



Measure #: 2024-079

## TOWN COUNCIL MEASURE SUBMITTAL

Date: 3/25/2024

Submitted By: Town Manager

Telephone #: 508-699-0100

### MEASURE DESCRIPTION:

Approval to transfer funds from the Reserve Fund to the Public Buildings Fund for the demolition of the Webster Mill Property in the amount of \$72,562.31

Signed:

Michael Borg

Digitally signed by Michael Borg  
DN: cn=US, ou=Town Manager, cn=Michael Borg, email=mborg@nattleboro.com  
Reason: I am the author of this document  
Date: 2024.03.22 11:57:53-0400  
File: PDF Editor Version: 12.0.0

### PURPOSE AND JUSTIFICATION:

#### Purpose:

The purpose of this measure is to secure an additional \$72,562.31 in funding for the completion of the demolition and subsequent environmental remediation of the Webster Mill building located on Broadway. This funding is essential to address the financial shortfall encountered after the initial \$40,000 allocated from the current operational budget was expended. The requested funds will be used to pay the remaining invoices associated with the emergency demolition work that has been successfully carried out according to state regulations and the Board of Survey's recommendations.

#### Justification:

The demolition of the Webster Mill building was completed in compliance with MGL Chapter 143 Section 14. This action was necessitated by the building's deteriorated condition and the risk it posed to public safety. The demolition process has been completed without any issues, with all debris properly covered to prevent the release of asbestos or other hazardous materials into the environment. Air quality tests post-demolition have shown negligible levels of asbestos, far below the limit of quantification, thereby confirming the effectiveness of the containment measures. Additionally, the absence of pest infestation has been verified by a specialist, and the Department of Environmental Protection has expressed satisfaction with the demolition work conducted. This measure represents a prudent investment in public safety and environmental protection, underscoring the Town Council's commitment to the well-being and prosperity of our community.

Continued on the next page.

### SPECIAL REQUIREMENTS:

### ATTACHMENTS:

REFER TO SUB-COMMITTEE: Finance

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### PURPOSE AND JUSTIFICATION CONTINUED:

#### Webster Mill Demolition Project:

Item	\$/Unit	Units	Total
Demo Contractor	\$1,025.00	37	\$37,925.00 Final (Contract in Progress)
Snow Fence	\$155.00	2	\$310.00
Stakes	\$75.00	2	\$150.00
Police Detail	\$65.00	64	\$4,539.52 Actual
Fabric	\$225.20	22	\$5,657.79 Estimated
Pest Control	\$1,030.00	LS	\$1,030.00 Through March 29th
Fencing	\$9,400.00	LS	\$9,400.00 Final
Fire Hose	\$350.00	1	\$350.00 Final
Verdantas-Scope of Work	\$53,200.00	LS	\$53,200.00 Final (Contract in Progress)
			\$112,562.31 Total