



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

August 29, 2013

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

RE: **Mold Remediation Services**
EEC School and IT Offices
107 Hendrickson Ave.
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 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:

The school staff have been prepping the classrooms and noticed mold growth on contents and surfaces in the building. Brinkerhoff Environmental assessed the school and found elevated humidity levels causing the mold growth in the school. In some areas there was water leaking from air-conditioning units.

At this time there are a lot of contents stored in the hallways. There is visible mold on contents and furniture. This school has a lot of small contents that need to be cleaned or discarded. The entire school needs cleaning before the students and staff can come in. The timeframe is urgent and extensive resources will be needed to clean the school quickly.

This scope of work reflects the recommendations by Brinkerhoff Environmental. IRS is following 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.
- Each room we will create air flow of clean air using HEPA air filtration devices.
- 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.
- Contents: remove and sort contents, clean contents and bag loose items that may need washing or special cleaning. Discard loose items that are not valuable. Contents that are questionable for salvage, will be placed in a clear bags; these items should be removed from the building and sorted by the staff outside. Contents in closets shall be cleaned and placed back. Closets to be sealed after they are cleaned.
- Insulated Pipes: Pipes will be inspected above the ceilings. If there is any visible mold staining; the pipe insulation shall be removed and replaced and the areas around shall be cleaned.
- Cabinets: Inspect inside cabinets and clean as needed. Cabinets attached to the walls may need to be dismantled to clean behind or under.
- 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.



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- 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 with visible mold hanging or stapled on walls will be removed and disposed. Framed items or laminated items will be cleaned and left on the wall.
- Remove all area rugs and have them professionally cleaned.
- HEPA vacuum and mop floors.
- HEPA vacuum all carpets – HEPA vacuuming with several passes alternating directions.
- Clean work pathway and adjoining areas.

Additional Work:

- Shelving along Windows: Remove sections of shelving (metal book cases) to access pipe chase. Remove impacted insulation and clean behind shelving, if present. Re-attach shelving after re-insulating pipes and cleaning.
- Re-insulate pipes behind the book shelves with a fiberglass insulation. Replace insulation inside AC wall units with rubber insulation. Only sections of insulation to be removed and replaced as needed or designated by Brinkerhoff

HVAC System Cleaning:

- There are 3 RTU central ventilation systems. These systems provide AC and Heat to the central areas, multi-purpose room, offices and hallways. All of the ventilation systems in the designated areas will be cleaned.
- 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 methods will be consistent with current NADCA standards.
- A lift will be needed to access the multi-purpose room ceiling.

Option Pending: Spray seal insulated ducts with an antimicrobial coating in the AHU in the hallways or where needed.



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Projected Costs: Mold Remediation – Cleaning

Item Description	Quantity	Rate	Unit	Cost
Site Manager (Operations Manager)	40.00	Reg Hrs	75.00 Hr	3,000.00
Site Manager (Operations Manager)	30.00	OT Hrs	112.50 Hr	3,375.00
Site Manager (Operations Manager)	0.00	DT Hrs	150.00 Hr	0.00
Site Manager (General Foreman Prevailing Wage)	0.00	PW	97.00 Hr	0.00
Crew Supervisors	60.00	Reg Hrs	60.00 Hr	3,600.00
Crew Supervisors	40.00	OT Hrs	90.00 Hr	3,600.00
Crew Supervisors	0.00	DT Hrs	120.00 Hr	0.00
Crew Supervisors (Prevailing Wage Work)	20.00	PW	95.00 Hr	1,900.00
Cleaning Technicians (20)	600.00	Reg Hrs	48.00 Hr	28,800.00
Cleaning Technicians	500.00	OT Hrs	72.00 Hr	36,000.00
Technicians (Prevailing Wage Work)	160.00	PW Reg	80.00 Hr	12,800.00
Technicians (Prevailing Wage Work)	50.00	PW OT	160.00 Hr	8,000.00
	0.00		0.00 Hr	0.00
HVAC System Cleaning	29900.00	Sub-Price	1.20	35,880.00
Area Rug Cleaning - Outside Service	25.00		80.00 Rug	2,000.00
Poly Containment and Bags	5.00	Rolls	115.00 Roll	575.00
Air Filtration Devices (20 units - 5 days)	100.00		120.00 Unit/Day	12,000.00
HEPA Vacuums and Cleaning Equip	50.00		85.00 Unit/Day	4,250.00
Personal Protective Equip (PPE)	280.00	Sets	25.00 Set	7,000.00
Disinfectant Solutions	500.00	Gallons	5.00 Gallon	2,500.00
Vehicle Mobilization-Transport	30.00		150.00 Day	4,500.00
Sub Total				169,780.00
No NJ Tax				
Total Projected Cost				169,780.00



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The above costs are only projected costs for the work that needs to be performed during regular business hours, and over time (OT) hours. The estimate does not include working on Sundays or Holidays. There are some unknown conditions that may change the total price. Costs include regular wages for cleaning and Prevailing Wages for specific tasks such as insulation removal and replacement, cleaning HVAC systems and AC units. IRS will provide a breakdown of costs and documentation supporting our invoices.

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

INSURANCE RESTORATION SPECIALISTS, INC.
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

Approved by:

James Edwards, Esq. Admin
8/29/13



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