

Public Works Status

DPW Action Committee UPDATE
05/21/2026

Project Update from Silver Petrucelli and Associates

- **Septic Permit Still under Review By Chatham Health**
4 additional Questions Responded To
- **No Well Permit Required**
Well Currently Exists And Is NOT Classified as Public
Required DEEP Review When Project begins
- **P & Z Public Hearing Rescheduled for June 10th**
- **Proposal for Additional Services Receive From SP&A**
Retain Existing Transfer Station
\$16,500 Includes ALL Consultants Design Work 3rd Party Review / Pricing
- **Additional Testing of Samples In Areas With Petroleum Odor**
REPORT to DEEP, Followed By Periodic Testing Or Remediation
Dependent On Levels And Or Material Found

Additional Soil Sampling & DEEP Changes

- New Regulation Effective March 1, 2026
- Replaces 40 Year Old Regulations “Connecticut Transfer Act”
- Addresses A Wider Range of Contaminants On **ALL** Properties
- More Stringent Time Frames and Accountability
 - 365 Days ABOVE Reporting Limits But Below The Criteria
 - 120 Days TWO Times the Criteria
 - 2 Days An Active Spill Or Significant Environmental Hazard
- A Higher Degree of State reporting To DEEP
- Now Testing Radiates Until “Clean Soils” Are Found

Allowances In SP&A Contract To Cover Testing & Evaluation Services

Description	Contract Amount	Remaining Balance	Percent Remaining
Allowance A - Asbestos Containing Materials	\$20,000	\$374	1.87%
Allowance B - Lead-Based Paint Inspections	\$20,000	\$20,000	100.00%
Allowance C - Polychlorinated Biphenyl (PCB) Bulk Product Sampling	\$20,000	\$20,000	100.00%
Allowance D - Test Borings	\$20,000	\$11,913	59.56%
Allowance E - Test Pits	\$10,000	\$10,000	100.00%
Allowance F - Geotechnical Borings	\$30,000	\$4,550	15.17%
Allowance G - Phase 2 Environmental Site Assessments	\$25,000	\$1,995	7.98%
Allowance H - Ground Penetrating Radar	\$5,000	\$1,000	20.00%
Allowance I - Ground Water Monitoring Wells	\$10,000	\$10,000	100.00%
	\$160,000	\$79,831	49.89%
	Additional Soil Testing	\$30,000	
		\$49,831	Balance
	Add Services to Evaluate Scope Of Project	\$16,500	
		\$33,331	Balance

Connecticut Release Based Cleanup Regulations (RBCR's)

From DEEP & Effective 03/01/2026

Coming March 1, 2026: Connecticut's New Requirements to Clean Up Polluted Properties

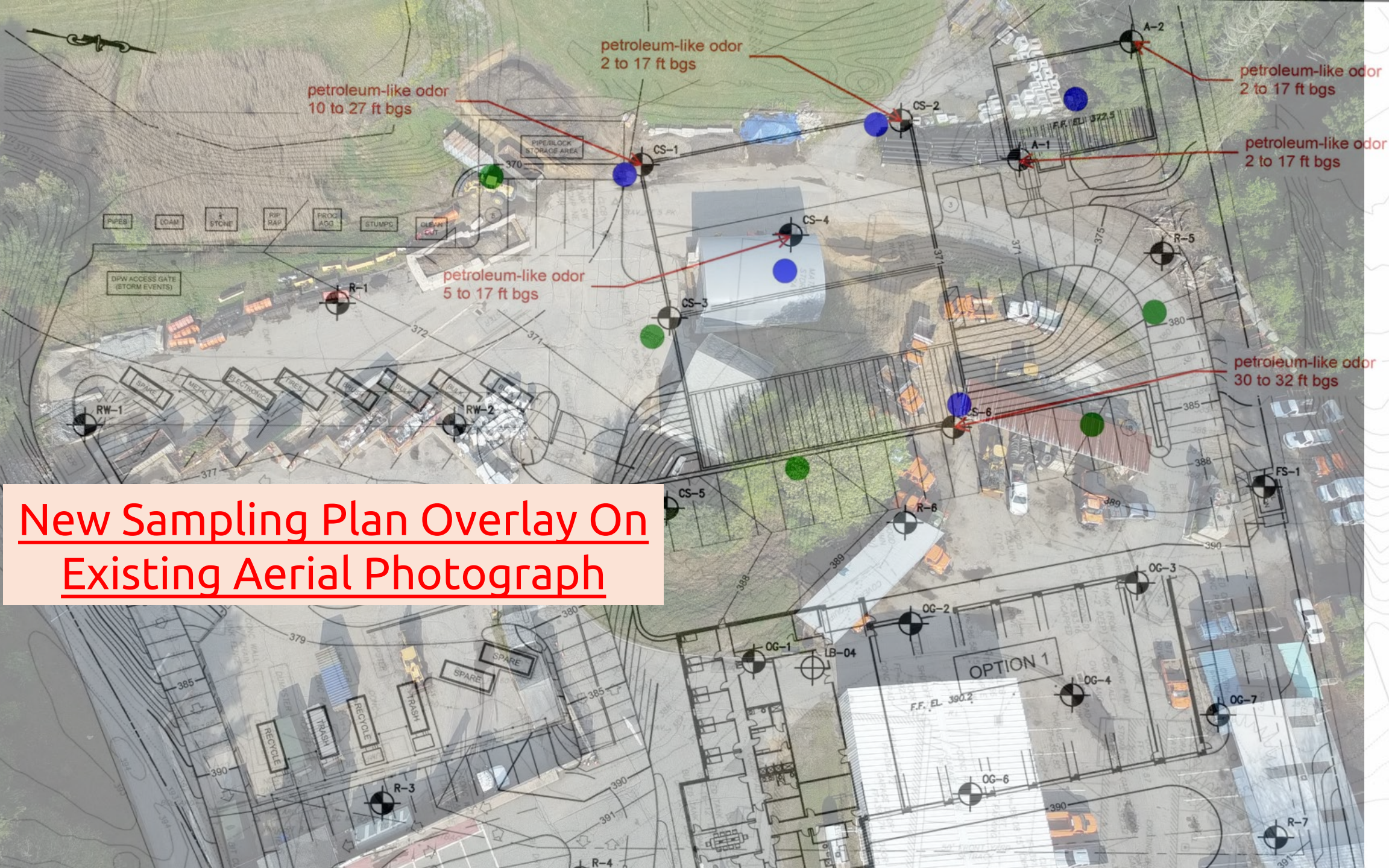
by Adam Henry, P.G., LEP, GZA GeoEnvironmental

On March 1, 2026, the [Connecticut Transfer Act](#), which has been one of the primary drivers of environmental cleanup of polluted properties for more than 40 years, will sunset. After March 1, 2026, requirements for cleanups will no longer be triggered as a result of the transfer of an “establishment” and responsible parties will no longer be required to conduct site-wide investigations to “prove the negative.” However, responsible parties that already have Transfer Act obligations will still be required to complete them.

Starting March 1, 2026, the new [Connecticut Release Based Cleanup Regulations](#) (RBCRs) will require cleanup of pollution when it is discovered, similar to what is currently required in most other states. Discovery can occur when soil or groundwater samples collected March 1st or after identify pollution. Discovery can also occur when “multiple lines of evidence” are observed, including soil staining, odors, or urban fill material or information is available regarding historical testing data (however, a [“filing cabinet exemption”](#) exists for environmental reports/data issued prior to March 1, 2026).

When pollution is discovered, the RBCRs require the responsible party to complete cleanup of the polluted area within 120 days or report the pollution to the Connecticut Department of Energy and Environmental Protection (CTDEEP), or sooner if pollution is significant. If compliance with the RBCRs is not achieved within one year, the polluted area must be assigned to a “cleanup tier”, annual fees are required depending on the severity of the condition and deadlines for cleanup are applicable.

The transition from the Transfer Act, which regulates a relatively narrow subset of properties, to the RBCRs, which will apply to pollution discovered at all properties, represents a sea change in [how environmental cleanups in Connecticut are completed and will have significant implications for how due diligence is conducted, construction projects are planned, and environmental information is managed.](#)



New Sampling Plan Overlay On Existing Aerial Photograph

Scale VS No Scale

What Do We Need

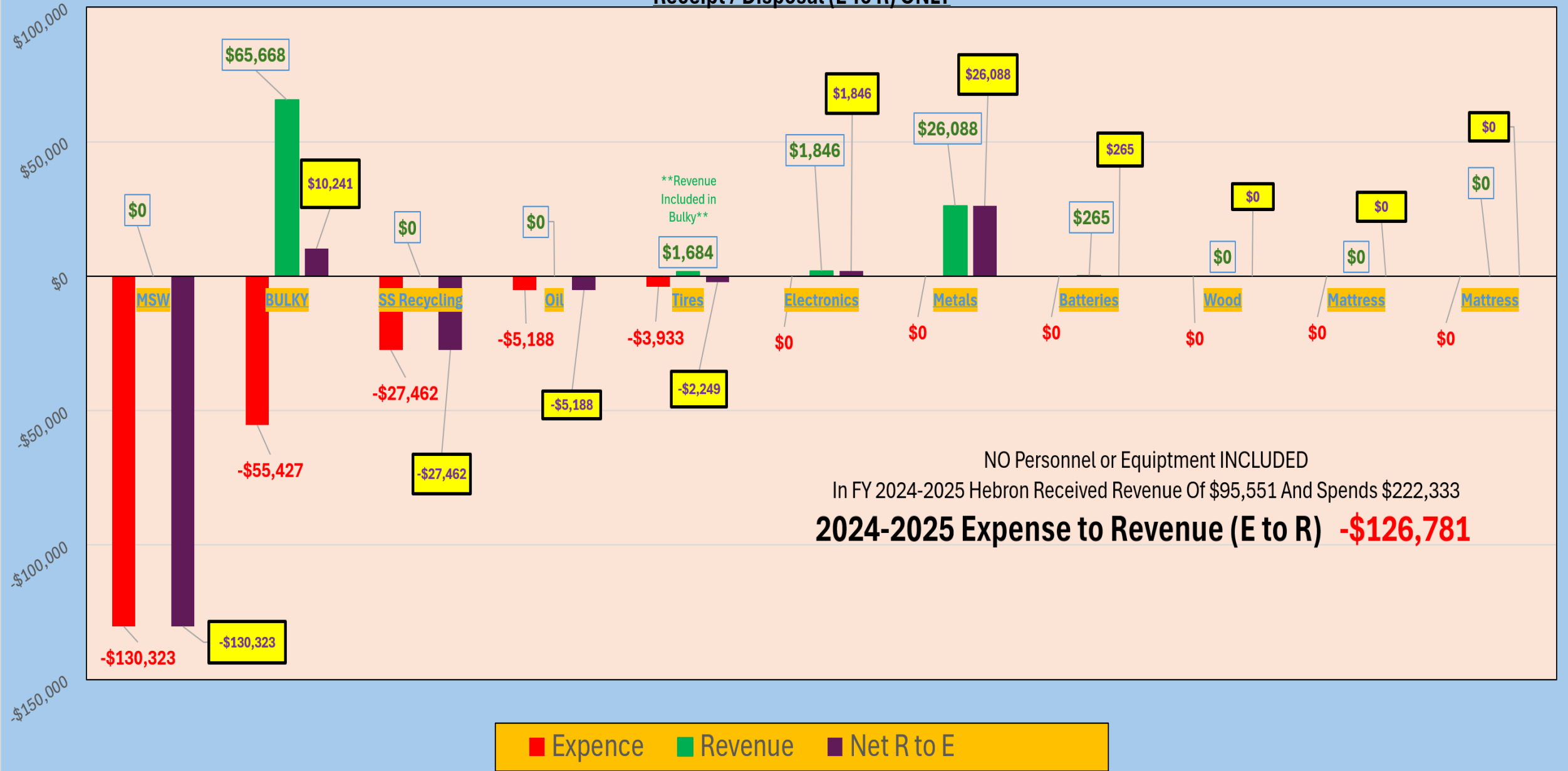


Transfer Station Volumes

		<u>Tonnages from</u> <u>FY 24-25</u>	<u>Rate</u>	<u>Expence</u>	<u>Revenue</u>	<u>Testing Cost</u>
EXPENSES	MSW	1,169.97	\$111.39 ton	-\$130,323.00	\$0.00	\$0.00
	BULKY	549.93	\$100.79 ton	-\$55,427.00	\$65,668.15	\$0.00
	SS Recycling	368.56	\$54 - \$110 ton	-\$27,462.00	\$0.00	\$0.00
	Oil	6,100.00	Charged by gal	-\$5,188.00	\$0.00	\$0.00
REVENUES	Tires	421.00	Charged per tire with fuel charge	-\$3,933.00	\$1,684.00	\$0.00
	Electronics	34.23		\$0.00	\$1,846.32	\$0.00
	Metals	121.36		\$0.00	\$26,088.19	\$0.00
	Batteries	332	\$5 per acceptable core	\$0.00	\$265.00	\$0.00
	Wood	155.31		\$0.00	\$0.00	\$0.00
	Mattress	706/??	NO Expense If Clean	\$0.00	\$0.00	\$0.00
	Mattress	706/??	\$100.79 if soiled	\$0.00	\$0.00	\$0.00
				(222,333.00)	95,551.66	
				(126,781.34)		

Expense To Revenue

Receipt / Disposal (E To R) ONLY



Town Based Project Cost Estimate Update

Town of Hebron			
Department of Public Works			
3/16/2026			
Design Development Estimate		Due Date	Who
DIRECT CONSTRUCTION COST (Refer to PACS, LLC Estimate dated November 17, 2025)	\$19,937,176		
DESIGN AND ESTIMATING CONTINGENCY (5.0%)	\$996,859	Complete	Complete
ESCALATION (4% OF HARD CONSTRUCTION COSTS)	\$837,361	Complete	Complete
GENERAL CONDITIONS (\$55,000 / Month over 17 Months)	\$935,000	Complete	Complete
GENERAL LIABILITY INSURANCE (1.5%)	\$326,571	Complete	Complete
PERFORMANCE AND PAYMENT BOND (1.25%)	\$272,142	Complete	Complete
GENERAL CONTRACTOR FEE (3%)	\$653,142	Complete	Complete
TOTAL CONSTRUCTION COST (BASE BID)	\$23,958,251	Complete	Complete
SOFT COSTS (PROVIDED BY SP+A and Town of Hebron)			
A/E Design Fees (Approximately 6.5% of Construction)	\$1,576,796	Complete	Complete
Commissioning Agent	\$25,000	Complete	Complete
Testing and Inspections	\$75,000	Complete	Complete
Legal and Administrative Costs	\$0	Complete	Complete
Insurance Builders Risk / Additional Liability	\$50,000	Complete	Complete
Financing Costs	\$60,000	Complete	Complete
Moving and Relocation Costs	TBD	5/22/2026	DPW Staff
Temporary Trash and Recycling Pick-Up	TBD	5/22/2026	DPWAC
FF&E/ Technology (Includes Fork-Lift - Excludes Additional Vehicle Purchases)	\$500,000	Complete	Complete
Owner's Contingency (5% of Total Construction Cost)	\$1,197,913	Complete	Complete
TOTAL SOFT COSTS	\$3,484,709	5/22/2026	See Above
TOTAL PROJECT COST	\$27,442,960	5/22/2026	See Above
PROJECT BID ALTERNATES			
Add Mezzanine within DPW Office/Garage Building	\$362,532	Complete	Complete
Add (2) Vehicle Scales at Transfer Station	\$187,500	Complete	Complete
Add Resinous Flooring at DPW Garage and Mechanic Bays	\$423,182	Complete	Complete
Provide Remote Pump House and Move Pressure Washer Equipment to Mezzanine in Lieu of Attached to DPW Garage	-\$6,367	Complete	Complete
Water Reclamation System (PACS, llc \$30,952 cost plus \$250,000 equipment cost)	\$280,952	Complete	Complete

Items Still Under Review - Finalization

➤ MSW - Recyclables

Colchester Negotiations

➤ Bulky Waste – Oil - Antifeeze

In-Source –Out-Source

➤ Kennel

Continuing Conversations With Surrounding Towns

Out-Source

Become a Regional Provider

➤ Relocation Costs

2nd Person \$33,454 for 18 months

Rigger Quote Pending

Moving Quote Pending;

An aerial photograph of an industrial yard or construction site. The scene includes several large buildings with metal roofs, a paved area with white directional arrows, and various pieces of heavy machinery like forklifts and excavators. There are also stacks of materials, a large pile of wood, and a blue tarp. A prominent yellow banner with red text is overlaid across the center of the image.

QUESTIONS / COMMENTS