



April 17, 2024

Mr. Gregory C. Rounseville
Assistant Town Administrator
Town of Dennis
685 Route 134
South Dennis, Massachusetts 02660

**RE: Wixon School
Hazardous Ceiling Abatement**

Dear Mr. Rounseville,

Thank you for considering our firm in assisting the Town with the removal and abatement of the hazardous ceilings (ACM's) located in Wixon Middle School. Back in 2018, Edward Rowse Architects, Inc. (ERA) prepared construction bid documents for the removal of the existing ceilings, lighting and installing a new fire alarm system. These documents included asbestos testing reports prepared by Vertex Environmental for the Dennis Yarmouth Regional School District. This project was terminated during the bidding stage and no work was performed.

From our telephone conversations, we propose the following scope of work to remove the asbestos tiles and grid and make the spaces safe.

Scope of Work:

- From existing construction drawings previously prepared by ERA, we will modify the plans and specification to reflect removing only the ceiling tile and grid identified from the asbestos survey prepared by Vertex Environmental of the areas.
- We will develop reflected ceiling plans of the main level, lower level and mezzanine area indicating extent of demolition requiring abatement and noting areas requiring no work.
- The existing light fixtures located within the rooms having asbestos tiles also have contaminated PCB ballast and must be removed. We will identify a room where all contaminated fixtures shall be stored for removal by others.
- All rooms with removed light fixtures shall include an electrical contractor to install temporary construction lighting for safety.
- All smoke and heat fire alarm detectors located in rooms with ceilings removed will require existing devices to remain temporarily secured to the structure above.
- We will prepare construction bid documents for contractor's bidding. We will assist the owner with soliciting for construction services.
- We will prepare the advertisement to bid and submit to the Central Register. You as owner must provide the current Wage Rates and the advertisement for the local paper.
- We will attend the contractors pre-bid meeting, answer questions and prepare any addendums that may be required.
- We will attend a contractors pre-construction meeting and provide minutes of the meeting.
- We will review the contractor's Schedule of Values and if any changes should be made.
- We will review the contractor's Requisitions for Payments and make a recommendation to you for payments.

Proposal/Scope of Work
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- We will provide periodic field observation and develop a punch list of deficiencies at completion. We will require all temporary enclosures, tenting, masking tape be removed completely, and spaces left in their original condition.
- The Town will be required to retain the services of a Hazardous Environmental Firm to prepare the abatement plan, obtain Dept. of Health approval and conduct clean air sampling, testing and documentation as safe for space to be occupied. The cost of this work is not included in this proposal. We will identify their work product within our design bid package.
- We estimate the cost of abatement and electrical work to be approximately \$625,000.

Our fee shall be twenty-two thousand dollars (\$22,000). The owner shall provide and pay for the services of a hazardous material consultant to develop the abatement plan and obtain all Dept. of Health approvals. We shall include the approved plan within our documents for bidding.

Please note from my recent conversations with Jason Mohre from Vertex, that other ACMs in the form of 12" Gray and Brown Spec Floor Tiles, Red Duct Mastic, Pipe Fitting Insulation, and Interior Window Glazing have been identified at the school. In addition, the AHERA inspection does not fulfill the NESHAP requirements for renovation or demolition activities. Generally speaking, the difference is that no exploratory demolition was conducted and exterior materials (i.e., exterior caulking/glazing, roofing materials, waterproofing mastics, etc.) are not included in the scope for conducting AHERA inspections. We can certainly conduct a more thorough inspection if needed, but just wanted to make that point.

We consider the Town of Dennis a valued client and we would appreciate the opportunity to serve you and the staff again. Please contact me if you have any questions.

Sincerely,



Edward A. Rowse, NCARB
President