

TOWN OF WINDSOR, CONNECTICUT

REQUEST FOR PROPOSALS PRE-DEMO HAZARDOUS MATERIALS SURVEY, REPORT, COST ESTIMATE AND SPECIFICATIONS

The Town of Windsor is seeking proposals from qualified firms to: 1) perform a pre-demolition hazardous materials survey, and 2) prepare a report and opinion of probable cost for abatement, and 3) prepare plans and specifications for hazardous materials abatement. The property to be surveyed is a former elementary school which is 38,000 SF, single-story, brick building constructed in 1967 and located at 451 Windsor Avenue, Windsor, CT 06095.

Interested parties are requested to submit the following:

- 1) Qualifications, including copies of all professional licenses;
- 2) A list of three similar projects completed along with contract information;
- 3) A proposed schedule for completing the assignment; and
- 4) A fee proposal itemized by phase/task. (Town may choose to limit scope of assignment to survey and report at this time.)

Please find the Town's insurance requirements, a location map, property flyer, assessor card and photo of the subject property attached.

Required Notice per Sec. 2-30 (d) of the Code of Ordinances, Town of Windsor, Connecticut. No former town employee in administrative pay grade 3 or above and no former board of education employee in a cabinet level position or above shall work for a private firm who has a contract with the town any time within six months after terminating service with the town. If this occurs, the vendor could be subject to penalties up to and including contract termination.

If you are interested in this assignment, please submit the information requested above by **4:30 p.m. on August 29, 2019**, to:

Economic Development Department
275 Broad Street
Windsor, CT 06095

Please direct any questions to Jim Burke at burke@townofwindsorct.com or (860)285-1877.

Note to Vendors Providing Goods/Services to the Town and BOE of Windsor:

All vendors supplying goods or services to Windsor are required to provide verification of insurance coverage. Proof of the coverage must be provided to the Town of Windsor Risk Management office no later than ten business days prior to the event or use.

Commercial General Liability

Each Occurrence:	\$1,000,000
Personal/Advertising Injury Per Occurrence:	\$1,000,000
General Aggregate:	\$2,000,000
Product/Completed Operations Aggregate:	\$2,000,000
Fire Damage Legal Liability	\$ 100,000

Notes:

***** Town of Windsor is to be listed as additional insured. a copy of the endorsement naming the Town of Windsor as an additional insured will be sent along with the Proof of coverage***

*****Include Explosion, Collapse & Underground coverage for construction projects.***

Automobile Liability

Each Accident:	\$1,000,000
Hired/Non-owned Auto Liability:	\$1,000,000

Excess (Umbrella) Liability

The requirement that an excess (umbrella) policy be provided will depend on a case-by-case evaluation of the scope and severity potential of the product/service. Your exposure to catastrophic loss arising from the work or service being performed will determine the limit required. Please contact USI Connecticut to discuss an appropriate coverage requirement.

Workers' Compensation/Employers Liability

Workers' Compensation	Statutory Requirement set forth by State of CT
Employers Liability	
Each Accident	\$100,000
Disease-Policy Limit	\$500,000
Disease-Each employee	\$100,000

Professional Liability

(for consultants, engineers, and other individuals/businesses providing professional services)

Each Claim:	\$1,000,000
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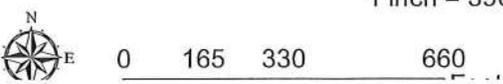
Hartford County, Connecticut

Roger Wolcott School - 451 Windsor Ave, Windsor, CT

Property boundaries not legally binding for title or zoning purposes.

Horizontal Datum is Connecticut State Plane Feet, NAD83

1 inch = 396 feet

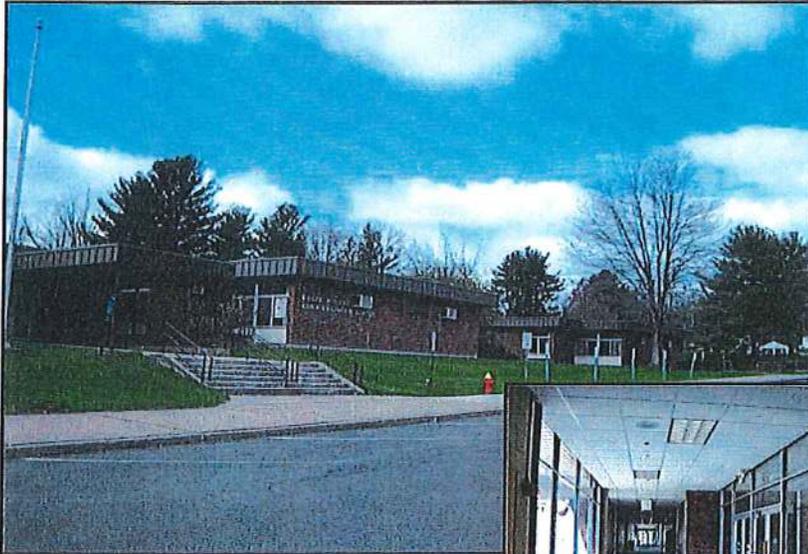


The Town of Windsor makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any error or omissions for results.

Former School Building for Sale

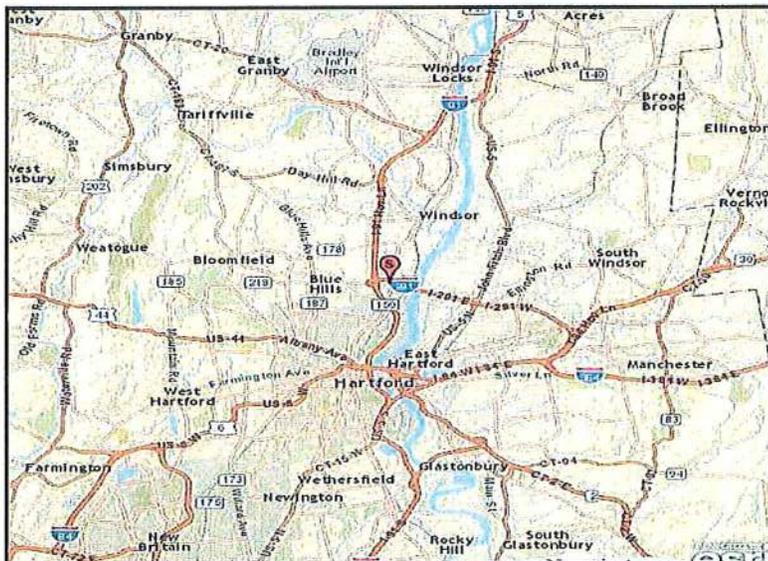
\$2,250,000

451 Windsor Ave • Windsor, Connecticut



39,880 SF Available

The subject site contains 4.71 acres and is presently improved with a one-story, 39,880 square foot school facility. Convenient access to I-91 and Route 291.



Peter Souza, Town Manager
Town of Windsor
275 Broad Street
Windsor, CT 06095
(860) 285-1800

townmanager@townofwindsorct.com

Contact Information

Whit Przech

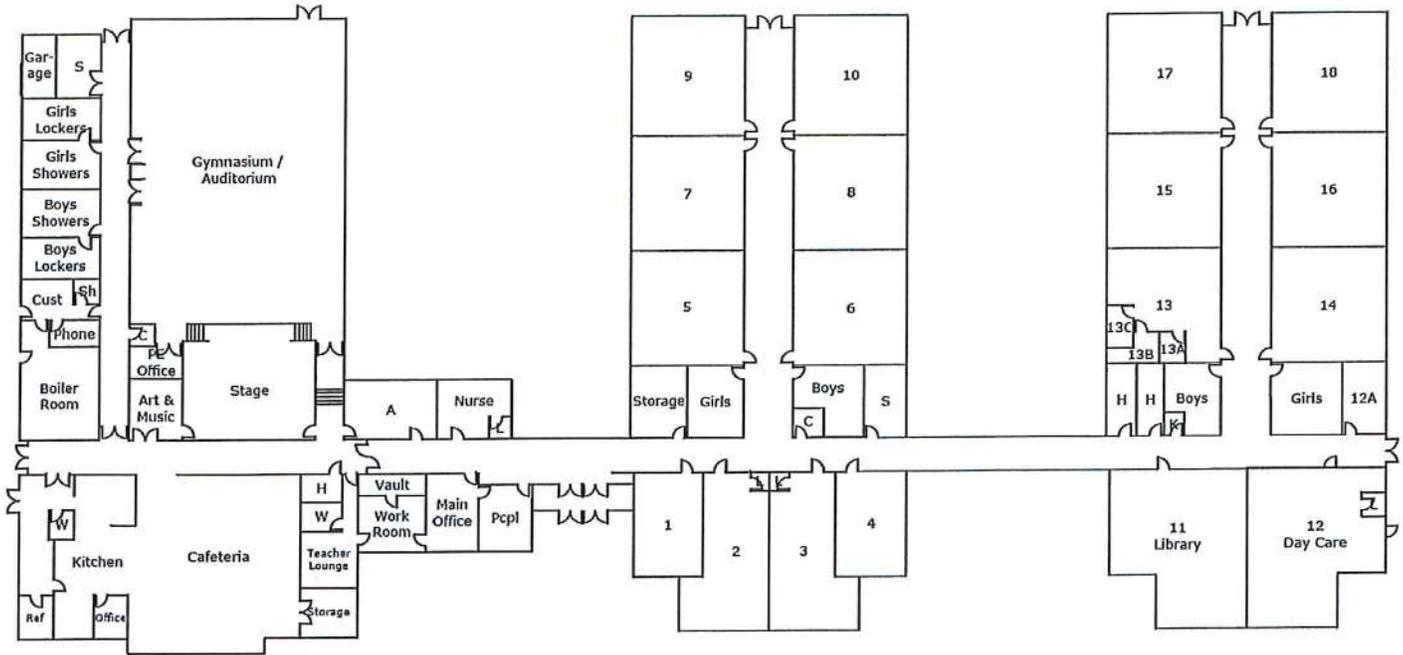
(860) 285-1870

przech@townofwindsorct.com



Property Features

- ◆ One story steel & masonry structure
- ◆ Former elementary school, 16 classrooms, offices, gymnasium, cafeteria with full service kitchen.
- ◆ 55 parking spaces (13 on street)
- ◆ Convenient access to I-91 & Hartford
- ◆ Zoning - A, Single Family A and NZ, Public and Quasi-Public
- ◆ Location
 - .25 miles to Windsor Shopping Center
 - .50 miles to I-91, Exit 33
 - 400 feet to I-291, Exit 3
 - 4 miles to Downtown Hartford



Building Specifications

Building Size	39,880 square feet
Ceiling Height	Various
Construction	Masonry & steel
Foundation	Poured concrete
Structural Frame	Steel
Exterior	Brick veneer
Windows	Fixed and single pane
Roof Cover	Flat, stone ballast
Floor Cover	Vinyl, carpet, ceramic tile
Wall Cover	Painted concrete block & painted drywall
Ceilings	Suspended acoustical tile
Lighting	Recessed fluorescent
Date Built	1966

Mechanicals

HVAC	2 oil-fired boilers provide perimeter heating. 10,000 gallon UG tank
Air-Conditioning	Sleeve air conditioning units in classroom & offices
Electrical	Main electric 600 amps
Plumbing	Average restrooms
Fire Protection	Wet sprinkler & fire alarm

Parking

Delineated and un-delineated parking. Can accommodate 55 cars. Approximately 13 are located on the street.

Utilities

Water	City
Sanitary Sewer	City
Gas	CNG
Electric	CL&P

Land

Acres	4.51 acres
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All information furnished regarding property sale, physical details or description is gathered from multiple sources, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, or other conditions, prior sale, lease, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker or seller herein.

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION
ROGER WOLCOTT SCHOOL		1 Level	2 Public Water	1 Paved	
451 WINDSOR AVENUE			3 Public Sewer		
WINDSOR, CT 06095					
Additional Owners:					
SUPPLEMENTAL DATA					
Account #	00334.00	TRACT	4738.00		
INC:	GH	CBLOCK	408		
	2007	DIST	1		
	1676500	HEART			
		GL YEAR			
GIS ID:	334	ASSOC PID#			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ROGER WOLCOTT SCHOOL		73/0437	04/03/1916				0

EXEMPTIONS		Year	Type	Description	Amount
		2011	BAAX	MUNICIPAL	0.00
		Total:			0.00

PREVIOUS ASSESSMENTS (HISTORY)		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		2018	21	317,520	2016	21	317,520
		2018	22	2,083,690	2016	22	2,083,690
		2018	25	24,010	2016	25	16,310
		Total:		2,425,220	Total:		2,417,520

This signature acknowledges a visit by a Data Collector or Assessor
 APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Card) 2,976,700
 Appraised XF (B) Value (Bldg) 0
 Appraised OB (L) Value (Bldg) 34,300
 Appraised Land Value (Bldg) 432,600
 Special Land Value 0
 Total Appraised Parcel Value 3,443,600
 Valuation Method: C
 Adjustment: 0
 Net Total Appraised Parcel Value 3,443,600

BUILDING PERMIT RECORD		Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
		E-132420	10/21/2013	EL	Electric	1,500		100	10/01/2014	NEW 12 CIRCUIT SUB I

LAND LINE VALUATION SECTION		B#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	S.O.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Land Value
		1	903C	Municipal MDL-94	NZ				4.71 AC	82,000.00	1.1200	0	0	1.00	1.00	0.00			432,600
Total Card Land Units: 4.71 AC																Parcel Total Land Area: 4.71 AC	Total Land Value: 432,600		

