

November 27, 2022

ACM Proposal 22 - 286

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Attn: Mr. Peter Fox
PenFed Realty
1617 N Waterfront Pkwy, Ste. 110
Wichita, KS 67206

Phone: 316-253-2260
peter.fox@penfedrealty.com

RE: Request For Proposal, Mold Remediation Project

Remediate Mold-Contaminated Building Materials from The Home at 6435 N 32nd Court in Wichita

Dear Mr. Fox,

1.0 Thanks for your interest in obtaining this proposal. We have done many similar jobs and we are the top-rated remediation contractor in Kansas, so we are confident in our ability to do excellent work and finish it quickly. We propose to furnish all labor, materials, insurance, and incidentals to complete this project in compliance with the following standards and regulations:

1.1 IICRC R520 & S520 2015 Standard for Professional Mold Remediation.

1.2 US EPA 402-K-01-001 Mold Remediation in Schools and Commercial Buildings.

1.3 United States Occupational Safety and Health Administration.

2.0 We propose using either a fixed fee or hourly rates. Please initial next to your client's preferred approach:

A. TOTAL LUMP SUM FEE for this work, subject to the conditions below, is:

Two Thousand Eight Hundred Thirty & No/100 Dollars ----- **\$2,830.00**

B. ALL-IN HOURLY RATE (includes materials/disposal and time working and driving to/from job):

Seventy Five & No/100 Dollars ----- **\$75.00**

2.1 The work consists of the following items:

Kitchen

- Remove and save cabinets along Southeastern wall for re-installation.
- Remove and discard mold-contaminated drywall and insulation behind sink cabinets.
- Remove and discard mold-contaminated bottom shelf from kitchen cabinet.
- Remove and discard any mold-contaminated flooring underneath kitchen cabinets.
- Clean and treat all exposed studs, floor joists, bottom plates, and sub-floors.

Family Room

- Remove and discard water-stained drywall ceiling.
- Remove and discard mold-contaminated drywall on Southeastern wall (up to the window).
- Remove and discard mold-contaminated drywall along Southern wall (up 2 ft.).
- Clean and treat all exposed studs, floor joists, and bottom plates.

Hall

- Remove and discard mold-contaminated drywall along wall next to mechanical closet (up 2 ft.).
- Remove and discard mold-contaminated drywall along wall next to laundry room (up 2 ft.).
- Remove and discard mold-contaminated drywall in storage closet near stairs (up 3 ft.).
- Clean and treat all exposed studs, floor joists, and bottom plates.

**Southeastern
Bedroom**

- Remove and discard wood trim along the Southeastern wall.
- Remove and discard mold-contaminated drywall along Southeastern wall (up 2 ft.).
- Clean and treat all exposed studs and bottom plates.

**Laundry and
Bathroom**

- Remove and discard mold-contaminated drywall along Southern wall behind washer and dryer, and the wall adjacent to the bathroom (up 2 ft.).
- Remove and discard tile shower and mold-contaminated drywall surrounding the shower.
- Remove and discard moisture damaged vanity.

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Bathroom - Remove and discard mold-contaminated wood trim and drywall along all walls (up 2 ft.).
- Clean and treat all exposed studs and bottom plates.

2.2 Abatement work procedures for the removal process shall be as follows:

- A. Erect mini-containments around the contaminated areas and operate air filtration or negative air machines with HEPA filters inside the containments.
- B. HEPA vacuum, clean/remove mold-contaminated materials noted in 2.1 with TriSodiumPhosphate solution or Microban spray.
- C. Place waste in 6-mil poly bags and dispose of it at a KDHE-permitted landfill.

3.0 Our liability is limited to the proceeds from the following insurance policies we carry:

- 3.1 General liability insurance with limits of \$2,000,000.00 per occurrence and in aggregate.
- 3.2 Umbrella liability insurance with a combined single limit of \$2,000,000.00.
- 3.3 Automobile liability insurance with a combined single limit of \$1,000,000.00.
- 3.4 Workers compensation per the statutory requirements and employer's liability insurance with a limit of \$1,000,000.00 per accident.

4.0 OTHER CONDITIONS:

- 4.1 We shall be paid in full on completion.
- 4.2 State/local sales taxes are not expected. If applicable, they will be added to the invoice.
- 4.3 Any movable objects shall be relocated out of the work areas by others prior to our arrival and the toilet, kitchen/bathroom sinks, dishwasher, and washer should be disconnected from water.
- 4.4 Mold growth is related to moisture either from high humidity, water intrusions, and/or other sources. We are not liable for mold re-growth if the underlying water source is not fixed or returns.
- 4.5 You will need to hire others to replace the materials we remove and, if desired, clean the ducts. We can sub-contract the duct cleaning, if desired, but have not included it in this proposal.

If you have questions or need anything further, please advise. We appreciate the opportunity to be of service.

Yours truly,
ACM REMOVAL, LLC



John Fox

If you accept this proposal and wish to contract us to perform this work, please have the person responsible for our payment, complete below and return this form.

Signature: _____ Dated: _____

Name / Title: _____ / _____

Phone No: (_____) _____

Email Address for Invoices: _____