

***DeKalb County
Department of Purchasing and Contracting***

May 12, 2025

Procurement Agent Senior: Jennifer Schofield, NIGP-CPP
Requisition No. 3045717
Vendor Name: FH Paschen
Contract No.: 1352862

On May 8, 2025, Facilities Management (FM) reached out to Purchasing & Contracting (P&C) to advise that they have run into a toxic mold issue during the renovation of the Maloof Annex Auditorium project. This project, awarded as Change Order No. 3 to Contract 1352862 on July 9, 2024, will modernize and reconfigure the auditorium for BOC meetings.

Identified on April 4, 2025, FH Paschen noted suspicious growth on the internal portion of the exterior walls in the auditorium. Other segments of walls were then opened to identify the extent and found mold in additional areas. Once it was noticed, FM brought in Belfor to do testing and received confirmation that this is Toxic Black Mold.

Since that time, we have chained up and DO NOT ENTER signage and have kept others out of the building unless they have appropriate PPE to go in.

FH Paschen will be demolishing the walls to allow for Belfor to come in and treat the mold and will be doing the rebuild of the walls. They will be using a mold resistant gyp board and a spray-in waterproof insulation and have sealed the cracks in the foundation to mitigate any moisture exposure that can contribute to the growth of the mold.

FM received quotes from both FH Paschen and Belfor to mitigate and FH Paschen is the lowest quote to do the demolition.

FH Paschen has shut down until such time that the mold can be treated, remediated and encapsulated and the threat to life, health and safety is mitigated.

Based on this information and the fact that Toxic Black Mold was discovered, I would recommend approval of this Emergency Request. Upon approval, a BOC Agenda Item, ratifying CO6 to increase the funds will be submitted.

ATTACHMENTS:

NCPR Form

Quote - FH Paschen - \$77,064.00

Quote - Belfor w/out demo - \$97,338.86

Quote - Belfor w/demo - \$189,350.46



Department of Purchasing and Contracting NON-COMPETITIVE PROCUREMENT REQUEST FORM

Requesting Department: Facilities Management

Department Contact Person: Rodney Reese

Telephone: 470-814-8283

Email: klbuford@dekalbcountyga.gov

Requisition Number: 3045717

Suggested Supplier: F.H. Paschen

Estimated Amount of Purchase: \$ 77,064.00

Detailed Description of the Goods or Services to be purchased:

Demolition Services for the removal of mold and wall and foundation cracks @Maloof Annex

☒ **Emergency** (For Emergency Requests, Please check this box and answer all questions below.)

1. Date and Time of Emergency Occurrence: April 4, 2025 at 9:15 AM

2. Please state the nature of the emergency posing a risk to public health, welfare, safety or resources:

Maloof Annex has toxic black mold and other mold which were tested and confirmed by Belfor. This is a public health and safety issue for county employees and the public.

3. State how the Estimated Amount was determined to be Fair and Reasonable (attach supporting documentation):

See attached estimates from F.H. Paschen and Fungal Assessment & Air Quality Testing report from Belfor.

☐ **Sole Source** (Please check box and answer all of the following completely.)

1. Provide an explanation why the product, service or supplier requested is the only method that can satisfy the requirements. Please explain why alternatives are unacceptable. Be specific with regard to specification, features, characteristics, requirements, capabilities and compatibility. (Attach additional documents, if necessary):

2. Will this purchase obligate us to a particular vendor for future purchases? (Either in terms of maintenance that only this vendor will be able to perform and/or if we purchase this item, will we need more "like" items in the future to match this one?) Explain in detail.

3. Explain the impact to the County or Public if this request is not approved.

I hereby request that this non-competitive procurement request be approved for the purchase of the above stated work, material, equipment, commodity, or service.

Department Director (Typed/Printed Name) Clyde Stovall

Signature

Date: 5/9/2025

Do Not Write Below – for the Department of Purchasing and Contracting Use Only

Procurement Agent (Typed/Printed Name) Jennifer Schofield

Signature:

Date: 5.12.2025

Procurement Manager (Typed/Printed Name) Willie Moon

Signature: _____

Date: _____

☐ Approved ☐ Not Approved

Signature: _____, Director, Department of Purchasing and Contracting

Date: _____

(Additional information, attach pages if required):

F.H. Paschen is the general contractor currently working on the Maloof Auditorium Annex project. They already have demolition crews that are working on site. F.H. Paschen will be responsible for the demolition of all interior side of the exterior walls, including insulation removal for mold remediation (by Belfor) want including moisture control be repairing walls/foundation cracks (not structural) that could possibly be a contributing factor to high moisture levels.



Work Order Signature Document

EZIQC Contract No.: GA-ST01-040820-FHP

☐

New Work Order

☒

Modify an Existing Work Order

Work Order Number: 125188.02

Work Order Date: 05/07/2025

Work Order Title: DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental

Owner Name: DeKalb County Facilities Management

Contractor Name: F.H. Paschen, S.N. Nielsen & Assoc., LLC

Contact: Rodney Reese

Contact: Wayne Thompson

Phone: 4708148283

Phone: 404-942-1307

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-ST01-040820-FHP.

Brief Work Order Description:

Foundation & Wall Repairs

Time of Performance

See Schedule Section of the Detailed Scope of Work

Liquidated Damages

Will apply:

☐

Will not apply:

☒

Work Order Firm Fixed Price: \$77,064.00

Owner Purchase Order Number:

Approvals

Owner

Date

Contractor

Date

Detailed Scope of Work

To: Wayne Thompson
F.H. Paschen, S.N. Nielsen & Assoc., LLC
739 Trabert Ave NW, Suite A
Atlanta, Ga 30318
404-942-1307

From: Rodney Reese
DeKalb County Facilities Management
1300 Commerce Drive
Decatur, GA 30030
4708148283

Date Printed: May 07, 2025

Work Order Number: 125188.02

Work Order Title: DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental

Brief Scope: Foundation & Wall Repairs

☐

Preliminary

☐

Revised

☒

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please see attached detailed scope of work (DSOW)

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date:	May 07, 2025
IQC Master Contract #:	GA-ST01-040820-FHP
Work Order Number:	125188.02
Owner PO #:	
Work Order Title:	DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental
Contractor:	F.H. Paschen, S.N. Nielsen & Assoc., LLC
Proposal Name:	DeKalb County - Maloof Annex Auditorium - Supplemental 2 - Foundation & Wall Repair
Proposal Value:	\$77,064.00

Concrete Crack Sealing	\$10,776.00
Demolition of Drywall/Insulation (Throughout)	\$10,273.00
Installation of New Drywall/Insulation (Auditorium)	\$56,015.00
Proposal Total	\$77,064.00

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: May 07, 2025

IQC Master Contract #: GA-ST01-040820-FHP

Work Order Number: 125188.02

Owner PO #:

Work Order Title: DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental

Contractor: F.H. Paschen, S.N. Nielsen & Assoc., LLC

Proposal Name: DeKalb County - Maloof Annex Auditorium - Supplemental 2 - Foundation & Wall Repair

Proposal Value: \$77,064.00

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

Concrete Crack Sealing

1	01 22 16 00 0002	EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.					-\$0.71
		Installation	Quantity		Unit Price		Factor	Total
			-0.71	x	1.00	x	1.0000	= -0.71
		Round						
2	03 01 30 71 0023	SF	Grinding Cured, Warped, Or Rough Concete SlabsUp to 1/8" of material per pass					\$836.19
		Installation	Quantity		Unit Price		Factor	Total
			1,300.00	x	0.58	x	1.1090	= 836.19
		Hand Grinding						
3	03 01 30 71 0057	LF	Up To 1/4" Wide, Low Viscosity, High Strength Epoxy Resin, Structural Crack Repair For Concrete, Installed With Automated Injection Equipment (Sikadur® 35)					\$9,940.52
		Installation	Quantity		Unit Price		Factor	Total
			650.00	x	13.79	x	1.1090	= 9,940.52
		Crack Sealing						

Subtotal for Concrete Crack Sealing

\$10,776.00

Demolition of Drywall/Insulation (Throughout)

4	01 22 16 00 0002	EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.					-\$0.78
		Installation	Quantity		Unit Price		Factor	Total
			-0.78	x	1.00	x	1.0000	= -0.78
		Round						
5	01 74 19 00 0016	EA	40 CY Dumpster (6 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.					\$1,397.34
		Installation	Quantity		Unit Price		Factor	Total
			2.00	x	630.00	x	1.1090	= 1,397.34
		Wall Demolition						
6	02 41 16 13 0003	GSF	Up To 2,000 SF Commercial Building Interior Demolition, Gutting And Placing Into Dumpster Or Truck					\$8,876.44
		Installation	Quantity		Unit Price		Factor	Total
			1,200.00	x	6.67	x	1.1090	= 8,876.44
		Wall Demolition						

Contractor's Price Proposal - Detail Continues..

Work Order Number: 125188.02

Work Order Title: DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental

Proposal Name: DeKalb County - Maloof Annex Auditorium - Supplemental 2 - Foundation & Wall Repair

Proposal Value: \$77,064.00

Sect.	Item	Modifier	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded If marked with an X)		
Subtotal for Demolition of Drywall/Insulation (Throughout)					\$10,273.00
Installation of New Drywall/Insulation (Auditorium)					
7	01 22 16 00 0002		EA	Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	-\$0.87
			Installation	Quantity Unit Price Factor = Total	
				-0.87 x 1.00 x 1.0000 = -0.87	
			Round		
8	01 22 23 00 0068		WK	40' Electric, Scissor Platform Lift	\$2,360.35
			Installation	Quantity Unit Price Factor = Total	
				2.00 x 1,064.18 x 1.1090 = 2,360.35	
			Equipment		
9	01 71 13 00 0002		EA	Equipment Delivery, Pickup, Mobilization And Demobilization Using A Rollback Flatbed Truck Includes loading, tie-down of equipment, delivery of equipment, off loading on site, rigging, dismantling, loading for return and transporting away. For equipment such as trenchers, skid-steer loaders (bobcats), industrial warehouse forklifts, sweepers, scissor platform lifts, telescoping and articulating boom man lifts with up to 40' boom lengths, etc.	\$374.71
			Installation	Quantity Unit Price Factor = Total	
				1.00 x 337.88 x 1.1090 = 374.71	
			Equipment Delivery		
10	07 21 16 00 0046		SF	5-1/2", R-21 UltraTouch™ Natural Cotton Insulation	\$7,918.26
			Installation	Quantity Unit Price Factor = Total	
				3,500.00 x 2.04 x 1.1090 = 7,918.26	
			Insulation		
11	07 21 16 00 0046 0368			For >1,600, Deduct	-\$1,280.90
			Installation	Quantity Unit Price Factor = Total	
				3,500.00 x -0.33 x 1.1090 = -1,280.90	
12	07 21 29 00 0005		SF	1" Thick, Spray-on Cellulose Insulation	\$17,932.53
			Installation	Quantity Unit Price Factor = Total	
				7,000.00 x 2.31 x 1.1090 = 17,932.53	
			Spray-On Insulation		
13	09 23 13 00 0014		SF	Skim Coat One Coat Gypsum Plaster On Walls	\$3,105.20
			Installation	Quantity Unit Price Factor = Total	
				3,500.00 x 0.80 x 1.1090 = 3,105.20	
			Finish Gypsum Board		
14	09 23 13 00 0014 0024			For Walls >10' High, Add	\$232.89
			Installation	Quantity Unit Price Factor = Total	
				3,500.00 x 0.06 x 1.1090 = 232.89	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 125188.02

Work Order Title: DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental

Proposal Name: DeKalb County - Maloof Annex Auditorium - Supplemental 2 - Foundation & Wall Repair

Proposal Value: \$77,064.00

Sect.	Item	Modifier	UOM	Description	Line Total			
Labor	Equip.	Material	(Excluded if marked with an X)					
Installation of New Drywall/Insulation (Auditorium)								
15	09	23	13	00 0017	SF	Smooth Finish Two Coats Gypsum Plaster On Walls		\$14,089.85
					Installation	Quantity	Unit Price	Factor = Total
						3,500.00	x 3.63	1.1090 = 14,089.85
					Finish Gypsum Board			
16	09	23	13	00 0017 0024		For Walls >10' High, Add		\$1,280.90
					Installation	Quantity	Unit Price	Factor = Total
						3,500.00	x 0.33	1.1090 = 1,280.90
17	09	29	10	00 0028	SF	5/8" Fire Rated, Mesh Reinforced, Moisture And Mold Resistant Gypsum Board (Georgia-Pacific ToughRock® Fireguard X® Mold-Guard™)		\$8,189.97
					Installation	Quantity	Unit Price	Factor = Total
						3,500.00	x 2.11	1.1090 = 8,189.97
					Moisture & Mold Resistant Gypsum Board			
18	09	29	10	00 0028 0055		For >1,536, Deduct		-\$931.56
					Installation	Quantity	Unit Price	Factor = Total
						3,500.00	x -0.24	1.1090 = -931.56
19	09	29	10	00 0039	SF	>10' High, Walls, Tape, Spackle And Finish Gypsum BoardUse this task for the entire wall area when the wall is >10' high.		\$2,406.53
					Installation	Quantity	Unit Price	Factor = Total
						3,500.00	x 0.62	1.1090 = 2,406.53
					Finish Gypsum Board			
20	09	29	10	00 0044	LF	Up To 10' High, Vertical Corners, Tape, Spackle And Finish Gypsum Board		\$337.14
					Installation	Quantity	Unit Price	Factor = Total
						320.00	x 0.95	1.1090 = 337.14
					Finish Gypsum Board			

Subtotal for Installation of New Drywall/Insulation (Auditorium) \$56,015.00

Proposal Total \$77,064.00

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Client - Dekalb County

Detailed Scope of Work

Print Date: May 07, 2025
Work Order Number: 125188.02
Work Order Title: DC Maloof Annex Auditorium- Renovation - Foundation & Wall Repair Supplemental
Contractor: GA-ST01-040820-FHP - F.H. Paschen, S.N. Nielsen & Assoc., LLC
Brief Scope: Foundation & Wall Repairs

To: Wayne Thompson F.H. Paschen, S.N. Nielsen & Assoc., LLC 739 Trabert Ave NW, Suite A Atlanta, Ga 30318 404-942-1307	From: Rodney Reese DeKalb County Facilities Management 1300 Commerce Drive Decatur, GA 30030 4708148283
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The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

Please see attached detailed scope of work (DSOW)

_____	_____
Owner	Date

_____	_____
Contractor	Date

Scope of Work
DeKalb County - Maloof Annex Auditorium Renovation
Supplemental 2 - Foundation & Wall Repair
1300 Commerce Drive, Decatur, GA 30030
May 7, 2025

Summary Scope

Supplemental work to install new insulation/mold-resistant gypsum board walls for the Maloof Annex Building Auditorium Renovation project.

Detailed Scope of Work

The Contractor shall furnish the material, equipment, labor, supervision, etc., required to provide and install the work as described below.

Wall Demolition & Repair

- Furnish and install new spray-on wall insulation and mold-resistant gypsum board at the exterior walls at locations where gypsum board was removed during demolition. All new drywall shall be installed from floor to ceiling, finished, and prepped for painting. The new sprayed-on wall insulation will be installed at the walls of the auditorium space.
- Rented equipment will be provided as needed for wall installation.

Concrete Crack Sealing

- Clean and prepare existing concrete flooring where foundation cracks are present in the Auditorium
and Lobby area; Sawcut and clear debris out of existing foundation cracks
- Grind concrete flooring at cracks to create a uniform surface before applying crack sealer
- Apply Sikadur high-strength crack sealer at existing foundation cracks in Auditorium and Lobby area

Exclusions:

Scope of Work does not include the following

- Demolition of exterior and interior walls to include walls at the lobby or restrooms
- Mold remediation
- Testing or air monitoring
- Hazard waste disposal; all debris will be treated as typical construction debris
- Containment area setup/removal
-

Details that Apply to All Work Areas:

1. Contractor shall utilize the latest issue of the Sourcewell Specifications for all work.
2. Submittals are to be provided to the Owner as part of the submittal process prior to installation by the contractor.
3. Maintain clean work areas at all times. Remove and dispose of all demolished materials and construction debris. Site must be cleaned every day at the completion of work. Contractor shall take extra precautions to pick up all debris, nails and fasteners from the ground and all surrounding area and finishing with magnetic pickup to ensure safety and cleanliness.
4. All measurements and quantities supplied in this scope of work are approximate in nature and are supplied as a convenience for the contractor. The contractor is responsible for field verification of all measurements and quantities.
5. Contractor shall verify all new and existing conditions and dimensions at job site prior to the proposed process start of construction, and during construction.
6. The Contractor shall perform all work, make all deliveries and have access to work areas between 7:30 A.M. and 5:00 P.M. Monday through Friday and, upon written permission of the Owner, may make deliveries and have access to work areas at any hour of any day, but shall bear without any contribution from the Owner, any extra expense and responsibility for doing so, including, without limitation, its own overtime expense. Contractor shall coordinate inspections as required.
8. Contractor shall obtain approvals in advance for all lay down and storage areas.
9. All salvageable materials remain the property of the Owner.
10. Contractor shall coordinate inspections as required.
11. The Contractor shall keep at the site one copy of all drawings and specifications in good order with all addenda and change orders noted thereon and available to the owner & Architect and to his representative(s).
12. Prior to any shut-down of any system (electrical, mechanical, etc.), Contractor shall supply, not less than five (5) working days' notice to the Architect with a copy to the Owner. No shutdown of any system shall occur until the Contractor has received permission from the Owner in writing.
13. Contractor is responsible for protection of all surfaces including those not in the scope of work from construction dust, debris, or damage during construction up until final acceptance. The methods of protection including plastic, paper, sealing doors or windows, etc.
14. Final clean up and disposal: Remove debris, rubbish, and waste material from the property of the Owner on a daily basis. Upon completion of work, all construction areas shall be left clean and free from debris. Clean all dust, dirt, stains, hand marks, paint spots, droppings, and other blemishes.
15. Contractor shall not be required to pay Davis Bacon Wage Rates.

Submittals:

1. Contractor shall submit submittals to Owner for approval

Permitting:

At the time of issuance of a Purchase Order for this Work, it is understood that permits are not required for this Work. If this changes, the Contractor will be responsible for obtaining such applicable permits and the Owner will be responsible for compensating the Contractor for permit fees and any design necessary to obtain such permits or related approvals as described in the EZIQC master contract documents (i.e. permit fees are dollar for dollar reimbursable and professional design and engineering fees are paid for at hourly rates published in the Construction Task Catalog).

Project Schedule

1. All work shall be completed during normal working hours (7:30am to 5pm) as directed by Owner.
2. Contractor to propose a detailed construction schedule and submit with proposal package.
3. Project construction will be scheduled upon receipt of the PO.
4. The work shall be completed within **60 calendar days** from date of the Purchase Order issuance. The Contractor will coordinate a specific schedule for on-site activities with the Owner's representative.

Owner Responsibilities

1. Coordinate any inspections/approvals as necessary.
2. All furniture or stored materials are to be moved out of the way for construction activities while work is on-going.



Belfor Property Restoration

2300 Fourth St Tucker, Ga 30084
(770) 939-0128 Tel. (770) 939-4571 Fax
GA License # RLCO 002099 - Fed ID # 84-1309171

Insured: Dekalb County - Maloof Building Microbial Growth
Cleaning and Encapsulation (No Demo)
Property: 1300 Commerce Dr
Decatur, GA 30030

Estimator: Jay Cummings
Position: Executive General Estimator
Company: Belfor Property Restoration

Cellular: (678) 362-1405
E-mail: jay.cummings@us.belfor.com

Claim Number:

Policy Number:

Type of Loss: Mold

Date of Loss: _____ Date Received: _____
Date Inspected: _____ Date Entered: 4/7/2025 12:00 AM

Price List: R_N_M24_JAN24_C3
Restoration/Service/Remodel
Estimate: 25-14-DEKALB_MALOOF

We would like to thank you for the opportunity to provide you with this estimate. The total cost for the cleaning detailed in the following estimate is **\$97,338.86**.

The attached estimate details the specific work to be completed. Additional work outside of that specified in this estimate will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the terms and pricing of those changes. The work will be scheduled after a signed copy of this estimate is received.

Progress payments may be billed at 25%, 50%, 75%, and 90% of completion with the balance due upon substantial completion of this scope of work. Change orders will be billed as completed and credits will be applied to the final contract billing.

Unless noted otherwise, the customer is required to provide heat, water and electricity on-site for the duration of this project. The customer is responsible for providing continuous access to the project area during normal business hours, Monday - Friday, 8:00 am - 5:00 pm. Where an item is being replaced, we will be matching the existing item's quality, color, finish, texture or material as close as possible where applicable unless noted otherwise, there is no guaranty either specified or implied on exact matches. This estimate does not include hazardous material testing or abatement unless specifically detailed in the following estimate.

This estimate is valid for 30 days from 4/11/2025. If you have any questions about this estimate, please contact Jay Cummings to discuss those questions.

I/we agree to the terms and conditions of this proposal.

Owner/Authorized signature

Date_____

BELFOR Representative

Date_____



Belfor Property Restoration

2300 Fourth St Tucker, Ga 30084
(770) 939-0128 Tel. (770) 939-4571 Fax
GA License # RLCO 002099 - Fed ID # 84-1309171

25-14-DEKALB_MALOOF

25-14-DEKALB_MALOOF

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
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The following estimate details our (Belfor Property Restoration) opinions as to Mold damages at 1300 Commerce Dr, Decatur, GA, this is a commercial property. The loss event originated from water intruding the exterior walls and forming microbial growth. This estimate is for cleaning and encapsulation only. This does not include any demo or repairs.

Total: 25-14-DEKALB_MALOOF			0.00	0.00	0.00	0.00
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Cleaning

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
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LABOR:

1. Restoration Supervisor	40.00 HR	75.50	0.00	3,020.00	(0.00)	3,020.00
2. General Labor	480.00 HR	50.50	0.00	24,240.00	(0.00)	24,240.00
1 Restoration Supervisor, 5 Days 12 General Labor, 5 Days Labor to: Hepa vacuum, wipe and clean all exterior walls.						

CONSUMABLES:

3. Protective Suits (Tyvek)	195.00 EA	33.00	0.00	6,435.00	(0.00)	6,435.00
4. Respirator, N95	195.00 EA	13.00	0.00	2,535.00	(0.00)	2,535.00
5. Gloves, Nylon Inspection (Per Pair)	195.00 EA	0.60	0.00	117.00	(0.00)	117.00
6. HVAC, HEPA Vac Filters (Dacron Filter Bag & Impaction)	45.00 EA	75.00	0.00	3,375.00	(0.00)	3,375.00
7. Disinfectant/Antimicrobial	50.00 GL	62.00	0.00	3,100.00	(0.00)	3,100.00
8. Wipes, Cotton Cloth/Workshop Rags	250.00 LB	6.60	0.00	1,650.00	(0.00)	1,650.00
9. Bags, Trash (6 mil)	100.00 EA	2.00	0.00	200.00	(0.00)	200.00

EQUIPMENT:

10. Vacuum, HEPA (Per Day)	45.00 EA	110.00	0.00	4,950.00	(0.00)	4,950.00
11. HEPA Filtration Unit / Air Scrubber (Per Day)	60.00 EA	172.00	0.00	10,320.00	(0.00)	10,320.00
12. Scissor lift - 20' platform height (per day)	15.00 DA	167.66	0.00	2,514.90	(0.00)	2,514.90

Totals: Cleaning			0.00	62,456.90	0.00	62,456.90
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Encapsulation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
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Belfor Property Restoration

2300 Fourth St Tucker, Ga 30084
(770) 939-0128 Tel. (770) 939-4571 Fax
GA License # RLCO 002099 - Fed ID # 84-1309171

CONTINUED - Encapsulation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
LABOR:						
13. Painter 5 Painters, 4 Days Labor to: Encapsulate all exterior walls.	160.00	HR 85.50	0.00	13,680.00	(0.00)	13,680.00
CONSUMABLES:						
14. Encapsulant, Antifungicidal	200.00	GL 99.00	0.00	19,800.00	(0.00)	19,800.00
EQUIPMENT:						
15. Sprayer, Airless H.P. (Wagner) (Per Day)	4.00	EA 99.00	0.00	396.00	(0.00)	396.00
16. Scissor lift - 20' platform height (per day)	6.00	DA 167.66	0.00	1,005.96	(0.00)	1,005.96
Totals: Encapsulation			0.00	34,881.96	0.00	34,881.96
Line Item Totals: 25-14-DEKALB_MALOOF			0.00	97,338.86	0.00	97,338.86



Belfor Property Restoration

2300 Fourth St Tucker, Ga 30084
(770) 939-0128 Tel. (770) 939-4571 Fax
GA License # RLCO 002099 - Fed ID # 84-1309171

Insured: Dekalb County - Maloof Building Microbial Growth
Demo, Cleaning and Encapsulation
Property: 1300 Commerce Dr
Decatur, GA 30030

Estimator: Jay Cummings
Position: Executive General Estimator
Company: Belfor Property Restoration

Cellular: (678) 362-1405
E-mail: jay.cummings@us.belfor.com

Claim Number:

Policy Number:

Type of Loss: Mold

Date of Loss: _____ Date Received: _____
Date Inspected: _____ Date Entered: 4/10/2025 12:00 AM

Price List: GAAT8X_APR25
Restoration/Service/Remodel
Estimate: 25-14-DEKALB_MALOOF1

We would like to thank you for the opportunity to provide you with this estimate. The total cost for the cleaning detailed in the following estimate is **\$189,350.46**.

The attached estimate details the specific work to be completed. Additional work outside of that specified in this estimate will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the terms and pricing of those changes. The work will be scheduled after a signed copy of this estimate is received.

Progress payments may be billed at 25%, 50%, 75%, and 90% of completion with the balance due upon substantial completion of this scope of work. Change orders will be billed as completed and credits will be applied to the final contract billing.

Unless noted otherwise, the customer is required to provide heat, water and electricity on-site for the duration of this project. The customer is responsible for providing continuous access to the project area during normal business hours, Monday - Friday, 8:00 am - 5:00 pm. Where an item is being replaced, we will be matching the existing item's quality, color, finish, texture or material as close as possible where applicable unless noted otherwise, there is no guaranty either specified or implied on exact matches. This estimate does not include hazardous material testing or abatement unless specifically detailed in the following estimate.

This estimate is valid for 30 days from 4/11/2025. If you have any questions about this estimate, please contact Jay Cummings to discuss those questions.

I/we agree to the terms and conditions of this proposal.

Owner/Authorized signature

Date_____

BELFOR Representative

Date_____



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25-14-DEKALB_MALOOF1

25-14-DEKALB_MALOOF1

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
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The following estimate details our (Belfor Property Restoration) opinions as to Mold damages at 1300 Commerce Dr, Decatur, GA, this is a commercial property. The loss event originated from water intruding the exterior walls and forming microbial growth. This estimate is for demolition of drywall and insulation on the interior side of the exterior of the building. This estimate also includes cleaning and encapsulation. This does not include any repairs.

Total: 25-14-DEKALB_MALOOF1			0.00	0.00	0.00	0.00
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Demolition

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
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LABOR:

1. Restoration Supervisor	80.00 HR	75.50	0.00	6,040.00	(0.00)	6,040.00
2. General Labor	800.00 HR	50.50	0.00	40,400.00	(0.00)	40,400.00

2 Restoration Supervisor, 5 Days

20 General Labor, 5 Days

Labor to:

Demo all drywall and insulation on the interior side of the exterior walls.

CONSUMABLES:

3. Protective Suits (Tyvek)	330.00 EA	33.00	871.20	11,761.20	(0.00)	11,761.20
4. Respirator, N95	330.00 EA	13.00	343.20	4,633.20	(0.00)	4,633.20
5. Gloves, Nylon Inspection (Per Pair)	330.00 EA	0.60	15.84	213.84	(0.00)	213.84
6. Bags, Trash (6 mil)	1,000.00 EA	2.00	160.00	2,160.00	(0.00)	2,160.00

EQUIPMENT:

7. HEPA Filtration Unit / Air Scrubber (Per Day)	60.00 EA	172.00	0.00	10,320.00	(0.00)	10,320.00
8. Scissor lift - 20' platform height (per day)	40.00 DA	167.66	0.00	6,706.40	(0.00)	6,706.40
9. Dumpster load - Approx. 30 yards, 5-7 tons of debris	8.00 EA	850.00	0.00	6,800.00	(0.00)	6,800.00

Totals: Demolition			1,390.24	89,034.64	0.00	89,034.64
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Cleaning

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
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LABOR:

10. Restoration Supervisor	40.00 HR	75.50	0.00	3,020.00	(0.00)	3,020.00
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CONTINUED - Cleaning

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
11. General Labor	480.00 HR	50.50	0.00	24,240.00	(0.00)	24,240.00
1 Restoration Supervisor, 5 Days						
12 General Labor, 5 Days						
Labor to:						
Hepa vacuum, wipe and clean all exterior walls.						
CONSUMABLES:						
12. Protective Suits (Tyvek)	195.00 EA	33.00	514.80	6,949.80	(0.00)	6,949.80
13. Respirator, N95	195.00 EA	13.00	202.80	2,737.80	(0.00)	2,737.80
14. Gloves, Nylon Inspection (Per Pair)	195.00 EA	0.60	9.36	126.36	(0.00)	126.36
15. HVAC, HEPA Vac Filters (Dacron Filter Bag & Impaction)	45.00 EA	75.00	270.00	3,645.00	(0.00)	3,645.00
16. Disinfectant/Antimicrobial	50.00 GL	62.00	248.00	3,348.00	(0.00)	3,348.00
17. Wipes, Cotton Cloth/Workshop Rags	250.00 LB	6.60	132.00	1,782.00	(0.00)	1,782.00
18. Bags, Trash (6 mil)	100.00 EA	2.00	16.00	216.00	(0.00)	216.00
EQUIPMENT:						
19. Vacuum, HEPA (Per Day)	45.00 EA	110.00	0.00	4,950.00	(0.00)	4,950.00
20. HEPA Filtration Unit / Air Scrubber (Per Day)	60.00 EA	172.00	0.00	10,320.00	(0.00)	10,320.00
21. Scissor lift - 20' platform height (per day)	15.00 DA	167.66	0.00	2,514.90	(0.00)	2,514.90
Totals: Cleaning			1,392.96	63,849.86	0.00	63,849.86

Encapsulation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
LABOR:						
22. Painter	160.00 HR	85.50	0.00	13,680.00	(0.00)	13,680.00
5 Painters, 4 Days						
Labor to:						
Encapsulate all exterior walls.						
CONSUMABLES:						
23. Encapsulant, Antifungal	200.00 GL	99.00	1,584.00	21,384.00	(0.00)	21,384.00
EQUIPMENT:						
24. Sprayer, Airless H.P. (Wagner) (Per Day)	4.00 EA	99.00	0.00	396.00	(0.00)	396.00



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CONTINUED - Encapsulation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
25. Scissor lift - 20' platform height (per day)	6.00	DA 167.66	0.00	1,005.96	(0.00)	1,005.96
Totals: Encapsulation			1,584.00	36,465.96	0.00	36,465.96
Line Item Totals: 25-14-DEKALB_MALOOF1			4,367.20	189,350.46	0.00	189,350.46