

Attachment A (12 Pages)



March 26, 2018

Mr. Wayne Grimes
Chief Mechanical Engineer
CGL Facility Management LLC
1903 Phoenix Blvd., Suite 250
Atlanta, GA 30349

Re: Proposal for Additional Limited Microbial Assessment

**DeKalb County Jail
4415 Memorial Drive
Decatur, GA 30032**

Apex Proposal No.: 032643-T2

Dear Mr. Grimes:

At the request of Mr. Grimes, Chief Mechanical Engineer with CGL Facility Management LLC (CGL), Apex Companies, LLC (Apex) is pleased to submit this proposal to perform a limited microbial assessment within thirty-four (34) shower areas at the DeKalb County Jail in Decatur, Georgia. According to information provided to Apex, long-term water intrusion via failed shower grout is suspected to have resulted in microbial growth and water-damaged building materials. Apex has been requested to perform an assessment, including the collection of mold samples, and to revise our existing Mold Remediation Protocol if deemed necessary.

Provided below is a summary of the scope of work, schedule, fee estimate, and work authorization procedures.

SCOPE OF WORK

Apex will mobilize two (2) industrial hygienists to evaluate the 34 shower areas. Apex will perform a limited indoor air quality (IAQ) and microbial assessment in general accordance with the American Society for Testing and Materials (ASTM) Standard D7338 – 10. The assessment will be limited to the areas of concern and will include a visual inspection, infrared camera imaging and moisture assessment via moisture meter of building materials potentially impacted by water intrusion.

Apex may collect samples for the following constituents:

further action if deemed appropriate. Apex will also revise and update our previously submitted Mold Remediation Protocol in accordance with the Institute of Inspection, Cleaning and Restoration Certification (IICRC) Standard 520 (S520), as well as governmental guidelines such as the Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA). The Protocol will include contractor obligations and post-remediation efficacy criteria.

SCHEDULE

Apex will coordinate the assessment with the Client upon receipt of authorization to proceed.

FEE ESTIMATE

To complete the scope of work described above, Apex requests a time and materials fee for a not-to-exceed amount of **\$24,000.00** in accordance with the attached fee schedule.

AUTHORIZATION PROCEDURES

As our written authorization and notification to proceed, please sign and return one copy of this proposal to the attention of Brian Kichan by email at brian.kichan@apexcoss.com.

We appreciate the opportunity to assist CGL Facility Management LLC on this project. If you have any questions or require additional information, please contact Brian Kichan at 817.528.1066.

SUBMITTED BY:

Apex Companies, LLC



Authorized Signature

Name: Brian Kichan

Title: National Program Manager

Date: February 27, 2018

ACCEPTED FOR CLIENT BY:

CGL Facility Management LLC

Authorized Signature

Name: _____

Title: _____

Date: _____

Attachments: Apex Terms and Conditions (Mold)
Apex Fee Schedule



TERMS AND CONDITIONS (MOLD)

14. **GOVERNING LAW.** The agreement between the parties regarding the Work and their rights and obligation thereunder shall be governed by and construed in accordance with laws of the State of Maryland.
15. **LIMITATION/DISCLAIMER (MOLD).** Apex makes no claims that all areas of mold growth will be identified. If present, hidden mold, such as behind walls, ceilings, floors and other enclosures, may be impossible to locate without performing complete destruction of all walls, ceilings, floors and enclosures. The scope of the Work does not include such destructive testing. Apex's findings and recommendations will be based only on the services performed at the time of our site inspection(s). Because water damage, leaks and moisture problems can occur anytime, Apex can only comment on findings visually apparent during the time of our site inspection(s). Apex and Client will jointly determine the manner in which the Work is to be performed and the specific hours during which Apex is to work. Apex will perform the Work in a competent, professional manner in accordance with the customary standards of performance of the industry. The Work performed and the evaluation provided of mold is only valid at the time the Work is performed since mold is naturally occurring and its presence, quantities and scope may change over time. Neither Apex nor its subcontractor laboratories can guarantee that all mold spores in any particular sample location will survive or replicate in sufficient numbers to be detected. The Work performed and the evaluation conducted shall be only with respect to those areas listed in the agreement between the parties, unless agreed otherwise in writing by both Apex and Client. Client shall indicate to Apex prior to Work being performed any deficiencies in the structure at the location(s) to be evaluated whereby moisture can or may infiltrate into the structure and initiate the growth of mold, fungus or other allergens. Apex's services do not include identification and correction of water intrusion.



MOLD REMEDIATION PROTOCOL

**DeKalb County Jail
4415 Memorial Drive
Decatur, Georgia 30032**

APEX Project No: CGLCOS-001
Date: March 9, 2018

Prepared For:

**Mr. Wayne Grimes
Chief Mechanical Engineer
CGL Facility Management LLC
1903 Phoenix Blvd.
Suite 250
Atlanta, Georgia 30349**

Prepared By:

**Apex Companies, LLC
5909 Breckenridge Parkway, Suite E
Tampa, Florida 33610
T: 813-248-8558
www.apexc.com**

Index

PROJECT / WORK IDENTIFICATION

- I Initial Assessment Observations
- II Material Description and Quantities
- III Work Practices
- IV Removal
- V Disposal
- VI Clearance
- VII Notification
- VIII Applicable Publications
- IX Construction Notes

Attachments: Photographic Documentation
Remediation Drawing
Laboratory Report(s)
Licenses/Certifications

PROJECT/WORK IDENTIFICATION

I. Initial Assessment Observations

Apex employed a combination of investigative techniques during the initial mold assessment including:

Visual Observation – Review of accessible areas of concern within the structure, as prescribed in American Society for Testing and Materials (ASTM) Standard D7338 – 10, including observation of the floor plan and non-intrusive examination of the accessible occupied for evidence of water or microbial damage.

Moisture Content of Building Materials – The relative moisture content (MC) of building materials potentially affected by moisture/water intrusion was measured using a handheld moisture meter. Moisture is detected by electrical impedance and translated into a moisture reading in wood moisture equivalent. Wood building materials exhibiting moisture content greater than 17% are considered wet and capable of supporting microbial growth or wood rot. Moisture contents of other materials, such as gypsum board, are calculated from measurement of undamaged materials and presented as estimated MC, in relative moisture units (RMU). The gypsum materials exhibiting a MC level of 0% to 0.5% are sufficiently dry, 0.5% to 1.0% are borderline, and > 1% are too wet for painting or wallpaper applications.

Ambient Indoor Air Parameters - Measurements of the ambient indoor temperature and relative humidity concentrations from within the structure and outdoors for comparison were collected using a handheld thermos-hygrometer.

Tape Lift Sampling - Fungal surface samples was collected as a tool to establish if materials may contain or be grossly contaminated with biological agents and to identify the spore type. The testing was performed using a clear adhesive tape approximately 1cm². The tape lift samples were submitted to EMSL Analytical Inc. in Orlando, FL for microscopic analysis.

Bioaerosol Sampling - Fungal bioaerosol (airborne particles that are biological in origin) samples were collected as a tool to measure the total bioaerosol concentrations in the area(s) of concern and outdoor environments. The testing was performed using a spore trap cassette. A high-volume pump that was calibrated against a primary airflow standard was used to draw 15 liters of air per minute (lpm) through the cassette. The bioaerosol samples were submitted to EMSL Analytical Inc. in Orlando, FL for microscopic analysis.

Apex's observations and findings are included in Table 1.

Table 1 - Mold Assessment Observations, Measurements & Results							
Area / Sample Location	Material	Quantity	RH/Temp	CO2/CO (ppm)	Moisture Concentration (% MC)	*Total Spores/m ³	**Fungal Type
Outdoors – Intake Sally	NA	NA	67.7% / 72.1F	319 / 0.2	NA		N/A
5 NE 100 – Upstairs	12"x12" Acoustical tile fixed to wall board with mastic	~ 40 SF ceiling materials	61.5% / 74.8F	410 / 0.3	13.8%	10 2600	Alternaria Basidiospores

Table 1 - Mold Assessment Observations, Measurements & Results

Area / Sample Location	Material	Quantity	RH/Temp	CO2/CO (ppm)	Moisture Concentration (% MC)	*Total Spores/m ³	**Fungal Type
5 NE 300 – Upstairs	12"x12" Acoustical tile fixed to wall board with mastic	~ 60 SF ceiling materials	58.7% / 79.5 F	567 / 0.2	9.9%	90 40	Chaetomium Stachybotrys
5 NE 400 – Upstairs	12"x12" Acoustical tile fixed to wall board with mastic	~ 20 SF ceiling materials	61.4% / 76.1 F	418 / 0.1	11.3%	10 40 400 10 40	Chaetomium Myxomycetes Stachybotrys Nigrospora Sporidesmium
5 NE 500 – Upstairs	12"x12" Acoustical tile fixed to wall board with mastic	~ 15 SF ceiling materials	58.0% / 74.6 F	420 / 0.2	16.0%	10 10 200 40	Chaetomium Pithomyces Stachybotrys Nigrospora
5 NE – Pod Corridor	No visible staining or signs of growth	NA	58.7% / 75.5 F	459 / 0.2	NA	100	Stachybotrys

*Spores per cubic meter of air
 **Fungal type exhibiting higher concentrations indoors vs outdoors, or found indoors and not outdoors
 RH/Temp = Relative Humidity and Temperature in degrees Fahrenheit (°F)
 %MC = Percent Moisture Content

Photographic documentation is included in **Attachment 1** and Remediation Drawing is included in **Attachment 2**. A copy of the laboratory analytical results and Chain of Custody are included in **Attachment 3**.

II. Material Description and Quantities

The following tasks are intended to be followed during the remediation of mold growth and water damaged areas within the DeKalb County Jail Northeast Tower 5th Floor addressed as 4415 Memorial Drive in Decatur, Georgia. Mold growth was identified in the following areas and quantities and remediation shall be performed in accordance with this Protocol:

- Approximately 40 square feet (SF)** of fungal growth within the 100 pod at the top stairs,
- 60 SF within the 300 pod at the top of the stairs,
- 20 SF within the 400 pod at the top of the stairs, and
- 15 SF within the 500 pod at the top of the stairs of the 5th floor northeast tower at the DeKalb County Jail.
- In addition, approximately 5 SF of visible mold was noted in the downstairs shower area of each of the above-mentioned pods.

Remediation is required to be performed in accordance with this Protocol. Quantities listed are estimates only.

Note: Apex's assessment was non-destructive in nature. Therefore, additional mold growth and/or water damage may be present within wall cavities or other hidden areas. Apex should be notified immediately upon additional mold discoveries to update this report and Protocol. Additionally, Mr. Grimes only had Apex inspect pods 100, 300, 400, and 500.

III. Work Practices

A. Respiratory Protection (at a minimum):

During the removal of the fungal growth, the workers will be required to wear, at a minimum, half-face air purifying respirators. The workers will be fit tested in accordance with current OSHA guidelines.

B. Protective Clothing:

During removal, workers will be required to wear disposable, full body coveralls, head covers, boots, goggles/eye protection and rubber gloves. Sleeves at wrists and cuffs at ankles shall be secure. Work clothes will be properly disposed of at the conclusion of work.

Authorized visitors, including the consultant's on-site representative, shall be provided with suitable protective clothing when they are required to enter the work area.

C. Containment:

Materials shall be remediated in a containment. The containment includes at a minimum: an enclosure consisting of two layers of four-millimeter polyethylene sheeting on floors, walls and ceiling where applicable, in conjunction with a decontamination unit. Any non-movable objects that remain in the work area shall be sealed with two layers of 6-mil polyethylene sheeting.

Throughout the remediation activities, notice signs and barrier tape will be utilized to restrict unauthorized access to the work areas.

The containment will be placed under negative pressure during the remediation. In addition, air filtration devices (AFDs) shall be operated continuously after the remediation until the containment achieves clearance. However, the AFDs may be placed into "scrub" mode upon completion of active remediation to reduce dust and bioaerosols. The AFDs must operate for a minimum of 12 hours in scrub mode prior to Apex's post assessment. Dehumidifiers may be utilized as needed to maintain the relative humidity below 60 percent.

- If the work area is placed under a negative air pressure regime, the remediation contractor shall provide manometers to measure the pressure differential in each work area relative to non-work areas. The use of digital recording manometer(s) is suggested to provide a permanent record of the pressure differential, including the time, date, and measured pressure

differential.

No person shall remove or dismantle any walk-in containment structures or materials from a project site prior to receipt by the license mold remediation contractor or remediation company overseeing the project of a written notice from a licensed mold assessment consultant that the project has achieved clearance.

The Contractor shall supply fire extinguishers appropriate for the anticipated conditions at the subject site. A minimum of one (1) fire extinguisher shall be provided inside each containment, plus one (1) outside containment, in the general area of the work area. This may be modified for mini-containments to having only the external fire suppression device. All workers shall be instructed in the general principles of fire extinguisher use and the hazards associated with incipient stage firefighting.

IV. Removal

The Contractor will perform the removal and disposal in accordance with current local, state and federal regulations. The materials should be HEPA vacuumed and disinfected with Foster's 40/80, a hospital grade quaternary ammonium chloride disinfectant, or equivalent.

The fungal growth will be removed in conjunction with the drywall or substrate.

All porous and non-porous surfaces within the work area and areas adjacent to the work area should be cleaned by simple wet wipe techniques and/or HEPA vacuum.

The use of encapsulating products or sealants as part of remediation activities is not recommended. Only upon completion of Apex's visual post-remediation assessment, and upon authorization by Apex, may the work area be encapsulated with Foster's 40/20 or equivalent. Individuals with known allergies to fungal incitants should not be permitted to work on the project.

V. Disposal

It is the Consultant's understanding that no special disposal requirements apply to mold waste materials and the waste can be disposed of as general construction waste. However, it is the responsibility of the Contractor to determine current waste handling, transportation, and disposal requirements as it pertains to current local, state and federal regulations. Waste will be containerized (e.g., bagged and goose-necked) inside containment and thoroughly cleaned before leaving the work area. The containers will be transported to the waste container without spillage.

VI. Clearance

Apex will conduct a post-remediation assessment using visual, procedural, and analytical methods. The post remediation assessment shall be conducted while the containment is in place. As part of the post-remediation assessment, Apex will determine if the area is free from all visible debris and wood rot and if the remediation has been completed in accordance with this protocol and the contractor's work plan.

Environmental samples shall be analyzed by an environmental microbiology laboratory that is accredited by the American Industrial Hygiene Association's (AIHA) Environmental Microbiology Laboratory Accreditation Program (EMLAP).

Ambient Fungal Bioaerosol Analysis: Fungal bioaerosol samples shall be collected as a tool to measure the total bioaerosol concentrations in the work areas and outdoor environments. Sample collection shall consist of total countable bioaerosol (spore trap) samples to screen the work area for hidden mold reservoirs.

The testing shall be performed using Air-O-Cell™ cassettes manufactured by Zefon™ International or an equivalent device. The cassettes shall be used in accordance with the methods recommended by the manufacturer. A high volume pump that has been calibrated against a primary airflow standard shall be used to draw 15 liters of air per minute (lpm) through the cassette. A minimum of one (1) sample shall be collected from within each work area containment, one (1) sample from an adjacent area to each work area containment and one (1) control sample from outside the building for comparative purposes.

Efficacy Criteria

The work area sample shall have an estimated total fungal bioaerosol concentration that is equal to or lower than the total estimated bioaerosol concentration of the control sample.

Fungal taxa detected in work area and control samples shall be similar, as determined by the microbial consultant.

The estimated bioaerosol concentration for any given fungal taxa identified in the work area samples shall be similar to or lower than that of the control samples.

Fungal taxa considered to be indicators of significant water damage were not detected in the environmental samples. (Unless they were detected in the control sample and at the same estimated concentration or less.) Specific taxa include species of *Stachybotrys*, *Chaetomium*, and *Ulocladium*. The consultant will determine the acceptability of the analytical data. The presence of indicator fungi that are commonly associated with water damaged building materials in the work area samples may result in not meeting the efficacy criteria, as determined by the consultant.

Based on the contractual agreement between the owner and the remediation contractor, if the contractor fails to meet the post-remediation efficiency criteria because of contractor error or negligence, the contractor shall re-clean the work area, at no additional cost to the owner, and shall also bear the additional efficacy testing cost for each efficacy assessment by a microbial consultant.

If failure to meet the specifications is found to be from sources un-related to remediation work and beyond the control of the contractor, the owner and APEX will reassess the source and plan for corrective actions.

If the criteria in this section have been satisfied, then the work area will have met the efficacy screening criteria.

VII. Notification

The contractor is responsible for proper notification, if required, to all regulatory agencies having authority over proposed work including but not limited to city, county, state, and federal agencies.

VIII. Applicable Publications

The publications listed below form a part of this specification to the extent referenced. The publications are referenced in text by basic designation only and may not be fully conclusive. The Contractor shall be aware and compliant with all current regulations.

- A. National Institute for Occupational Safety and Health (NIOSH): "Respiratory Protection...A Guide for the Employee."
- B. American National Standards Institute (ANSI): Z86.1-1973...Commodity Specification for Air
- C. Code of Federal Regulations (CFR):
 - 1. 29 CFR 1910.1001, Occupational Safety and Health Act (OSHA)
 - 2. 20 CFR 1910.20, Subpart C, General Safety and Health Provisions

IX. Construction Notes

The Contractor will be responsible for routing water and electricity to the work areas. Water will be used only as needed to limit dust-related emissions and perform decontamination activities. No materials will be saturated with water during any part of this remediation project.

HVAC registers and ductwork present in the work areas are to be wiped and sealed by the Contractor prior to the initiation of remediation activities. The HVAC system is to be shutdown prior to and during the work.

The Contractor shall provide all items, articles, materials, operations or methods listed or mentioned including all labor, materials, equipment, applicable permits and notifications and all incidentals necessary and required for their use to complete the work specified.

Fire extinguishers shall be installed in the Equipment Room and Clean room or inside and outside of the containment if there is no decontamination unit specified.

The Contractor shall conduct a safety meeting for contractor's employees with emphasis on operation of fire extinguishers and emergency exits in case of fire.

Contractor's employees shall not wear protective clothing and equipment in areas of the building outside the work area.

The Consultant will not be responsible for site safety, or the ways and means utilized by the Contractor.

Neither the Contractor nor the Consultant is responsible for identification or the elimination of moisture intrusion.

Ground-fault circuit interrupter (GFCI) units shall be installed on all electrical circuits used within the regulated areas(s).

The Owner or Owner's representative has the authority to stop the remediation work at any time he/she determines that conditions are not within the specified mold remediation protocol and applicable regulations. The work stoppage shall continue until conditions have been corrected and measures have been taken to the satisfaction of the owner. Standby time required to resolve violations shall be at the Contractor's expense.

The contractor is responsible for payment of clearance testing services/analytical fees if containment fails to achieve clearance after second try.

- Appendix**
- Attachment 1 – Photographic Documentation
 - Attachment 2 – Remediation Drawing
 - Attachment 3 – Laboratory Reports
 - Attachment 4 – Licenses/Certifications

Attachment B (2 Pages)

Mann, Jeff

From: Chad Cannon <ccannon@cglcompanies.com>
Sent: Thursday, April 26, 2018 12:21 PM
To: Akies, LoRandy; Mann, Jeff
Cc: Robert Daw; Ted Perry; Elbert Grimes
Subject: FW: APPROVAL REQUEST TO REPAIR SHOWERS
Attachments: Shower Repairs Dekalb.docx

From: Chad Cannon
Sent: Monday, April 09, 2018 3:39 PM
To: Akies, LoRandy
Cc: Elbert Grimes; Vernet Gregory; 'Williams, Sheron'
Subject: FW: APPROVAL REQUEST TO REPAIR SHOWERS

Major,

K&E Mechanical arrived this morning and began working on the shower restoration project. Unfortunately, the initial site visit was not intrusive and could only determine the surface tile and grout. However once K&E removed the tile from the shower floor it revealed that there was a composite 1 ½" substrate mortar bed used for a base for the shower bed. K&E Mechanical will now need to remove the mortar base to prep the concrete surface as we originally planned resulting in a change order request.

I advised K&E Mechanical to keep moving forward with the project in order to meet our deadline unless you advise me to hold off. Please review the change order request below and let me know if you have any questions.

SCOPE OF WORK:

1. Arrive onsite and sign in at receiving control
2. Remove floor tiles
3. Remove mortar bed
4. Remove 6" of tile from the bottom part of the wall
5. Repair or replace floor drain if necessary
6. Seal chase doors
7. Install locking system on chase door
8. Repair any leaks from shower head if necessary
9. Install Silka flooring system to replace tile/grout
10. Clean up work area
11. Sign out at receiving control

Parts, Service, Labor and Fees	Quantity			CGL Price	CGL Total
Labor:					
General Trades	81		Hours @	\$ 37.31	\$ 3,022.11
Material:					
			Price Each	Total Price	CGL Price
Silikal Flooring System/ Mis. Material	1	each	\$ -	\$ 5,935.00	x 9.6% \$ 6,504.76
Grand Total					\$ 9,526.87

Sincerely,

From: Chad Cannon
Sent: Tuesday, April 03, 2018 2:48 PM
To: Akies, LoRandy
Cc: Elbert Grimes; 'Williams, Sheron'; Vernet Gregory
Subject: FW: APPROVAL REQUEST TO REPAIR SHOWERS

Major,

I know you already approved for K&E to start the shower repairs on April 9, 2018 however, since the below proposal reflects the correct amount to be billed "per pod" I need you to approve this request. Please let me know if you have any questions or concerns.

Sincerely,

From: Chad Cannon
Sent: Thursday, March 08, 2018 11:38 AM
To: 'Akies, LoRandy'
Cc: Vernet Gregory
Subject: FW: APPROVAL REQUEST TO REPAIR SHOWERS

From: Chad Cannon
Sent: Monday, February 26, 2018 11:42 AM
To: Akies, LoRandy
Cc: Elbert Grimes; Vernet Gregory; Williams, Sheron
Subject: APPROVAL REQUEST TO REPAIR SHOWERS

Major Akies,

There are several areas in the jail where the shower tile/grout is deteriorating and causing leaks to the floors below. I contacted K&E Mechanical to provide a quote to remove the floor tiles in the showers and install an epoxy style flooring to resolve the issue. The proposal below includes repairing both showers in (1) pod at a time. CGL will come up with a systematic approach to what areas are in need of the repairs the most. My recommendation would be to start on the 6th East since the facility is experiencing leaks on 5 East. Please review the below cost/scope of work and let me know if I can move forward with this repair.

NOTE: All inmates will need to be relocated in order to perform this work.

Attachment C (10 Pages)

Mann, Jeff

From: Elbert Grimes <egrimes@cglcompanies.com>
Sent: Thursday, April 26, 2018 1:01 PM
To: Mann, Jeff; Akies, LoRandy
Cc: Robert Daw; Chad Cannon; Vernet Gregory
Subject: Interstate Restoration Remediation / Operation Clean Jail 2018
Attachments: DEKALB COUNTY JAIL-GC PROPOSAL.PDF; DeKalb County Jail Scope Letter.pdf

Major Akies,

Per your request the attached documents are from Interstate Restoration in regards to the Remediation Protocol quotes

The first is for the removal and remediation of the contaminated materials.

The second is for the re-construction of the affected areas.

Both of these proposals are based on time and material per POD and represent the best estimate of cost based on known visible conditions.

Actual cost may vary due to actual material conditions encountered during the removal and re-construction process.

Parts, Service, Labor and Fees	Quantity		CGL Price	CGL Total
Labor:				
No Labor	0	Hours @	\$ -	\$ -
Material:				
		Price Each	Total Price	CGL Price
Restoration/Remodel Build Back (per POD)	1 each	\$ -	\$ 6,871.71 x 9.6%	\$ 7,531.39
Mold Remediation (per POD)	1 each	\$ -	\$ 22,500.00 x 9.6%	\$ 24,660.00
Grand Total				\$32,191.39

As always should you have any questions or concerns please let us know.

V/R

Wayne Grimes | Chief Mechanical Engineer

CGL | A World of Solutions
 4415 Memorial Drive
 Decatur, GA 30032
 Office:(404) 298-8031 | Fax:(404) 298-8026
egrimes@cglcompanies.com
www.CGLcompanies.com

Planning | Design | Program Management | Facility Management | Capital Solutions

♻️: Please consider the environment before printing this e-mail

Insured: DeKalb County Jail
Property: 4425 Memorial Drive
Decatur, GA 30032

Home: (678) 334-1637
E-mail: egrimes@CGLCOMPANIES.COM

Estimator: Rich Aiello
Company: Interstate Restoration
Business: 9125 Parkers Landing
Orlando, FL 32824

Business: (760) 423-8724
E-mail: raiello@interstaterestoration.com

Claim Number:

Policy Number:

Type of Loss: Mold

Date of Loss: 3/23/2018
Date Inspected: 3/23/2018

Date Received: 3/23/2018
Date Entered: 3/24/2018 9:43 AM

Price List: GAAT8X_MAR18
Restoration/Service/Remodel
Estimate: DEKALBCOUNTYJAIL-GC

The following estimate is for repairs based on the future removal of materials from each pod. This estimate is based on supplying and installing one third of the affected materials known at time of walk through completed on March 23, 2018. If it is found that after remediation is completed that more than one third of the materials were affected and/or additional materials were detected then this proposal is subject to be revised to capture additional costs. This GC proposal is only valid with the approval of receiving the remediation portion.

DEKALBCOUNTYJAIL-GC

Pod	DESCRIPTION	QTY
	The following line items represent 1/3 of the affected materials in each pod/mezzanine. Supply and install materials. The price of this estimate is per pod based on completing 4 pods/mezzanines at a time.	
	1. 5/8" drywall - hung & fire taped only Line item represents double 5/8's Fire & Tape drywall to be supplied and installed to 1/3 of the mezzanine.	750.00 SF
	2. Additional cost for gluing drywall Line item represents gluing outer layer of fire & tape drywall to inner layer for additional holding strength.	375.00 SF
	3. Acoustic ceiling tile Note: Interstate will attempt to match the existing 12"x12" acoustic ceiling tiles but cannot guarantee an exact match due to the age. Discoloring of existing tile and new tile may be noticeable. To get a more exact match Interstate recommends painting the entire acoustic ceiling which is not included in this estimate at this time unless otherwise directed to revise.	375.00 SF
	4. Mask wall - plastic, paper, tape (per LF) Line item represents erecting containment from floor to ceiling of mezzanine to contain dust from affecting entire pod during construction.	490.00 LF
	5. Mask per square foot for drywall work Masking the floor for drywall and acoustic ceiling tile installation.	750.00 SF
	6. Detach & Reset Cold air return cover - Large	2.00 EA
	7. Sprinkler head/escutcheon - Detach & reset	2.00 EA
	8. General Laborer - per hour Line item represents gathering equipment/materials/supplies from parking lot to pod as crews must be accompanied by an escort whenever coming or going to the pod.	15.00 HR
	9. General clean - up Line item represents progressive and final cleaning as well as removing any debris/materials from site.	15.00 HR
	10. Commercial Supervision / Project Management - per hour Line item represents commercial supervision needed to order/shop & pay for materials, write PO's, compose daily field reports, monitor crews and monitor work detail. 1 Super 8 hours per day/5 days.	40.00 HR

Labor Minimums Applied

DESCRIPTION	QTY
11. Plumbing labor minimum	1.00 EA
12. Heat, vent, & air cond. labor minimum	1.00 EA

Grand Total

\$6,871.71

Rich Aiello

Unless specifically noted to the contrary, the following Noted apply to the Scope of Work/Estimated ("Estimate") and FORM A PART OF AND INCLUDED IN YOUR CONTRACT WITH INTERSTATE:

This Estimate is the Confidential and Proprietary Property of Interstate. The information Contained herein may only be utilized by the person to whom Interstate presented this Estimate. The estimate and information in the estimate may not be used by any other person or Entity without the express written consent of Interstate, which may be withheld for any reason.

More than one Estimate may be prepared at differing points in time and for differing purposes. Only the final, latest in time Estimate is the applicable Estimate. This Final Estimate is the one that is referenced in your contract and defines the Scope Work to be performed by Interstate on this particular project. In the event of a discrepancy between the final Estimate and correspondence or any other Contract document, including plans and specifications, the Estimate shall control.

The information contained in this Estimate is compiled from many sources including physical inspection and information provided by your insurance Carrier where applicable. The inclusion and exclusion of items to be performed on your Project was ultimately determined by your insurance Carrier. If you believe or later determine that some other work should be included in the Estimate which has not been included, you understand and agree that the issue is between yourself and your insurance Carrier.

All Items presented for consideration in this scope are based solely on our experience as contractors/consultants. Interstate reserves the right to amend the Estimate pending review of all or part of this Estimate by independent architects, engineers, other design professionals and/or consults. The cost of any independent review is not included in this scope.

All documents generated by Interstate remain the sole property of Interstate and any unauthorized use or distribution shall be at the recipients' sole risk and without and liability to Interstate.

Cost of work or supervision/management to obtain any permit, coordinate any inspection or to meet any applicable code and/or regulatory requirement may not be included in this scope.

Included tax, if any, is subject to final review and adjustment at the time of billing meet appropriate rate(s).

This Estimate may contain items for which an allowance has been provided. An allowance is used in a situation where the actual amount has not been determined. The actual amount to perform the identified task may be more or less depending upon circumstances that have not been identified at the time the allowance item is utilized. Neither the Owner nor anyone else utilizing this Estimate may rely upon the number utilized in the allowance. Interstate expressly disclaims any responsibility therefore, with regard to allowances.

Unless indicated otherwise, all labor is based upon unfettered access to the Project and regular labor rates. NO OVERTIME IS INCLUDED. If special labor rates are required, such as prevailing wages, there may be additional costs. This estimate does not include delays during weather, strikes, unavailability of materials, governmental entities or like circumstances.

No work shall be added or deleted outside the estimate being performed without agreement in writing from both parties.



Scope Letter

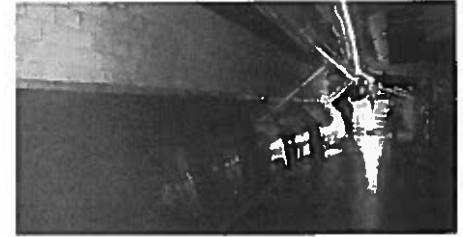
Microbial Remediation

DeKalb County Jail
Decatur, GA

March 23, 2018

Rich Aiello
National Project
Director

*Interstate Construction and
Restoration*



This Scope of work is the Confidential and Proprietary Property of Interstate. The information Contained herein may only be utilized by the person to whom Interstate presented this Scope. The Scope of Work and information within the Scope may not be used by any other person or Entity without the express written consent of Interstate, which may be withheld for any reason.



DATE: 03-23-18

Job #Pending

TO: Wayne Grimes
Facilities Manager
CGL Companies

FROM: Rich Aiello
National Project Director
Interstate Restoration

RE: DeKalb County Jail - Decatur, GA

Interstate viewed the microbial loss at DeKalb County Jail on March 23, 2018. Wayne Grimes requested the site inspection.

SCOPE OF WORK:

The following material is presented in an order that insures all affected areas are properly addressed from a procedural point of view. This scope of work is based on initial walk through. Revision to this scope will be addressed and made prior to the commencement of actual work. The chronological sequence of events, in which these procedures will be performed, is discussed later in this proposal under Critical Path Management Program (CPM). The Scope of Service is broken into the following general areas of concern.

General Items:

1. Interstate shall possess and furnish all necessary equipment, materials, and labor to adequately perform the specified services.
2. Interstate shall assure that its employees have received safety equipment training, medical surveillance programs, individual health protection measures, and manufacturer's product and material safety data sheets (MSDS) as required for the work by the U.S. Occupational Safety and Health Administration, and as described by this specification. Interstate will comply with applicable national safety codes and standards.
3. Required to have, in Interstate's possession, a documented asbestos survey BEFORE work commences on any project demolition, removal of previously demolished debris (created by Interstate or any other entity,) or bagging of any possible ACM containing material/ debris. OSHA Code of Federal Regulations 1926.1101(F) (2) provides Initial Exposure Assessment knowingly or unknowingly.

Interstate shall maintain a copy of all current MSDS documentation and safety certifications at the site at all times, as well as comply with all other site documentation requirements of applicable OSHA programs and this specification

The following material is presented in an order that insures all affected areas are properly addressed from a procedural point of view. The chronological sequence of events, in which these procedures will be performed, is

Fire & Smoke Damage * Water & Flood Damage * Natural Disasters * Mold & Indoor Air Quality Concerns

discussed later in this proposal under Critical Path Management Program (CPM). The Scope of Service is broken into the following general areas of concern

- **Interstate Restoration** will provide any and all Consumables/Equipment to complete the Restoration and dehumidification process.
- All employees will sign in/sign out logs before anyone enters and exits the property.
- On-site Safety meeting will be held daily and logged
- All **Interstate** employees will be properly supervised with a management to technician of approx: (1) Manager to (10) Technicians
- **Interstate** proposes to run crews on a 10 hour basis:
 - **Each shift will consist of:**
 - (1) Project Manager
 - (1) Project Superintendent
 - (6) Restoration Mold Technicians – per pod

Please note that Interstate will scale up or scale down as requested by customer's priorities.

- **Interstate** proposes to complete the restoration work in approximately 5 working days or less per pod. This includes when containments are in scrub mode after final cleaning and Includes weekends. Interstate plans to complete two pods at a time.
- **Interstate** will provide a continual dumpster rotation to insure debris is disposed of in a timely manner. DeKalb County Jail to give direction as to where dumpster will be placed.
- **Interstate** will work with the DeKalb County Jail to address any special needs that need to be prioritized.
- **Interstate** will provide certificate of insurance with insured named as additional.

SCOPE OF WORK:

- This scope has been written based on initial walkthrough of affected areas done on 3/23/18 and on the current written protocol on file compiled by Apex Companies, LLC dated 3/9/18.
- All post testing to be completed by Apex Companies, LLC and is not included in this scope.
- **Respiratory Protection (at a minimum):**
 - During the removal of the fungal growth, the workers will be required to wear, at a minimum, half-face air purifying respirators. The workers will be fit tested in accordance with current OSHA guidelines.
- **Protective Clothing:**
 - During removal, workers will be required to wear disposable (Tyvek Suit), full body coveralls, head covers, boots, goggles/eye protection and rubber gloves. Sleeves at wrists and cuffs at ankles shall be secure. Work clothes will be properly disposed of at the conclusion of work.
- Crew to sign in each day with PM and attend safety meeting. Additionally crews are to sign in with security and receive visitors badge and then sign in with CGL accordingly each day.
- Crews to removal Tyveks each time when departing work areas. This includes breaks, lunch, debris removal and end of day sign out.
- Crews to gather all necessary supplies, equipment and materials before being escorted to the work area so that minimal trips are needed. Escort designated by CGL will be needed at all times when arriving/departing work area.

- This proposal is based on the removal of one third of the visible materials on the mezzanine level. The total area measures 70'x 16'x7'. If additional materials identified in this area goes beyond the one third mark then a change order may be required.
- If any other materials detected not listed in this scope require removal and/or cleaning to meet post testing passing grade they also shall be subject to a change order as well.
- Note: the price quoted does not include prevailing wage.

Pod & Mezzanine -

- Erect containment from floor to ceiling on mezzanine level. Containment to be attached to railing to support containment using 6mill poly with zipper access. Additionally each "cell door to have all sides taped to prevent cross contamination.
- Containment will be placed under negative pressure during remediation by installing negative air scrubber's with manometers inside of the containment. Additionally an air scrubber will be placed on the exterior of the containment within the pod to scrub air as well. Dehumidifiers may be utilized as needed to maintain the relative humidity below 60 percent.
- Seal HVAC ceiling registers with 6mill poly and turn unit off during remediation and scrub mode phase.
- Turn off main water supply line to sprinkler heads and protect sprinkler heads as needed.
- Remove and discard affected 12'x12' ceiling tiles, double drywall ceiling and drywall screws 2 feet beyond identified visual growth.
- HEPA vacuumed all work areas and exposed ceiling joists.
- Treat affected areas with approved anti-microbial agent.
- When final cleaning is completed turn on air scrubbers and scrub air 12 to 48 hours depending on Apex's recommendation and schedule Apex to complete post testing.

CRITICAL PATH MANAGEMENT

Understanding the sense of urgency inherent in projects of this nature, a flexible approach to the restoration project is mandatory. Following acceptance of this scope of work, a Critical Path Management (CPM) Program will be established that will outline the definitive sequence of events and their corresponding time frames for completion of each event. This CPM Program will be formulated based solely on the sense of urgency as reflected by **DeKalb County Jail**, considering each phase of this operation. Coordination of all phases of this restoration project is critical to the successful, timely, and cost effective completion of the work. The sequence in which the work will be performed will be discussed following determination of the Critical Path.

IMPORTANT POINTS

This scope is an overview of the total project. Some cleaning procedures outlined above may be changed at the discretion of *Interstate's* management to maximize effectiveness and efficiency. This scope is not intended to be a sequential outline of work but rather an overview of the total project. Any changes or alterations to this scope at the request of building management may cause an adjustment to the total project cost. All changes must be submitted in writing and approved by all parties involved before they become binding.

It is assumed that *Interstate* will have necessary access to the facility. Common utilities such as water and electrical power must be readily available in suitable quantities. All work and services provided for in this scope are based on initial inspections of the damage. Due to the unknowns in dealing with losses of this nature, some methods of the cleaning effort may require adjustment as the job progresses. All work provided for in this scope is intended to be accomplished under "best effort" circumstances.

Daily communication is critical for the success of any project. In an effort to keep all interested parties apprised of the status of this project, we request that the *Interstate's* on-site Project Manager and a designated representative from **DeKalb County Jail** communicate daily. It is preferable that this representative have decision-making authority regarding any changes, either additions or deletions, to this scope of work.

Interstate Restoration proposes to perform the scope of services as outlined above on a time and material basis. Interstate's estimate to perform the above stated scope of services is:

\$22,500.00 Per Pod

Non-prevailing wage
(Applicable tax not included)

It has been *Interstate Restoration* pleasure to submit this proposal to the **DeKalb County Jail**. Thank you for your consideration and cooperation.

Rich Aiello
National Project Director
Interstate Restoration

760-423-8724Cell
800-622-6433 (24hr Call Center)
Raiello@interstaterestoration.com

