General Liability Insurance:** policy of combined bodily injury and property damage insurance insuring Lessee and Lessor against any liability arising out of the use, maintenance, or possession of the Equipment. Such insurance shall be in an amount not less than \$1,000,000 per occurrence, naming the Lessor as Additional Insured and Loss Payee.
- Commercial Property Insurance:** covering all losses or damage, in an amount equal to 100% of the Equipment Value set forth in the Lease providing protection against perils included within the classification and special extended perils (all "risk" insurance), naming the Lessor as Additional Insured and Loss Payee.

Commercial General Liability Insurance

Lessee is providing Commercial General Liability Insurance in accordance with the requirements set forth in the Lease Agreement and Lessee shall provide a certificate of insurance in the manner and within the time frame set forth in the Agreement. If Lessee fails to deliver the required certificate of insurance, Lessee understands and agrees that the Lessor has the right to impose a missing insurance certificate fee.

Commercial Property Insurance

Lessee is providing Commercial Property Insurance in accordance with the requirements set forth in the Lease Agreement and shall provide a certificate of insurance in the manner and within the time frame set forth in the Agreement. If Lessee fails to deliver the required certificate of insurance, Lessee understands and agrees that the Lessor has the right to impose a missing insurance certificate fee.

By signing below, the Lessee agrees to the terms and conditions stated herein. All other Terms and Conditions of the Agreement shall remain the same and in full force and effect. Each party is hereby authorized to accept and rely upon a facsimile or electronic signature of the other party on this Addendum. Any such signature shall be treated as an original signature for all purposes.

Otherwise, if elected on preceding pages:

Commercial General Liability Insurance

Lessee elects to participate in the Commercial General Liability Insurance Program, whereby Lessee will receive insurance coverage through American Southern Insurance Company ("Insurer") and administered by Allen Insurance Group ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party liability policy that covers those amounts that Lessee is legally obligated to pay due to bodily insurance and property damage arising from the proper use and occupancy of Equipment leased from Williams Scotsman up to the policy limits. Coverage is subject to underwriting and specific terms and conditions set forth in the policy. An outline of cover is available upon request. By signing below, Lessee understands and agrees that the Lessor is not providing the insurance coverage and serves only as a billing agent for the Insurer and its Agent; and, accordingly, it assumes no liability therefore.

Signature of Lessee: _____ Print Name: _____ Date: _____

Damage Waiver Program

Lessee elects to participate in the Lessor's Damage Waiver Program. Lessee understands and agrees that under this program, the Lessor waives, for a fee, Lessee's obligation to carry Commercial Property Insurance and Lessee's liability to Lessor for repair or replacement of the modular units leased from Williams Scotsman resulting from loss or damage as specified in the Williams Scotsman Lease Agreement. Lessee remains liable to Williams Scotsman for the amount of the damage deductible per unit of equipment noted above. Please refer to the Agreement for specific details on coverage, exclusions and restrictions on coverage. The Property Damage Waiver is not and shall not constitute a contract for insurance.

Signature of Lessee: _____ Print Name: _____ Date: _____