ATTACHMENT 8

BCA
BUILDING CONSERVATION ASSOCIATES INC

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Benjamin Schlossberg
Managing Member
Shelbourne Global Solutions, LLC
2362 Nostrand Ave., Suite 7
Brooklyn, NY 11210

Re: Talcott Street Pedestrian Bridge ***Revision 4***
Mitigation Plan

Dear Benjamin:

Building Conservation Associates, Inc. (BCA) is pleased to offer this revised proposal to Shelbourne Global Solutions LLC (the Owner) for historic preservation and materials conservation consulting services related to the disassembly, salvage, and storage of select historic fabric and features of the Talcott Street Bridge in Hartford, Connecticut.

Constructed c. 1918, the Talcott Street Bridge is a steel-frame, copper-clad, two-story pedestrian bridge with Neoclassical Revival ornamentation linking the Talcott Plaza Garage at 36-70 Talcott Street in Hartford with the former G. Fox & Co. Department Store. It is a contributing resource in the Hartford Department Store Historic District listed on the National Register of Historic Places. The Owner intends to remove the entire bridge as part of a project to demolish the Talcott Plaza Garage. Removal of the bridge is subject to review by both the Hartford Historic Properties Commission and the Connecticut State Historic Preservation Office (SHPO). It is assumed that the owner will lead all presentations on the project at public hearings and meetings, and will be responsible for justifying the removal of the bridge.

**Scope**
This project will be conducted in three phases. This proposal is for Phase 1 only.

In Phase 1, BCA will develop a Historic Preservation Narrative describing the design and history of the Talcott Street Bridge. BCA will then develop a Mitigation Plan for the salvage and storage of select historic fabric and features of the bridge. The plan will include technical recommendations for how the salvaged components should be removed, catalogued, documented, disassembled, labeled, protected, crated, and stored. BCA will prepare and make technical presentation(s) if required by Shelbourne. ***Pending successful completion of Phase 1, BCA will submit to Shelbourne a separate additional fee proposal for Phase 2 and Phase 3.***

In Phase 2, BCA will prepare a Selective Demolition package, which will include technical Specifications that lay out requirements for the disassembly, crating and storage work that the contractor must comply with.

In Phase 3, BCA will provide on site disassembly direction, oversight and documentation. A

contractor is needed to carry out the disassembly, crating and storage work. We have identified a qualified contractor who will provide a separate cost proposal to perform the work when appropriate. Due to insurance requirements we request that, when appropriate, Shelbourne retain the contractor directly. We will otherwise coordinate as needed with the contractor.

**Tasks**

**PHASE 1**

Historic Preservation Narrative and Mitigation Plan

BCA will perform the following tasks:

1. Review all available prior relevant architectural and engineering studies to be provided by the Owner.
2. Conduct targeted archival research to locate original drawings, historic images, and other materials that may provide critical information about the original design and construction of the bridge.
3. Develop a Historic Preservation Narrative for use in the preservation regulatory reviews. This narrative will include a history of the original bridge design, a chronology of alterations to the bridge over time, an assessment of the current architectural and historic integrity of the bridge, and a graphic representation of the bridge's historic significance (significance mapping).
4. Assess the existing conditions of the bridge's historic fabric and features to be salvaged.
5. Develop a Mitigation Plan for use in the preservation regulatory reviews. This plan will include photographs of existing conditions and recommendations for how the salvaged components, which will include all of the existing copper cladding, two (2) ornamental clock faces, and eighteen (18) double-hung window frames and sash, should be removed, catalogued, documented, disassembled, labeled, protected, crated, and stored.
6. Attend one (1) preliminary on-site walkthrough meeting if required by Shelbourne.
7. Coordinate with Shelbourne to respond to preliminary comments.
8. Create three (3) Mitigation Plan presentations and virtually present via Zoom or similar platform.

**Exclusions**

The following services are excluded:

1. Selective removals.
2. Preparation, filing, and coordination of preservation agency submissions.
3. Construction documents.
4. Sampling and/or testing of hazardous materials.
5. Dimensioned drawings.
6. Lobbying of community officials.

**Terms and Conditions**

1. Attachment A: Terms and Conditions of Professional Service is attached to this contract and incorporated herein by this reference.
2. BCA can begin work on the above scope of services within 15 business days of