



January 17, 2020

Dan Albrecht, MA, MS  
Senior Planner  
Chittenden County Regional Planning Commission  
110 West Canal Street, Suite 202  
Winooski, VT 05404  
*Electronic delivery: dalbrecht@ccrpcvt.org*

Stone Project No. 19-032  
Subject: Proposal for Project Management and Air Clearance Monitoring for Asbestos Abatement, Bolton Valley Resort, Bolton, Vermont

Dear Dan,

Stone Environmental, Inc. (Stone) is pleased to present our proposal to perform Project Management and Air Clearance Monitoring for Asbestos Abatement services for Bolton Valley Resort, Bolton, Vermont (the Property). This proposal was requested by Chittenden County Regional Planning Commission (CCRPC) in an email between you and Katrina Mattice of Stone on December 12, 2019.

The Site includes the Bolton Valley Hotel, a 0.48-acre parcel located at 4302 Bolton Valley Access Road. Planned renovations to be performed at the Bolton Valley Hotel are being funded, in part, through a Vermont Community Development Block Grant.

An Environmental Review was performed by Stone in 2019 in accordance with the U.S. Department of House and Urban Development (HUD) requirements. As part of the Environmental Review, a Limited Inspection for Asbestos Containing Materials and a Design Document for Removal of Asbestos Containing Materials were performed by Clay Point Associates, Inc. (CPAI) of Williston, Vermont under sub-contract to Stone and dated June 10, 2019 and August 7, 2019, respectively. The Design Document for Removal of Asbestos Containing Material requires project management and air clearance monitoring during the asbestos abatement.

## **1. Scope of Services**

### **1.1 Asbestos Project Monitoring**

Stone will contract with CPAI to perform professional asbestos project monitoring services. This will include the following:

- Administration of a pre-construction meeting with owner, abatement contractor, and general contractor prior to the start of on-site work.
- Coordination and scheduling of all abatement work.
- Limited and random project monitoring (oversight) during all abatement phases to ensure that work complies with applicable State & Federal regulations, as well as CPAI's Design Document for Removal of Asbestos Containing Materials, dated August 7, 2019.

- Performance of all project clearance procedures following each abatement phase in accordance with the Vermont Regulations for Asbestos Control, V.S.A. Title 18, Chapter 26 (VRAC).
- Analysis of all clearance air monitoring samples by Phase Contrast Microscopy (PCM).
- Preparation of clearance reports documenting successful completion of all specified asbestos abatement work and detailing clearance activities performed for each abatement phase.
- Performance of miscellaneous project management and administrative activities.

## 2. Project Schedule

Stone is prepared to initiate the proposed tasks upon your acceptance of this proposal and authorization to proceed. The asbestos abatement work is scheduled to be performed in March 2020 and be completed by June 2020.

## 3. Fee for Services

Stone proposes a budget of \$11,007 to complete the project management and air clearance monitoring for asbestos abatement. Costs are summarized by Tasks in Table 1 below:

	Task	Professional Services	Consultant	Expenses	Total
1	Task 1 - Project Management and Air Clearance Monitoring	\$232	\$10,775	\$0	\$11,007

## 4. General Terms and Conditions

Our proposed Scope of Services will be performed pursuant to the Brownfields general services contract between CCRPC and Stone.

Thank you for the opportunity to work with you on this project. Please feel free to contact me using the information provided below with any questions or comments.

Sincerely,

Katrina Mattice  
 Project Engineer  
 Direct Phone / 802.229.6434  
 Mobile / 518.366.5034  
 E-Mail / [kmattice@stone-env.com](mailto:kmattice@stone-env.com)

O:\PROJ-19\EAR\19-032 Bolton Valley ER\Proposal\Drafts\Air Clearance Monitoring\19-032 BV Air Clearance Monitoring proposal.docx

CC: Lindsay DesLauriers, Ralph DesLauriers

**Bolton Valley Resort Project Management and Asbestos Air Clearance Monitoring**

**19-032**

**DETAILED FEE & SCOPE DETAILS**

#	Staff Type	Name	Rate Per Unit	Unit	Amount	Subtotal	Scope Details
1	<b>Task 1 - Project Management and Air Clearance Monitoring</b>						Stone will perform project management and coordinate with subcontractor.  CPAI to perform asbestos monitoring and project management during asbestos abatement of the Bolton Valley Hotel.
	<i>Professional Services</i>						
	Project Professional 2		\$ 116 / hour	2	\$232		
		<i>Professional Services Summary</i>		2		\$232	
	<b>Consultants*</b>						
	CPAI		\$9,795 / ls	1	\$10,775		
		<i>Consultant Summary</i>				\$10,775	
	<b>TASK SUBTOTAL</b>						<b>\$11,007</b>
	<b>PROJECT TOTAL</b>						<b>\$11,007</b>

Stone Environmental's standard mark-up on all Consultant and reimbursable project expenses is 10%.



January 16, 2020

Mr. Ralph DesLauriers  
Bolton Valley Resort  
4302 Bolton Valley Access Road  
Bolton, Vermont 05477

Ms. Katrina Mattice, PE  
Stone Environmental, Inc.  
535 Stone Cutters Way  
Montpelier, Vermont 05602

Re: Proposal for Professional Asbestos Consulting Activities  
The Inn at Bolton Valley, 4302 Bolton Valley Access Road, Bolton, Vermont

Dear Mr. DesLauriers:

This correspondence is provided in response to your request for professional asbestos consulting activities related to planned asbestos abatement work at The Inn at Bolton Valley, 4302 Bolton Valley Access Road, Bolton, Vermont. Based on the scope of asbestos abatement work to be performed starting in March 2020 as discussed during our January 13, 2020 planning meeting, Clay Point Associates, Inc. (CPAI) provides the following proposal for your consideration.

### **CORPORATE BACKGROUND**

CPAI is a Vermont owned corporation and considered a small business enterprise. CPAI emphasizes quality. We provide sound and sensible services at reasonable cost. During the past thirty (30) years, CPAI has provided professional environmental consulting services to a diverse clientele throughout Vermont and New Hampshire. A representative list of professional references is available upon request. Please note that CPAI carries professional liability insurance covering all of our professional operations. Documentation of insurance coverage is available upon request.

CPAI has performed over 4,500 asbestos inspections, ranging from limited inspections of single-family homes to comprehensive facility inspections in large medical and industrial complexes. In addition, CPAI has provided asbestos project planning, project design, project monitoring and project management services for over 4,000 asbestos abatement projects, ranging from limited projects with a value of less than \$1,000. to complex projects with a value over \$1,100,000.

All CPAI consultants who will provide professional asbestos services on your behalf will be properly certified and accredited according to the Vermont Regulations for Asbestos Control (VRAC) and 40 CFR Part 763, Asbestos Containing Materials in Schools; Final Rule and Notice (EPA/ AHERA). These qualifications enable CPAI consultants to perform professional asbestos management activities including, but not limited to, comprehensive building inspections, bulk sample collection, abatement cost estimation, asbestos project planning/management, asbestos project design, asbestos project monitoring, clearance visual inspection and air sample collection/analysis.

## **ASBESTOS PROJECT MONITORING**

CPAI proposes to perform professional asbestos project monitoring services on behalf of the Bolton Valley Resort during asbestos abatement activities to be performed by Environmental Hazards Management, Inc. This will include the following:

- ❖ Administration of a pre-construction meeting with owner, abatement contractor, and general contractor prior to the start of on-site work.
- ❖ Coordination and scheduling of all abatement work.
- ❖ Limited and random project monitoring (oversight) during all abatement phases to ensure that work complies with applicable State & Federal regulations, as well as CPAI's Design Document for Removal of Asbestos Containing Materials, dated August 7, 2019.
- ❖ Performance of all project clearance procedures following each abatement phase in accordance with the Vermont Regulations for Asbestos Control, V.S.A. Title 18, Chapter 26 (VRAC).
- ❖ Analysis of all clearance air monitoring samples by Phase Contrast Microscopy (PCM).
- ❖ Preparation of clearance reports documenting successful completion of all specified asbestos abatement work and detailing clearance activities performed for each abatement phase.
- ❖ Performance of miscellaneous project management and administrative activities.

The proposed cost for performance of professional asbestos consulting activities as described above will be \$9,795.

Clay Point Associates, Inc. appreciates the opportunity to present this proposal. If you have questions, please contact us by email at [austin@claypointassociates.com](mailto:austin@claypointassociates.com) or by phone at (802) 879-2600.

Sincerely,  
CLAY POINT ASSOCIATES, INC.



Kyle B. Austin  
Environmental Associate

cc: Evan DesLauriers/Bolton Valley Resort