

**NYSDEC AL Tech Specialty Steel – Colonie, NY (Site 401003)**

**Rough Order of Magnitude Opinion of Asbestos and PCB Removal Cost**

The New York State Department of Environmental Conservation has requested a rough order of magnitude (ROM) cost estimate for the removal of asbestos-containing materials (ACM) and PCB Caulking from the AL Tech Specialty Steel Site located in Colonie, New York.

This ROM is based on the Limited Hazardous Building Materials Survey Report dated August 2014. As a part of the survey, approximate quantities of the ACM and PCB Caulk encountered we noted. The ROM estimate is based on those observed quantities, experience and bid prices from recent projects. We present the following ROM cost estimate for abatement.

<b>Material &amp; Description</b>	<b>Building Location (s)</b>	<b>Qty</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Total Cost</b>
Black Coating (Galbestos Siding) (ASB)	Bldgs. 5, 9, 10, 12, 14, 17, 22, 23, 27, 28, 32, 36, 37	1,682,000	SF	\$5	\$8,410,000
Pipe Insulation (ASB)	Bldgs. 12, 14, 17, 21, 22, 23, 24, 27, 28, 29, 30, 32, 37	5,420	LF	\$15	\$81,300
9x9 or 12x12 Floor Tile & Black Mastic (ASB)	Bldgs. 14, 23, 24, 27, 31, 37	13,800	SF	\$5	\$69,000
9x9 or 12x12 Floor Tile (ASB)	Bldgs. 7, 20, 21, 22, 23, 24, 27, 30, 32	12,610	SF	\$3.50	\$44,135
Transite Panel or Electrical Panel (ASB)	Bldgs. 9, 10, 14, 16, 17, 21, 27	6,875	SF	\$5	\$34,375
Roof Field or Flashing (ASB)	Bldgs. 31, 41, G	5,450	SF	\$4	\$21,800
Dry Wall w/ Joint Compound (ASB)	Bldg. 22	900	SF	\$15	\$13,500
Door or Window Caulk (ASB)	Bldgs. 10, 14, 30	3,016	LF	\$3	\$9,048
Door or Window Caulk (ASB)	Bldgs. 10, 21, 23, 27, 29, 30, 36, 37, 39, G	1,300	LF	\$3	\$3,900
Window Caulk (PCB)	Bldg. 27	100	LF	\$50	\$5,000
Mobilization / Demobilization					\$25,000

**Total    \$8,717,058**

Actual site conditions and other factors not fully understood at this time could affect the actual cost. Higher unit costs would be experienced for some items, if the abatement was selective, or if the abatement was scheduled at a substantially later date. The costs provided assumes the abatement is performed under one contract at one time and does not include material replacement or third-party abatement consulting costs. This is neither a bid nor an offer to perform this work. Please note that wide variations in bids do occur in abatement projects and actual bids could range from significantly below to significantly above our figure, depending on contract documents, scheduling constraints, and other factors.

Typically for projects of this scale, abatement consulting fees range from 15 to 20 percent of the abatement cost. Based on this, an approximate budget of \$1,306,808 to \$1,742,411 should be anticipated to cover third-party abatement consulting services during the removal of the identified asbestos-containing materials. This cost is not provided in the breakdown above, and could potentially increase project cost to approximately **\$10,023,866 to \$10,459,469**.

Asbestos-related activities should be conducted under controlled conditions by properly trained and licensed personnel. Asbestos removal should only be performed by a qualified (licensed) asbestos removal contractor and under the guidelines of specifications and in accordance applicable federal, state, and local regulations, laws, ordinances, etc.