

January 2, 2025

Mr. Phil Ross
New Fairfield Board of Education
4 Brush Hill Road
New Fairfield, CT 06812-2655

RE: Design Build Services Turn-Key Proposal
Construction, Environmental and Engineering Services
UST System Abandonment & AST System Installation for Facility Boilers
New Fairfield Middle School - 56 Gillotti Road
CT DAS Environmental Services Contract - 18PSX0153
Fuss & O'Neill Project No.: 20051098.U10

Dear Mr. Ross:

Fuss & O'Neill is pleased to submit this turn-key design/build proposal to the New Fairfield Board of Education (New Fairfield BOE), for the abandonment-in-place of a 10,000-gallon underground storage tank (UST) system and replacement with a 10,000-gallon aboveground storage tank (AST) system at the New Fairfield Middle School. The replacement tank which serves the school's boilers will include a new fuel forwarding pump set and automatic tank gauge (ATG) as part of the new system.

This proposal is for a complete "turn-key" project, under a design build project delivery methodology, led by Fuss & O'Neill (F&O). Included in this proposal is the necessary design, code compliance and permit-level plan development, obtaining permits, UST in-place closure (abandonment), environmental sampling and tank closure reporting, O&M manual submission, system startup and on-site training of facility personnel.

Fuss and O'Neill's Construction Services division will perform engineering, construction management and construction administration services for this project and will be your single point of contact on behalf of New Fairfield BOE. Fuss & O'Neill will prepare necessary "permit level" design drawings for the AST system installation for submission to the New Fairfield Building and Fire Departments. You will be able to review the plans for each site prior to submission to local authorities. Plans will be stamped by a Professional Engineer licensed in the State of Connecticut.

Scope of Services

Pre-Construction Project Services

During this phase we will perform the following:

- Notify the CTDEEP of the intent to abandon in place the 10,000-gallon UST at New Fairfield Middle School
- Prepare a site-specific Job Hazard Analysis (JHA)

- Contact Call-Before-You-Dig and obtain dig-safe number.
- Perform a ground penetrating radar (GPR) survey to supplement CBYD in identifying underground utility conflicts.
- Expediently review and approve the new AST submittal drawing to order the 10,000-Gallon ConVault AST as quickly as practical (current lead time for ASTs can be 10 to 14 weeks).
- Attend two (2) design phase meetings with Client representatives: One to review 75% design and one to review 100% design.
- Establish subcontract/vendor agreements for all phases of the work described in this proposal.
- Finalize field measurements in conjunction with ground penetrating radar (GPR) results.
- Perform code reviews of the proposed AST installation designs.
- Prepare a drawing set, stamped by a Connecticut licensed professional engineer for construction.
- Provide electronic PDF copies of drawings and specifications required for the AST installation.
- Prepare and submit permit applications for the work and obtain permits.

New 10,000-Gallon UL2085 ConVault AST System Installation

- Prepare area for new AST installation: Set new AST elevations and prepare AST location for a new poured-in-place concrete mat.
- Form and pour concrete pad according to the design specifications.
- Provide crane services for setting the new AST.
- Provide and set new 10,000-gallon UL2085 ConVault AST on concrete pad.
- Inform the Building and Fire Department at key milestones for inspections, as appropriate.
- Evaluate AST post-delivery and provide testing reports in final O&M package.
- Provide and install tank top dress packages including vent piping, clock gauges, emergency vents and ATG riser nipples.
- Provide and Install 6" concrete bollards, 4-5' on-center around the new AST as needed for protection from vehicular traffic. Bollards will be sleeved with yellow plastic covers for high visibility.
- Provide and install remote fill box with 3" piping for filling AST.
- Provide and install auto shut-off valve in tank riser and pipe to spill containment, setting valve to 95% shut-off.
- Provide black steel tank top fittings, painted for corrosion control.
- Excavate to exterior wall of boiler room for installation of product piping and electrical conduit.
- Provide and install new Pryco fuel forwarding pump set with controls in cabinet within boiler room.
- Provide and install new 1" double wall flexible underground fuel oil piping from the AST to the boiler room and tie in fuel piping from the new pump set into the existing product piping loop.
- Provide and install in-floor monitoring system in the event of an internal leak of fuel piping:
 - Core-drill (2-3) low point holes in the floor and fill base with concrete to accept new in-room leak sensors, and
 - Provide and install (2-3) interstitial sump sensors as necessary and tie in sensors into the pump set controls for positive shutdown in the event of a leak.
- Cap/plug existing floor drains.
- Provide and install (1) new Omntec tank monitoring system, complete with overflow alarm mounted on the exterior of the building within view of tank filling operation.

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- Prime, start-up and purge new fueling system with New Fairfield Middle School's boiler technician. Run system and review all components with technician for proper operation.
- Startup new Omntec tank monitoring system.
 - Note: CAT5 cabling to tank monitoring system for remote monitoring (if desired) will be performed by New Fairfield Middle School.
- Train facility personnel on the entire new system.
- Backfill trench and repair surfaces as needed post construction.

Existing 10,000-Gallon UST Abandonment

- Excavate and remove tank top concrete and manholes, excavate, and expose tank top(s) for cleaning access.
- Cut open UST and using a vac truck, pump out and remove remaining product and clean UST. Pump out and remove remaining cleaning rinsewaters. Cut access holes in the bottom of the UST for collecting soil samples.
- Provide documentation of all wastes removed and disposed.
- Collect closure samples beneath UST as described in the Environmental Compliance Services section below.
- Provide and install concrete slurry fill as needed to completely fill the UST.
- Repair any disturbed asphalt or excavated areas as needed.

Environmental Compliance Services for UST Abandonment

- Document and oversee demolition and excavation activities prior to tank abandonment, ensuring material is handled appropriately.
- As discussed above, the following samples will be collected:
 - Two samples from core holes at the bottom of the UST from both ends and
 - One sample per 20 feet of pipe trench (assumes one sample).
- All samples collected will be screened in the field for petroleum hydrocarbons using a "Petro Flag" screening method to confirm that soil is not impacted by tank activities.
- Samples collected will be analyzed for extractable total petroleum hydrocarbons (ETPH) using Connecticut's ETPH method. The sample exhibiting the highest Petro Flag reading within the tank and at the piping line will also be analyzed for the following:
 - Aromatic volatile organic compounds (VOCs) by USEPA Method 8260
 - Polycyclic aromatic hydrocarbons (PAHs) by USEPA Method 8270

Samples will be submitted to Phoenix Environmental Laboratories for analysis on a 24-hour-turnaround time.

- Fuss & O'Neill will prepare a UST Closure Report summarizing our observations and the collected analytical data. The report will include a figure showing the approximate sample locations, data summary tables, laboratory analytical reports, photographs, and disposal documentation. A copy of the report will be provided to the New Fairfield BOE and the New Fairfield Fire Marshal.

Spill Prevention, Control, and Countermeasure (SPCC) Plans

Following installation of the AST the site will be subject to the Oil Pollution Prevention Regulation promulgated by the Environmental Protection Agency (EPA) in the Code of Federal Regulations (CFR) Section 40 CFR Part 112. The regulations require preparation and implementation of an SPCC Plan. To prepare the SPCC Plan, F&O will complete the following tasks.

- Review current Site Plans.
- Perform a review of the site to assess existing oil storage/use practices and procedures and prepare an inventory of oil and petroleum storage tanks as well as other oil containers with capacities of 55-gallons or greater (e.g., ASTs, drums, hydraulic systems, etc.).
- During the site review we will collect information related to existing spill response procedures, training programs, spill contractors, spill clean-up materials locations, etc. We assume site personnel will assist F&O to collect this information.
- We will prepare a Site Plan to be included in the SPCC Plan. We assume that existing mapping for each site (preferably in AutoCAD format) will be provided to F&O that reflects the current site conditions.
- The SPCC Plan will be prepared in accordance with applicable EPA regulations (40 CFR 112).

In preparing the SPCC Plan, we may find that corrective measures need to be implemented if regulatory requirements are not fully addressed (e.g., secondary containment for interior above ground piping). If necessary, we will provide a concise list of recommendations, along with a schedule for corrective actions that will be performed by the New Fairfield BOE. If corrective measures are required, the professional certification provided will be conditional and identify the noted deficiencies and schedule for completing corrective actions. If requested, F&O is available to assist the New Fairfield BOE with implementation of the recommendations/corrective actions as a Change Order to this project or part of a separate agreement.

Prior to finalizing the Plans, we will prepare draft documents for your review. Upon receiving comments on the draft Plans, we will finalize and certify the Plans. One Professional Engineer (P.E.) certified hard copy, and an electronic copy of the Plans will be provided. We assume that access will be available to the petroleum storage area identified in our walkthrough and that someone knowledgeable of the site will be available to accompany us during the onsite review.

Construction Administration Services

- Conduct an on-site pre-construction meeting with appropriate representatives of New Fairfield BOE and our subcontractor team to discuss the full scope of the work including, but not limited to: Site logistics, traffic management, material staging areas, notifications, and overall health and safety.
- Perform field inspection and oversight of contracted services provided on an as needed basis to support the work, assist with answering questions and continuously adhering to the goals of the New Fairfield BOE.
- Review and approve, as appropriate, subcontractor and vendor invoices for completeness and accuracy against work performed. Make all payments to subcontractors/vendors in a timely fashion consistent with mutually agreed upon contractual terms.

- Review shop drawings for new equipment.
- Provide oversight services to ensure conformance with the site-specific plans for the AST installation.
- Prepare notifications to the Building and Fire Departments of critical activities and to review system components and inform/invite to inspect in-person or via facetime. Specific items for review include:
 - Sub-base compaction
 - New piping, inspected and tested at specified pounds per square inch of pressurized air
 - Pressure test isolated compartments of new AST with low-pressure nitrogen
 - All tank-top appurtenances
- Document activities including photographs of the AST system installation and tank abandonment for reporting purposes.
- Prepare and provide an AST Operations and Maintenance manual for that includes warranty and product data, and photographs of the installation.
- Assist the New Fairfield BOE in preparing and submitting final CT DEEP UST Notification documenting the abandonment of the UST through the EZ-File System.

Assumptions and Exclusions

The scope of services and our fees are based on the following assumptions:

- New Fairfield BOE is tax-exempt, and as such, no taxes are included in this proposal (exempt cert to be provided)
- There have been no releases from the underground storage tank systems, and as such, no costs for remediation are included in this proposal. If contaminated soil is encountered, we will immediately notify New Fairfield BOE before proceeding with CTDEEP notification. Unit costs are included in this proposal to cover the cost of remedial activities should they be required. Additional professional services required to guide the excavation of contaminated soil will be performed on a T&M basis.
- Removal of rock, clay, rubbish, or other unsuitable soils and replacement backfill is not included.
- Relocation of underground utilities identified during construction is not included.
- This proposal assumes groundwater will not be encountered within any excavation. No costs for the management of groundwater, contaminated or other, are included in this proposal.
- Shoring is excluded.
- Prevailing wages are included in this proposal. Documentation of weekly prevailing wage payments will be provided.
- Free and clear access will be provided to all work areas. We will work closely with New Fairfield Middle School's on-site personnel throughout the project to minimize the impact on facility operations.
- There are no significant interfering underground utilities that will prevent the abandonment and replacement of the tanks.
- The proposal is based on normal working hours (i.e., Monday - Friday, 7:00 AM - 4:30 PM)
- This work is projected to be started and completed in calendar year 2025. Should this work be pushed to the next calendar year, we will reserve the right to adjust our fees accordingly.
- Payment and Performance bonding is excluded.
- This proposal assumes that no more than 6" of fuel will remain inside each UST at the time of removal. Any additional fuel above the bottom 6" will be removed and invoiced at the Unit Cost listed in the Fee section below.

Schedule

We are prepared to begin this work immediately upon your authorization to proceed. Initial activities will be to review the site-specific design and expeditiously approve the new ASTs and pump set submittals thereby placing this longer lead time equipment on order, initiate design work and prepare the necessary site-specific notifications of the intent to abandon the existing UST to both CTDEEP and the local Fire Marshal. At this point we will be able to develop a full schedule for the work. We envision approximately six weeks of construction work on site.

Fees

The lump sum and as needed unit costs included in this proposal have been constructed in accordance with the labor rates and allowed subcontractor mark-up included in our existing DAS Contract (18PSX0153). We propose to provide the services described in this proposal for a lump sum fee of **\$315,529**.

- Pricing is good for 30 days and the project duration is assumed to be as shown above. Again, this work is projected to be started in the winter of 2025 and completed in the summer of 2025. Should this work be pushed to the next calendar year, we will reserve the right to adjust our fees accordingly.

Unit Costs

The following unit costs will apply only if contaminated soil is encountered and would be in addition to the base lump sum above. These costs (and scope) will be discussed with you if contamination is encountered prior to proceeding with the work.

- Excavation, load, transport, and disposal of contaminated soil: \$173.25/ton
- Disposal of liquid/fuel/sludge from the UST above the bottom 6" included in the proposal: \$1.95/Gallon
- Replacement backfill due to the excavation of contaminated soil: \$31.50/ton

In addition to the subcontracted unit prices above, the presence of contaminated soil would also require additional professional services and laboratory fees to guide the removal of contaminated media. If contaminated soil is encountered, we will submit a subsequent Task Authorization for this work at that time in accordance with the rates included in our DAS Contract (18PSX0153).

We can begin this work immediately upon receipt of a signed copy of the Authorization to proceed enclosed with this proposal, or issuance of a purchase order referencing this proposal.

We thank you for your interest in Fuss & O'Neill and for the opportunity to assist you with this project. We look forward to working with you on this project.

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If you have any questions or comments, please do not hesitate to call.

Sincerely,



Charles D. Ahles, P.E.
Vice President Construction Services

Attachments: Authorization to Proceed

Authorization to Proceed

Charles D. Ahles, P.E.
 Fuss & O'Neill, Inc.
 146 Hartford Road
 Manchester, CT 06040

Re: Design Build Services Turn-Key Proposal
 Construction, Environmental and Engineering Services
 UST System Abandonment & AST System Installation for Facility Boilers
 New Fairfield Middle School - 56 Gillotti Road
 CT DAS Environmental Services Contract 18PSX0153
 Fuss & O'Neill Project No.: 20051098.U10

Total Base Lump Sum: **\$ 315,529**

Dear Mr. Ahles:

I hereby authorize Fuss & O'Neill, Inc. to proceed with the above-referenced project in accordance with the Terms and Conditions of DAS Contract (18PSX0153) and proposal dated January 2, 2025.

Printed Name	Date
Signature	Title

New Fairfield BOE – please complete information below.

*Submit invoice as follows (✓ one →):	<input type="checkbox"/> Mail	<input type="checkbox"/> Email	<input type="checkbox"/> Online
Billing Contact:	Name/Title:		
	Address:		
	Phone/Email:		
Accounts Payable Contact:	Name/Title:		
	Address:		
	Phone/Email:		
Purchase Order Number:			

*** Indicate address, email address and website link if different than already provided.**