



September 16, 2026

Kristin Young
Vice Chair, Board of Education
Chair, School Facility Utilization Task Force
New Hartford Public Schools
530 Main Street PO Box 315
New Hartford, CT 06057

Re: Additional Services for New Hartford Utilization Study: Civil, Structural and Environmental Services
SP+A Project No. 25.186

Dear Mrs. Young:

Attached please find our fee proposal change order to provide additional support for the evaluation of the three schools as part of the ongoing Utilization Study. As requested, we have obtained proposals from qualified consultants to provide civil, structural, and environmental visual assessment services. Please refer to the attached proposals from each consultant for their respective scopes of work, deliverables, and fees.

The additional consultant services will provide a more comprehensive understanding of the existing conditions and potential opportunities and constraints associated with each school building and site. This information will help inform the overall evaluation of the three schools.

SP+A will coordinate closely with each consultant throughout the process. This will include providing project background information, sharing pertinent existing documentation such as available school drawings, reports, surveys, and other relevant records, and facilitating communication between the consultants and the project team as needed. SP+A will also work with the consultants to ensure that their observations and findings are appropriately incorporated into the overall Utilization Study.

In particular, SP+A will collaborate with our civil consultant to further evaluate and refine potential site development concepts. The structural and environmental visual assessments will similarly provide additional information regarding existing conditions that may influence the evaluation of each facility.

The attached consultant proposals are intended to supplement SP+A's ongoing services and provide the additional level of investigation requested for this phase of the study.

Please feel free to contact me with any questions at 203-230-9007 x238, mmiller@silverpetrucelli.com.

CHANGE ORDER BREAKDOWN FOR ADDITIONAL SERVICES

Silver Petrucelli + Associates proposed a lump sum fee for this project broken down into the following phases.

PHASE	FEE
Civil Engineering Services - Benesch	\$10,000
SP+A time – 10 hours	\$1,530
Structural Services – Michael Horton	\$8,400
Environmental Services - Eagle	\$ 11,000
SUBTOTAL	\$29,400
10% SP+A mark up	\$2,940
TOTAL	\$33,870

Sincerely,

A handwritten signature in black ink, appearing to read 'Michelle Miller', written in a cursive style.

Michelle Miller, AIA
Architect | Project Manager

Benesch Scope and Fee

New Hartford Elementary School Feasibility

New Hartford has three (3) elementary schools and the district is in the process of analyzing options for future efficiency and consolidation to meet the project enrollment needs. SPA has performed an existing conditions analysis of the three (3) schools, and associated massing diagrams for renovated or new building scenarios for each site.

SCOPE

- Site visit to the three (3) sites (Bakersville ES, New Hartford ES, and Antolini ES).
- Site/civil commentary on the Bakersville and New Hartford massing diagrams previously prepared by SPA, including site constraints. Following are items we will specifically research:
 - ✓ Topography
 - ✓ Site acreage
 - ✓ Potential for expansion
 - ✓ Wetlands
 - ✓ Floodplains
 - ✓ Parking, traffic circulation, and parent/bus drop efficiency/safety
- Preparation of one (1) concept plan the Antolini site. We will work with you and assume we can utilize base mapping you have already prepared.
- Rendered site plan of the Antoline option for presentation purposes.
- We will attend a Building Committee meeting with you to discuss our findings.

FEE

- \$10,000

August 24, 2026

Mr. Dean Petrucelli, AIA
Silver Petrucelli + Associates, Inc.
3190 Whitney Avenue
Hamden, Connecticut 06518

Subject: Structural Engineering Services Proposal
New Hartford Public Schools
Structural Evaluation
North Hartford, Connecticut

Dear Mr. Petrucelli,

On behalf of Michael Horton Associates, Inc. (MHAI) I would like to thank you for considering our firm for these services. MHAI has reviewed the scope of structural services requested and based on this information, we have prepared the following proposal for a structural evaluation of the following facilities.

School	Address	Year Built	Total Current Sq. Ft.
Bakerville School	5 Cedar Lane	1941	18,483
New Hartford Elementary School	40 Wickett Street	1954	23,405
Antolini School	30 Antolini Road	1968	58,177

Scope of Services:

MHAI shall visit the above referenced properties to perform a review of the existing structures. It is our understanding that all spaces will be made accessible to our staff for inspection. Our investigation shall be limited to visual observations. It is anticipated that existing in place finishes shall limit our ability to fully inspect the existing structure. For those areas where finishes are in place, MHAI shall inspect the finishes for signs of distress. Removal of finishes to expose the existing structure and associated repairs are not included in this proposal and are the responsibility of Others, if determined to be necessary. MHAI will not perform any destructive testing or survey work as part of this evaluation. Should destructive testing be required, this work shall be performed as an additional service. Any equipment required to inspect the existing structure such as a mechanical lift or ladders shall be provided and compensated for by Others. All fieldwork shall be performed during normal business hours Monday thru Friday, between the hours of 8:00am and 5:00pm.

Upon completion of our field work, MHAI shall prepare a written report summarizing the condition of the individual structures, identifying any deficiencies that may have been observed, and recommended next steps or remedial measures. No analysis, design work, or detailing of remedial measures shall be performed within this Scope of Services.

MICHAEL HORTON ASSOCIATES, INC.

780 EAST MAIN STREET § BRANFORD, CONNECTICUT 06405

203 481-8600 § WWW.MHA-ENG.COM

Compensation:

For the above Scope of Services, MHAI proposes the following compensation. As requested, independent fees have been provided for each facility.

School	Compensation
Bakerville School	\$ 2,400
New Hartford Elementary School	\$ 2,400
Antolini School	\$ 3,600

Exclusions:

The following items are specifically excluded from this Scope of Services:

1. The design or detailing of structural repairs, reinforcements, or improvements.
2. Exploratory investigations, destructive testing, material testing, laboratory testing, environmental consulting services, and fees associated with testing laboratories or outside consultants.
3. Removal and replacement of existing finishes required to expose concealed structural elements.
4. Monitoring of the contractor's means and methods, jobsite safety practices, or compliance with OSHA standards, all of which remain the sole responsibility of the contractor.

Reimbursable Expenses:

Reimbursable expenses shall include printing costs and costs associated with overnight shipping of documents. Supporting documentation for these expenses shall be provided with the request for reimbursement, and such expenses shall be billed at cost.

Subcontractor and subconsultant fees shall also be considered reimbursable expenses. MHAI shall apply a 10% administrative fee to equipment rentals, subcontractor invoices, and subconsultant invoices processed through MHAI.

Billing and Payment:

Payment of invoices is due within forty-five (45) days of the invoice date. If the Client objects to all or any portion of an invoice, the Client shall notify MHAI in writing of the objection within ten (10) business days from the date of receipt of the invoice, state the reasons for the objection, and pay the portion of the invoice that is not disputed. If Client fails to make payment when due, MHAI may, following written notice, suspend or terminate performance of Services under this agreement, including, but not limited to, withholding completed drawings, specifications, reports and other work product. Unless payment is received within ten (10) days of the date of written notice, termination can occur without further notice. If Services are suspended or terminated under this provision, MHAI shall incur no liability of any kind to Client or Others because of such suspension, including any form of direct, indirect or consequential damages or assessed penalties, for any reason including, but not limited to, missed deadlines.

If legal action is taken by MHAI to recover from Client invoiced amounts that are not paid, MHAI shall be entitled to an award of its costs of collection, including reasonable attorney's fees and court and/or arbitration costs and related expenses, in addition to amounts awarded with respect to the unpaid invoice(s).

MICHAEL HORTON ASSOCIATES, INC.

780 EAST MAIN STREET § BRANFORD, CONNECTICUT 06405

203 481-8600 § WWW.MHA-ENG.COM

Mr. Dean Petrucelli, Silver Petrucelli + Associates, Inc.
Structural Engineering Services Proposal
New Hartford Public Schools - Structural Evaluation
North Hartford, Connecticut
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Should you have any questions please contact the writer. Should this proposal meet with your approval please sign and return it to our office.

Sincerely,



Alfred Lombardi
Michael Horton Associates, Inc.

Agreed and accepted

Date

MICHAEL HORTON ASSOCIATES, INC.

780 EAST MAIN STREET § BRANFORD, CONNECTICUT 06405

203 481-8600 § WWW.MHA-ENG.COM



EAGLE
Environmental, Inc.

- Industrial Hygiene / IAQ
- Hazardous Building Materials
- Environmental Assessments
- Laboratory Services & Training

September 15, 2026

Ms. Michelle Miller, AIA
Silver Petrucelli + Associates
3190 Whitney Avenue
Hamden, Connecticut 06518

**RE: Facility Conditions Assessment - Environmental Assessment
New Hartford Public Schools
New Hartford, Connecticut
Eagle Proposal No. 26-522**

Dear Ms. Miller,

Eagle Environmental, Inc. (Eagle) is pleased to submit this Proposal to Silver Petrucelli + Associates to perform an environmental assessment for hazardous building materials at the Bakerville School, Antolini School, and New Hartford Elementary School located in New Hartford, Connecticut (Site). The visual inspection will be performed as part of an overall facility conditions assessment of the Site buildings. The visual inspection will include a desktop review of available environmental reports including each school's US EPA Asbestos Hazard Emergency Response Act (AHERA) three year re-inspections and a walkthrough of the Site buildings to identify potential hazardous building materials including asbestos-containing materials, lead-based paint, universal waste materials, Polychlorinated Biphenyls (PCBs) in building materials, mold and moisture, and underground storage tanks. The visual assessment will not include any sampling.

We look forward to the opportunity to work with you on this project.

Sincerely,
Eagle Environmental, Inc.

Peter J. Folino
Principal

Y:\Clients\S\Silver, Petrucelli & Associates\2026\New Hartford Schools\New Hartford Public Schools Facilities Conditions Assessment.docx

INTRODUCTION

Eagle Environmental, Inc. (Eagle) is pleased to submit this Proposal to Silver Petrucelli + Associates to perform environmental consulting services as part of an overall facility conditions assessment for the Antolini School, Bakerville School and New Hartford Elementary School. Eagle will work directly for Silver Petrucelli + Associates to complete an environmental assessment of each school building. The assessment will include an initial review of the most recent AHERA three year re-inspection reports to obtain information on the presence of known remaining asbestos-containing materials in the buildings. We will review available hazardous building materials abatement records if available. Eagle will also interview a designated Site contact to obtain any additional information or knowledge on hazardous building materials within the Site buildings. Eagle will perform a walkthrough of each building and perform a visual assessment to identify accessible potential hazardous building materials. The visual assessment will focus on potential asbestos-containing building materials, lead-based paint, universal waste materials, and mold and moisture. Eagle will also obtain information on any potential underground fuel oil storage tanks (USTs). No sampling will be performed during the assessment. Eagle's observations will be developed into a written report summarizing the findings of the inspection. The report will include inventories of each potential hazardous building material identified during the walk through, representative photographic documentation, conditions of materials, estimated quantities and recommendations for future management including maintenance and/or removal.

Task 1: Review of Existing AHERA Reports and Site Contact Interview

Eagle will request the most recent AHERA three year re-inspection reports are made available for review. The reports will contain valuable information on the types and locations of know or assumed asbestos-containing building materials. The information contained within the reports will be summarized in the environmental assessment report. Eagle will also review any available abatement records to determine what materials may have been previously removed from the buildings. This information is helpful in understanding what additional hazardous building materials may remain at each building.

Eagle will interview a designated site contact to obtain any pertinent information relative to the presence of hazardous building materials or past abatement activities. Institutional knowledge of the buildings will be beneficial in developing the environmental assessment report.

Task 2: Visual Inspection for Potential Hazardous Building Materials

Asbestos-Containing Materials (ACM)

Eagle's State of Connecticut licensed Asbestos Inspector will perform a walkthrough of the Site building to locate suspect asbestos-containing materials in the building. Suspect asbestos-containing materials may include but not be limited to plaster, flooring materials, mechanical and plumbing insulation, adhesives, caulks, roofing materials, and other potential asbestos-containing materials. We will develop an inventory of each suspect asbestos-containing material and will develop estimated quantities. We will note the condition of each material and friability (ability to release fibers into the air). The inspection will be limited to accessible areas and building materials only. The findings will be recorded on field observation forms that will be included in the final report.

Lead-Based Paint

Eagle will conduct a visual inspection of the Site building to locate components and surfaces potentially containing lead-based paint. We will not perform any testing as part of the visual inspection. Painted surfaces will be inventoried, and the condition of the surface coatings and substrates will be recorded. The findings will be recorded on field observation forms that will be included in the final report.

Universal Waste Materials and Other Hazardous Materials (OHM)

Eagle will perform a visual inspection for universal waste materials including mercury vapor light tubes, high intensity discharge (HID) lighting, mercury ampules in thermostatic controls and lighting ballasts that may contain PCBs or DEHP dielectric fluids. We will record the type and quantity of each universal waste material and OHM on field observation forms. We will quantify the items throughout the Site building. The findings will be recorded on field observation forms that will be included in the final report.

Mold and Moisture

Eagle will perform a visual inspection for mold and moisture within the Site buildings. The visual inspection will focus on building materials with discoloration, water staining/damage, delamination or degradation. We will note areas of malodors or musty or damp conditions, which may be attributed to or can contribute to mold growth. We will record locations and estimated quantities of each instance of potential mold or water damage and will review potential issues that may have led to the condition.

Polychlorinated Biphenyls (PCBs) in Building Materials

Eagle will perform a visual inspection for suspect PCB-containing building materials within and on each Site building. PCBs have historically been added to building materials to improve adhesion, flexibility and overall longevity of the building materials. PCBs may have historically been used in paint, adhesives, caulk, roofing materials, grouts and other types of building materials. We will develop a general inventory of potential PCB-containing building materials observed during the walkthrough.

Underground Fuel Oil Storage Tanks (USTs)

Eagle will perform an initial review of the State of Connecticut Department of Energy and Environmental Protection (DEEP) UST registration list to determine if any registered tanks associated with the New Hartford Public Schools is on the list. If tank registrations are identified, we will record pertinent information from the list to include in the summary report. We will perform a visual inspection of each Site building for vent and fill pipes to identify the location of any potential USTs. We will attempt to determine each tanks remaining useful life expectancy based on obtained information.

Task 3: Assessment Report

We will develop a report summarizing the observations made during the inspection. The report will summarize each type of potential hazardous building material encountered, its overall condition, general location(s) and estimated quantity, and recommendations for ongoing maintenance, repair or removal. The report will also summarize requirements for regulatory compliance. Representative photographs of potential hazardous building materials will be included. Eagle will develop a rough order of magnitude cost for abatement and/or management of hazardous building materials.

PROJECT SCHEDULE AND COST

The visual inspections will be completed in one (1) extended business day, and the report will take approximately fifteen (15) business days to complete.

Please refer to the attached Fee Schedule for an explanation of project fees. The Services being provided within the attached Fee Proposal are only those which are expressly set forth in this proposal. This proposal is subject to the attached Terms and Conditions, which are incorporated into this proposal in their entirety. Also attached is a fee schedule for “Additional

Services” in the event any service outside the scope of work is required.

[illegible]

Eagle Environmental, Inc. will perform the above outlined services in accordance with the Terms and Conditions attached hereto. If you are in agreement with the proposal, please sign and return one executed contract to our office. Receipt of a signed contract will be considered authorization to proceed with the work and is required prior to project initiation.

Eagle Environmental, Inc. 150 Main Street, Suite B, Bristol, CT 06010

EAGLE ENVIRONMENTAL, INC. – RATE SHEET 2026

Personnel Category

Principal	\$ 175.00/hr
Licensed Environmental Professional	\$ 165.00/hr
Senior Project Manager	\$ 150.00/hr
Project Manager	\$ 125.00/hr
Senior Consultant.....	\$ 105.00/hr
Licensed Asbestos Inspector.....	\$ 90.00/hr
Licensed Asbestos Project Monitor	\$ 90.00/hr
Licensed Asbestos Management Planner	\$ 150.00/hr
Licensed Lead Inspector	\$ 90.00/hr
Licensed Project Asbestos/Lead Designer	\$ 150.00/hr
Clerical	\$ 65.00/hr
AutoCAD	\$ 90.00/hr

Analytical

Asbestos Bulk Sampling Analysis by PLM	
24 hr turn around	\$ 20.00/ea
3 day turn around.....	\$ 18.00/ea
5 day turn around.....	\$ 15.00/ea

Asbestos Bulk Sampling Analysis by PLM/Point Count	
24 hr turn around	\$ 45.00/ea
48 hr turn around	\$ 40.00/ea
5 day turn around.....	\$ 35.00/ea

Asbestos Bulk Sampling Analysis by TEM	
24 hr turn around	\$ 65.00/ea
3 day turn around.....	\$ 60.00/ea

Asbestos Air Sample Analysis by PCM	
Same day turn around.....	\$10.00/ea

Asbestos Air Sample Analysis by TEM	
3 hr turn around	\$ 375.00/ea
6 hr turn around	\$ 125.00/ea
24 hr turn around	\$ 100.00/ea
48 hr turn around	\$ 85.00/ea

Lead Paint Samples (TCLP analysis)	
48 hr turn around	\$ 95.00/ea
72 hr turn around	\$ 90.00/ea
5 day turn around.....	\$ 80.00/ea

Lead Paint Samples (Wipe, Chip)	
24 hr turn around.....	\$ 15.00/ea
48 hr turn around.....	\$ 13.00/ea
5 day turn around	\$ 12.00/ea

Lead-in-Soil Samples	
24 hr turn around	\$ 17.00/ea
48 hr turn around	\$ 15.00/ea
5-day turn around.....	\$ 13.00/ea

Lead-in-Drinking Water Samples	
3-day turn around.....	\$42.00/ea
5-day turn around.....	\$30.00/ea

Microbial Air Sample Analysis (M001)	
24 hr turn around.....	\$ 75.00/ea
5 day turn around	\$ 65.00/ea

Microbial Bulk Sample Analysis (M041)	
24 hr turn around	\$ 75.00/ea
5 day turn around	\$ 65.00/ea

PCB in Caulk (EPA SW 846 8082)	
24 hr turn around	\$ 135.00/ea
48 hr turn around	\$ 115.00/ea
5 day turn around	\$ 90.00/ea

Radon Analysis	
5 day turn around	\$ 35.00/ea

AGREEMENT FOR SERVICES

This Agreement for Services (the Agreement) is entered into by and between Eagle Environmental, Inc. (Eagle) and (the "Client"). In consideration of the promises set forth below, the parties hereby agree as follows:

1. Services to be Provided

Eagle agrees to perform for the Client the services described in the attached proposal, which shall be considered a part of the Agreement. Any condition to or change in the Services must be reflected in a written document signed by both parties and attached to the Agreement.

2. Fee for Service

Eagle's fee for the Services shall be as specified in the proposal. The fees quoted are exclusive of any sales, use, service or other taxes arising out of or relating to the Services. Where applicable, such taxes and charges shall be billed as a separate item. Services are performed with the understanding that such taxes and charges shall be added, as required by law. Eagle will charge sales tax unless a valid sales tax exemption certificate is provided for the project.

Payment of services provided by Eagle Environmental must be in receipt of full payment prior to release of findings and documentation. If, upon client's request, documentation is released C.O.D., client will be responsible for any and all delivery charges above and beyond standard and customary first class postage costs.

If credit has been granted, payment is according to the credit terms on Client's invoices or, if none appear, according to terms of net 30 days from date of invoice. The acceptance by Eagle of such payment will not constitute a waiver of Eagle's right to pursue the collection of any remaining balance. If Client fails to make payment when due, without prejudice to any other right or remedy, overdue sums will bear interest to date of payment at the annual rate of 18% (calculated at 1½% per month, compounded monthly) or such lower rate as may be the maximum permitted by law; and Eagle will be entitled to reimbursement for all costs of collection and attorneys' fees.

3. Completion of Services

Unless expressly stated otherwise in the Proposal, interim and final completion dates for the Services are approximates only, and time shall not be of the essence. Without limiting the generality of the foregoing sentence, if any Service is delayed because of any reason beyond Eagle's control, completion dates may be extended by a reasonable time period by Eagle.

4. Insurance

Eagle maintains commercial general liability coverage and professional liability coverage. Certificates of insurance evidencing such coverage shall be provided to Client upon request.

5. Warranty; Limitation of Liability

Eagle warrants that it will perform the Services specified in the Proposal with the degree of care and skill normally exercised under similar circumstances by similar organizations in the profession.

Eagle does not warrant or guarantee, and shall not be responsible for the accuracy of any information or data provided to Eagle by Client, Client's agents, or other third parties, or conclusions in any report of Eagle based upon such information or data. Eagle does not warrant or guarantee the accuracy or reliability of any analysis performed by any person or entity other than Eagle.

All other warranties, direct or implied, including the implied warranties or merchantability and fitness for particular purpose, are hereby excluded.

6. Indemnification

Client understands and agrees that Eagle will not be liable for any claim or action brought against Eagle by any employee of Client or any other third party arising from or relating to the Services rendered to Client by Eagle. Client hereby agrees to defend, indemnify and hold Eagle harmless from and against claims arising out of Client's negligence and shall pay all costs of any such action, including but not limit to attorneys' fees, judgments, damages and settlement costs, provided that Eagle gives Client reasonable written notice of the claim or action. Notwithstanding the foregoing, this section shall not apply to claims or actions arising from any negligent, careless or intentional performances on the part of Eagle, its agents or employees.

7. Relation of Parties

The relationship between the parties hereto is one of customer and independent contractor, not employer and employee.

8. Force Majeure

No party shall be liable for delay in performance hereunder due to caused beyond it's control, including but not limited to acts of God, fires, strikes, acts of war or intervention by a government authority.

9. Arbitration

Any controversy or claim arising out of or relating to the Agreement shall be settled by arbitration in accordance with the then prevailing Commercial Arbitration Rules of the American Arbitration Association and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. Venue for the arbitration shall be in Hartford, Connecticut.

10. Applicable Law

The agreement shall be construed and interpreted according to the laws of the State of Connecticut.

11. Entire Agreement

The Agreement contains all the Terms of any agreement relating to the subject matter between Eagle and Client, and may not be changed in any way except in writing signed by both parties. The Agreement supersedes and cancels any previous understanding or agreement, written or implied, between the parties relating the services covered hereby.

12. Subcontract

Eagle, at its sole option, may subcontract any portion of the Service to another entity. Such subcontractor shall be held to the same standard of care in rendering the applicable portion of the Services as Eagle hereunder. Notwithstanding anything herein to the contrary, nothing herein shall be deemed to create privity of contract between Eagle's subcontractor and the client.

13. Termination of Contract

Client can terminate this contract without cause with 30 days written notice. All outstanding fees for Services completed or in progress shall be paid immediately upon termination of contract. Upon receipt of all such outstanding fees, Eagle shall submit copies of all documents generated and return all confidential materials to Client.

Eagle can terminate contract, if Client breaches contract, with 30 days written notice.