

March 30, 2016

Re: 638 Davis Street Mold and Asbestos Abatement

To: Board of Commissioners

Cc: Laura Tschabold, Chuck Vesper, Ken Huffer

After complaints by staff, HHS management hired Indy Safety Management to do a mold and moisture assessment in the building located at 638 Davis Street, known as the HHS Administration Building. The report generated by this company confirmed the presence of "black" mold and Asbestos. Sally Koch of Indy Safety Management then prepared a Mitigation Protocol for us to follow which included hiring an abatement contractor to perform the abatement process.

Three contractors were contacted and asked to provide quotes to perform the work needed, they are as follows; LOI, \$11,560.00; PMG \$12,700.00; and NorthStar at \$22,862.00.

I therefore respectfully recommend we accept the quote from LOI Environmental and Demolition Services in the amount of \$11,560.00

Thank you,

Joe Moore

B.O. 112-118



## LOI ENVIRONMENTAL AND DEMOLITION SERVICES

5930 Jean Road, Lake Oswego, OR. 97035 - 503-245-6460 - Fax 503-245-4201

March 23, 2016

Joe Moore, Facilities Manager  
Yamhill County  
535 NE 5<sup>th</sup> St, Rm 49  
McMinnville, Oregon 97128

Re: Asbestos abatement and Mold remediation at 638 NE Davis St, McMinnville

The following is our proposal to remove mold-affected and asbestos-containing material (ACM) from the above-referenced location.

### Scope of Work

This proposal is for supplying all labor, materials and safety equipment necessary to remove materials discussed, examined at the site and detailed in the documents provided.

Duties include the following:

**Proper procedures to isolate, contain, clean, remove and dispose asbestos and mold contaminated items and perform systematic abatement procedures as outlined and detailed in the documents provided. Using protocols provided by Indy Safety Management as a guide, abatement work will be performed to remove mold affected building components and asbestos-containing texture in the basement. The exposed tops, sides and bottoms of contents will be HEPA-vacuumed and wet wiped. Contents will be moved to storage next door.**

Duties include the mobilization, removal and demobilization of all waste and abatement equipment. All necessary notification fees, asbestos air monitoring and disposal costs are included in this proposal. All pertinent documentation including the DEQ notice form, air monitoring reports and waste shipment records and project logs will be included in a post-abatement package upon request.

Protective barriers are erected and HEPA-filtered air filtration units (AFU) are installed to produce Negative Pressure Enclosures (NPE) in which the abatement process is conducted. These NPE will be maintained at four air changes per hour and with a minimum of 0.02 column inches of water pressure differential relative to outside pressure, evidenced by manometric measurements.

Before protective barriers are removed a quality air test is performed as per Department of Environmental Quality regulations (OAR 340-248-0270 (13)). All work will meet or exceed all federal, state and local rules, regulations, guidelines and administrative codes governing the safe handling and disposal of asbestos-containing material. All abatement work is performed by state-certified asbestos abatement supervisors and workers. All abatement personnel are provided and instructed in the proper use of all personal protective equipment (PPE). PPE includes, but is not limited to: hard hats, safety glasses or goggles, proper respirator protection, high visibility outerwear, safety footwear, coveralls and cut-resistant gloves.

### Requirements

The following services to be supplied by the building/home: potable water and three 120 volt, 15 amp electrical circuits within the vicinity of the work area.

### Schedule

All work to be completed in a timely manner. Work would take place over a five-day period

**Insurance Inclusions**

The cost for the project includes the following; \$5,000,000 general liability and pollution insurance, \$1,000,000 auto and \$2,000,000 workers comp coverage with a \$5,000,000 umbrella over the auto insurance. The following endorsements are available as a part of the standard policy: CG2010 07 04, ASIC-ENV 98 036 11 04, CG2037 07 04 and Waiver of Subrogation CG 2404 10 93 and WC 000313.

**Exclusions**

Asbestos and mold affected materials found in other areas are not included in this proposal. This proposal does not address decontamination of stored contents to any specific degree. Utmost care will be taken to avoid any damage to walls and others surfaces when attaching and removing polyethylene sheeting. Cost to repair minor paint damage and attachment holes is not included in this proposal. Insurance certificates will be provided upon request. Requests for additional provisions, endorsements or waivers on certificates of insurance may be at an additional cost.

We would assume that the state prevailing wage determination issued by the Oregon Bureau of Labor and Industries would not apply on this project. If it is required that state prevailing wages be paid we can provide revised pricing.

**Costs**

Bid for work described within: \$11,560.00

The bid is valid for 30 days from the date of this proposal.

**Conditions / Terms**

This bid is conditioned upon the parties executing a written contract for the work included in this proposal with terms and conditions satisfactory to LOI Environmental & Demolition Services. Payment is due within 30 days of invoicing. Late payments are subject to a 1.5% interest fee per month.

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

Sincerely,



Ken G. Brien  
Vice President of Environmental Services  
LOI Environmental & Demolition Services  
*a Business of Lake Oswego Insulation Co.*

LOI Environmental & Demolition Services is hereby authorized to furnish all materials and labor required to complete the work mentioned above, for which the undersigned agrees to pay the amount stated in accordance with the terms thereof.

By: JOE MOORE (Print) Joe Moore (Signature)

Title: Facilities Manager Date: 04/04/16

Customer Name: Yamhill County Customer PO # \_\_\_\_\_

Billing Address: 535 NE 5th McMinnville OR 97128  
STREET CITY STATE ZIP CODE

Billing Contact: JOE MOORE Phone Number: 503-434-7471