



INSURANCE RESTORATION SPECIALISTS, INC.
First in Disaster Recovery and Environmental Solutions

MAIN: 609-409-5666 • FAX: 609-409-7059



HEADQUARTERS 30 Abeel Road • Monroe Township, NJ 08831
NORTH JERSEY 184 Warburton Avenue • Hawthorne, NJ 07506
SOUTH JERSEY 39 Lindsey Avenue • Runnemede, NJ 08078

Proposal (Revised)

August 19, 2013

Brick Public School District
346 Chambers Bridge Rd.
Brick, NJ 08723
Attn: Robert Vogel, Director of Facilities

RE: **Mold Remediation Services**
Brick Memorial High School
2001 Lanes Mill Rd.
Brick, NJ

Insurance Restoration Specialists, Inc. (IRS) was requested to perform a site inspection at the above referenced location to assess conditions in order to provide a cost estimate for mold remediation/cleaning services.

IRS performed the site inspection on Wed. August 14, 2013 and met with representatives of the school and representatives of Brinkerhoff Environmental. The following is a summary of our observations and notes.

Observations / Site Conditions / Notes:

It was reported by the school and Brinkerhoff Environmental that there was mold in the front wing of the school. Mold contamination was reported in Classrooms 160-172 and 261-275. The mold contamination was due to a malfunction of the classroom ventilation units and the humidity created a condition for mold growth.

We inspected areas together and saw mold on surfaces in the classrooms. We also saw mold inside the ventilation units, and above the drop ceiling on pipe insulation.

IRS was requested to review the recommendations from Brinkerhoff's Certified Industrial Hygienist (CIH).

This scope of work reflects the recommendations by Brinkerhoff Environmental and the observations we made during our site visit. IRS will use the recommendations provided by Brinkerhoff Environmental.



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Summary of Scope of Work: Mold Remediation

- IRS will provide trained/experienced Environmental-Mold Remediation Technicians to properly address the areas of concern. Workers will be wearing suits, gloves and masks inside work areas.
- Contain the proposed work area. IRS will install a containment system with plastic barriers and install HEPA air filtration device(s) to control/capture airborne dusts during the remediation and cleaning process. Signs to be posted to keep unauthorized personnel out.
- IRS will provide our own Certified Industrial Hygienist and a General Foreman to manage the cleaning crews and coordinate the cleaning process.

Rooms 160-172 and 261-275, Hallways and Closets

- Each room we will create air flow of clean air using HEPA air filtration devices. We may use the devices all at one end of the wing to draw air in from the windows (weather permitting) or draw air from the non-impacted vestibules or hallways.
- Inspect above the ceilings for mold. If mold is found on pipe insulation we will remove insulation and/or clean the mold on the pipe insulation and HEPA vacuum above the ceiling tiles in the areas around the pipes.
- Clean Each Wall-Mounted ventilation unit. Remove/Bag/Dispose of the fiberglass pipe insulation. Clean all accessible components. Clean filter or replace filters. Filters to be provided by school. New insulation to be installed by the school at a later date.
- Closets: remove contents, clean contents and bag loose items that may need washing or special cleaning. Clean the closet walls and floors. Put contents back in closet. Discard loose items that are not valuable.
- Cabinets: Inspect inside cabinets and clean as needed.
- HEPA vacuum all surfaces in each room to remove fine dust particles and spores (walls, ceilings, and floor). Clean all accessible surfaces below the ceiling grid.
- Clean window blinds.
- Hand Clean and Sanitize surfaces with a mild disinfectant solution.
- Cleaning book shelves, desks and chairs. Inspect inside drawers or behind books. In some cases the books can remain on the shelves and be cleaned in place. Clean inside cabinets if needed.
- Paper items hanging or stapled on walls will be removed and disposed. Framed items or laminated items will be cleaned and left on the wall.
- HEPA vacuum and mop floors.
- Clean work pathway and adjoining areas.



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HVAC System Cleaning:

- There are nine (9) central ventilation systems. These systems provide AC and Heat to the central Lab rooms, offices and hallways. There are five (5) units on the roof and four (4) units in the ceiling.
- The ventilation systems and the roof-top units will be cleaned.
- Cleaning methods will be consistent with current NADCA standards.
- Ductwork that have interior insulation (lining) shall be cleaned. If there are any signs of mold on insulated components of the ductwork then we would recommend applying a sealant or coating. This scope does not include the coating or encapsulating of duct insulation.
- Flex Ducts shall be removed and replaced.

Cleaning Verification:

- IRS will provide our own staff for quality control on our cleaning.
- Brinkerhoff Environmental will perform air quality testing after we have cleaned each area.
- We plan on cleaning one floor at a time. Once one floor is clean, the school can then proceed to wax the floors and set up the rooms.
- If IRS has an area that needs to be re-cleaned, we will re-clean at no additional cost.

** MSDS can be provided for the chemicals to be used on the job. If requested we can offer alternative cleaning chemicals such as plant-based antimicrobial solutions.

Other Notes:

- ❖ IRS will need access to all locked cabinets and closets
- ❖ Lockers in the hallway were not accessible. This scope of work does not include cleaning inside lockers. If determined that lockers need to be cleaned, there will be additional costs.
- ❖ Ventilation systems need to be shut down before cleaning and power locked out. This needs to be performed by the client when work begins.



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Projected Costs: Mold Remediation – Cleaning

Item Description	Quantity		Unit Costs		
			Rate	Unit	Cost
IRS Site Manager (General Foreman)	40.00	Reg Hrs	97.00	Hr	3,880.00
IRS Site Manager (General Foreman)	30.00	OT Hrs	145.50	Hr	4,365.00
IRS Site Manager (General Foreman)	0.00	DT Hrs	194.00	Hr	0.00
Crew Supervisors (Foreman)	80.00	Reg Hrs	95.00	Hr	7,600.00
Crew Supervisors (Foreman)	40.00	OT Hrs	142.50	Hr	5,700.00
Crew Supervisors (Foreman)	0.00	DT Hrs	190.00	Hr	0.00
Cleaning Technicians (Journeyman)	800.00	Reg Hrs	80.00	Hr	64,000.00
Cleaning Technicians (Journeyman)	400.00	OT Hrs	120.00	Hr	48,000.00
Cleaning Technicians (Journeyman)	0.00	DT Hrs	160.00	Hr	0.00
Non-Prevailing Rate (off site) Supervisor	36.00		60.00	Hr	2,160.00
Non-Prevailing Rate (off site) Technician	152.00		48.00	Hr	7,296.00
HVAC System Cleaning (9 systems)	59920.00	Sub-Price	1.20		71,904.00
Poly Containment and Bags	2.00	Rolls	115.00	Roll	230.00
Air Filtration Devices	70.00		120.00	Unit/Day	8,400.00
HEPA Vacuums and Cleaning Equip	35.00		85.00	Unit/Day	2,975.00
Personal Protective Equip (PPE)	150.00	Sets	25.00	Set	3,750.00
Disinfectant Solutions	500.00	Gallons	5.00	Gallon	2,500.00
Vehicle Mobilization-Transport	35.00		150.00	Day	5,250.00
Sub Total					238,010.00
No NJ Tax					
Total Projected Cost					238,010.00

** The Labor Rates are based on NJ Prevailing Wages for the class of work being performed.

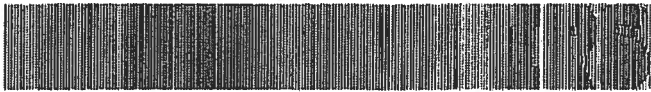
** The above costs do not include, reconstruction, plumbing repairs, water-proofing, moisture control, or air quality testing.



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If you should have any questions please feel free to contact us.

Prepared By:

INSURANCE RESTORATION SPECIALISTS, INC.

Thomas Peter, MS, CIH
Certified Industrial Hygienist / Remediation Project Manager
Vice President - Owner

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30 ABEEL ROAD
MONROE, NJ 08831**

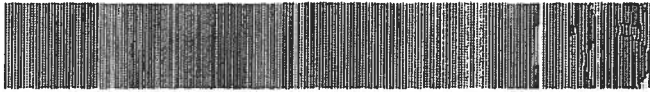
NJ DPMC Microbial Remediation Classification C103
EPA Lead-Safe Certified Firm#: NAT-55852-1
NJ Public Works Contractor Certification # 16518
NJ Home Improvement Certification# 13VH00213500
Tax I.D. # 222-651-671000



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General Notes to Clients:

There is public awareness and scientific evidence that water-damage/mold-contaminated materials pose a potential health hazard to some building occupants. To minimize the potential health hazards to existing or future occupants, all water-damaged/mold contaminated materials should be properly discarded and remaining building materials cleaned/sanitized. Remediation efforts should be consistent with current guidelines, e.g. USEPA - Mold Remediation in Buildings, and/or IICRC S520. The prompt remediation of contaminated material and infrastructure repair must be the primary response to mold contamination in buildings. IRS will implement the simplest and most expedient remediation methods that properly and safely remove fungal growth from identified areas. In all situations, the underlying cause of water accumulation must be rectified or the fungal growth will recur. The goal of remediation is to remove or clean contaminated materials in a way that prevents the emission of mold and dust from leaving the work area and entering an occupied area, while protecting the health of workers performing the remediation. The remediation and cleaning procedures will attempt to reduce mold contamination as low as reasonably achievable. All parties must be aware that mold contamination is present in both indoor and outdoor ambient air and that no space can be reduced to a 100% mold free environment and as such IRS cannot guarantee 100% removal.

General Scope of Work: Mold Remediation & Cleaning Methods

- The primary objective of this project is to remove identified sources of mold contamination, protect human health, and the surrounding environment.
- Work will be performed so as to minimize lifestyle or business disruption.
- Although there are no current regulations, the work to be performed will be consistent with current industry standards or applicable guidelines.
- IRS shall provide for the installation of engineering controls, critical barriers, and utilization of H.E.P.A. air filtration devices (AFDs) that will be used to control airborne dust and mold spores as well as provide air washing in the work area during the remediation and cleaning process.
- Specially trained technicians will perform all work utilizing personal protective equipment (respirators and disposable suits).
- All mold contaminated materials will be removed, contained and properly packaged in 6 Mill polyethylene bags.
- The remaining building material surfaces will be H.E.P.A. vacuumed and sanitized. A final H.E.P.A. vacuuming will be performed before the critical barriers and A.F.D. units are removed.
- Waste disposal as it relates to this work will be performed by IRS through the provision of an onsite dumpster or by truck delivery back to our IRS facility for later disposal.
- IRS can provide our Certified Industrial Hygienist and/or Certified Microbial Remediation Supervisor to manage the remediation services and provide assistance to the client/owner with matters associated with mold contamination.



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Contract: Authorization of Work and Payment

The projected costs have been based on the Time and Materials needed to complete the existing scope of work. Generally each labor rate is billed from portal to portal plus time for equipment mobilization and demobilization. Subcontractor services are subject to cost plus 20% (if applicable). If this is a Time and Material project the actual billing may differ from the projected costs. Site conditions may vary and cost may change due to unforeseen conditions. Client/owner will be notified of any substantial changes in the scope of work.

A retainer of 1/3 is required upon authorization, payments during the project may apply and the final balance will be due within 10 days of the project completion when the final invoice is prepared.

This agreement shall be governed by and construed under the laws of the State of NJ. The Customer understands and agrees that the nature and scope of the mitigation service may or may not constitute as an improvement contract within the meaning of the NJ Consumer Fraud Act. The customer has the right to cancel this contract 3 days prior to the start of work, but if this is an emergency service contract, the 3 day rescission shall be waived. The contractor and/or the customer have the right to cancel this contract. The customer agrees to pay or authorize payment for services rendered by the contractor (IRS) up to such date of cancellation.

I hereby authorize IRS to perform this work as per the enclosed scope of work and understand and accept the costs. Please sign below and return copy to IRS. Your signature below will initiate this proposal and acknowledge your understanding of the pricing, responsibility of payment, project limitations, and scope of work contained herein.

X: _____
James W. Edwards, Jr., CPA

8/14/13
Date

Brick Township Board of Education

Note: All costs shall be subject to Zurich's review of customary and reasonable charges and may be adjusted accordingly.



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Caveats/Limitations:

Personal, delicate, and/or valuable items located in the proposed work areas must be removed prior to the start of the project. IRS prefers the area to be unoccupied during the remediation activities. IRS recommends that the client/owner inspect the work area to confirm completion and job satisfaction. The client/owner has the right to have the work area visually inspected and or air tested by an independent company before; during, and/or after the remediation services are performed. If air testing is performed, IRS insists that the final inspection and/or air tests be performed within 72 hours following the remediation activities. If testing is not performed within this time period, IRS is not responsible for re-cleaning the area. IRS recommends that the ventilation system (if applicable) be cleaned as a part of the remediation services. This proposal does not include costs for painting, water-proofing, reconstruction, duct cleaning, drying, or costs for post-remediation testing unless specified in the scope of work. The client/owner is responsible for moisture prevention following the completion of remediation services. Note: If the moisture source has not been rectified, mold will grow back. Do not re-install new materials until the area is thoroughly dry and that the source of moisture has been identified and fixed.

This proposal does not include removal of sources of contamination that have not been identified at this time or items/areas that are not addressed within this proposal; therefore our remediation services are limited to only the areas mentioned in this proposal and only mold contamination is addressed in this proposal. IRS will be responsible for re-cleaning a work area if an inspection or testing indicates a deficiency resulting from IRS's performance. IRS does not make any other warranties, expressed or implied, on the scope of our mold remediation services. The purpose of this work is to address known sources of mold contamination and minimize human exposure, however, mold cannot be eliminated 100% since mold is present in outdoor air and possibly in other parts of the building that have not been identified as included in our scope of work. It is the responsibility of the customer to control moisture so that mold does not grow back.

IRS performs a variety of emergency cleanup services and disaster recovery services. If we have a project scheduled with a client, there may be some instances where our schedule may change due to unforeseen circumstances. IRS will make every attempt to accommodate our client's needs but we reserve the right to respond to such emergencies and may need to postpone existing projects.

Accepted:

X: _____



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