



INVITATION FOR BID (IFB)

<u>IFB Number</u>	<u>Scope Number</u>	<u>Closing Date</u>	<u>Closing Time</u>	<u>Return IFB Submittal</u>
PR138523-024108-8597	8597	4/2/2021	4:00pm CST	bids@synergynds.com

IFB Reference Information:	Mold Remediation and Demolition			
Insured Property Owner:	City of Caldwell			
Property Location Name:	City Hall (Under Construction)			
Address Line 1:	102 E. Fox Street			
Address Line 2:	-			
City:	Caldwell	State:	Texas	Zip Code: 77836

DESCRIPTION: Furnish all required labor, materials and equipment necessary to provide Scope-of-Work at the above described location. Work is being authorized under the elected TML TurnKey Recovery ProgramSM administered by Synergy NDS, Inc. (SynergyNDS) on behalf of the Insured Property Owner, a Member of the Texas Municipal League (TML).

SUBMITTAL INSTRUCTIONS: In support of Procurement Guidelines, the IFB Packet includes specifications and terms & conditions associated with the above referenced project information.

1. Bids shall be received no later than the Closing Date & Time indicated above. Bids received after above deadline or that are not submitted in accordance to Submittal Instructions may be rejected without further explanation or contractor notification.
2. Bid shall be completed and submitted using **ONLY** the Contractor Submittal Form (provided at the end of the IFB Packet).
3. Contractor is responsible to validate all Quantities and Units of Measurements specific to the following scope items &/or products. The information and descriptions provided in the IFB are intended for general guidance purposes only. Contractor may not change or alter any material &/or specifications identified in the IFB for submission purposes without prior written/email notification to: bids@synergynds.com.
4. Contractor has the sole responsibility to ensure that all services and material for BID Submittal (whether stated correctly in the IFB or not) satisfactorily meet all required Codes & Standards, OSHA Guidelines and The Americans with Disabilities Act (ADA).
5. Contractor should also consider the approach (if necessary) in which to stock/store material at the jobsite in a safe and secure manner. SynergyNDS will not be responsible for lost or stolen material, supplies or equipment stocked at the jobsite.
6. Bid award will be made based on best overall LUMP SUM project value as determined by SynergyNDS in accordance to market valuation, project demands, critical path scheduling – as well as overall Insured Member's WorkForce Participation Goals. Contributing factors, in addition to price, may be considered as necessary to help determine bid award based on any additional criteria set forth by the specific TML Insured Member.

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7. SynergyNDS reserves the right to modify the IFB Specifications and Terms & Conditions at any time during the bid solicitation process. Timely notice to all bidders will be given via an electronically distributed Addendum.
8. All registered HUB & HUB Zone Contractors, as well as DBEs are encouraged to participate. Additional Contractor Financial Assistance is available to help support daily HUB/DBE Contractor's operations under the terms and condition of a successful contract award.
9. SynergyNDS is an equal opportunity employer and administers all Contracts & Contractor Agreements in accordance to the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a).
10. Contractor is strongly encouraged to schedule a Site Visit of the property as necessary to support the IFB Submittal. All scheduled site visits can be requested at bids@synergynds.com.
11. When a mandatory Pre-BID Meeting is identified and scheduled in a specific IFB, Contractor Attendance is a requirement as part of the Solicitation. Contractors who fail to attend the Pre-BID Meeting will not be eligible to participate in the IFB and subsequent submittal process.
12. Contractor can submit all questions &/or concerns specific to the IFB by email to: bids@synergynds.com.

SCOPE-OF-WORK SUMMARY

Refer to **EXHIBIT A** and any subsequent **ATTACHMENTS** for scope-of-work description that will be included after the IFB Contractor Submittal Form on Page #9.

- *This IFB is part of a potential Federally Funded Project.
- *This IFB does not require a Contractor Payment or Performance Bond.
- *This IFB does not require a Pre-BID Meeting
- *This IFB supports workforce participation goals.

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GENERAL TERMS & CONDITIONS

1. Contractor shall be responsible for field verifying all conditions, dimensions & quantities prior to IFB Submittal and the implementation of this scope of work. Any Exhibits, Plans, Drawing &/or Other Supporting Documents have been included for general reference purposes only.
2. Contractor is responsible to identify and satisfactorily address all applicable regulatory requirements, including but not limited to Codes & Standards, HUD/DBE Participation Goals & Guidelines and ADA/FHA Specifications.
3. Contractor shall indicate in writing and be responsible to submit to SynergyNDS via email distribution to projects@synergynnds.com any request or need for additional 3rd Party Assignment as necessary to further identify required codes & standards, scope specifications or public health safety concerns outside of Contractor's professional competence &/or licenses.
4. Contractor is to obtain their own permits and schedule all applicable inspections. Permits can be obtained by contacting the Building Department or other administering entity. Permit Fees are reimbursable direct from SynergyNDS (in addition to contractor's Lump Sum Proposal) if incurred and submitted with proper documentation.
5. Contractor shall prohibit discrimination against staff &/or available workforce based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. Moreover, these regulations require that Contractor and its subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability.
6. Contractor is to abide by all applicable OSHA and project safety requirements and standards. Contractor shall require all employees to utilize proper PPE when applicable, including but not limited to: fall protection harnesses, hard hats, safety glasses, safety foot wear, gloves and etc.
7. Contractor is responsible for submitting applicable project and associated contract documents as defined by Architectural Drawings Specifications, Engineering Requirements, Certificates of Insurance, Change Order Requests and any written or documented deviations from approved scopes-of-work or Contract.
8. Contractor may be asked to provide Material Safety Data Sheets (MSDS) to the Industrial Hygienist of record (for the project) for chemical-based products that will be used including, but not limited to, glues, cleaners, solvents, anti-microbial products, sanitizing agents, etc. The Industrial Hygienist of record retains the right to not allow the use of any of the products selected.
9. Contractor shall be responsible under terms of the Agreement for supplying any and all necessary labor, equipment, tools, materials and travel expense to complete the scope of work unless directed otherwise in the IFB. This includes but is not limited to: Rental Equipment, Dumpsters, Storage Containers, Jobsite Trailer, General Conditions, Associated Expenses, Travel Cost and Overhead & Profit which are to be included in the IFB Contractor Lump Sum Proposal.
10. Contractor shall protect all property from new and supplemental damage during the performance of work. This includes, but necessarily limited to: wall finishes, floor finishes, windows, electrical systems, mechanical systems, communication systems, life safety systems, security systems, HVAC control

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systems, plumbing systems, lighting systems, structurally related components, exterior elements, vegetation, property-of-others, and etc.

11. Contractor shall be responsible for any breakage &/or cleaning of unintended damage, debris, coatings, coverings, overspray and residual caulking from the aforementioned property described above. If affected property can't be successfully cleaned &/or restored to pre-existing condition, SynergyNDS will seek reimbursement from Contractor &/or deduct the appropriate replacement cost from outstanding Invoice Payment (Contract Value).
12. Contractor is EXPECTED to maintain a Clean & Safe Work Environment throughout the lifecycle of the awarded scope-of-work. This includes daily clean-up and organization of the Contractor's work area specific to all material waste, debris, tools &/or equipment. Failure to do so (after 3 documented warnings) can result in back charges to Contractor in the amount of \$25.50 hourly rate with a minimum \$150.00 per day clean-up rate (as determined by the SynergyNDS or the Insured Property Owner).
13. Contractor shall be responsible for securing work area(s) from access by non-authorized building occupants, including all persons not directly part of the restoration, repair and/or rebuild efforts. This includes securing work area(s) as identified in the IFB Scope-of-Work &/or under Contractors control.
14. Contractor shall provide and implement a site-specific health and safety plan to include hazard communication and related OSHA requirements to protect workers as well as the general public with access to the work area.
15. If the Contractor determines that deviations, modifications (change order or supplemental costs) from the initial scope-of-work are required, the Contractor shall submit a written request to SynergyNDS for review and approval prior to start of any additional work not otherwise included in initial BID. The written request will contain, at a minimum:
 - a. Reason for deviation or modification
 - b. Description of deviation or modification
 - c. Project cost addition or subtraction for deviation or modification
 - d. Estimated time required for deviation or modification.
16. Contractor is NOT responsible for any conditions or activities the building owner or employees implemented prior to their arrival to the job site. This includes removal of contents, equipment or personnel from the affected areas to the non-affected areas of the building.
17. During the performance of Contractor's scope-of-work, pre-existing damage to the building, structure, system failures or other anomalies may be found. If this occurs, the Contractor has the responsibility to identify, document and report these deficiencies immediately to SynergyNDS by email notification to projects@synergynnds.com. Verbal notification &/or discussion only with the Onsite Project Manager is encouraged but not binding. Written documentation must be provided in efforts to comply with the required transparent approach.
18. Contractor is responsible to ensure that their employees &/or its sub-contractors comply with the provisions and terms of the IFB and Contract Agreement.

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PAYMENT: Project is managed by SynergyNDS, Inc., under the TML Turnkey Recovery Program. Payments will be made directly to the contractor(s) in accordance with described terms & conditions. Qualified contractors may be eligible for an upfront material deposit or progress payments as determined prior to BID AWARD. **Contractor must be registered in the MVP (Managed Vendor Program) whereby required contractor documents must be uploaded to the database. There is annual \$49.95 processing fee as part of the initial contractor vetting and background check.**

PAYMENT TERMS: Payments will be made after inspection and approval of work by SynergyNDS, City Building Official &/or Insurance Adjuster. Accurate invoices and required project documentation must be submitted to SynergyNDS for project audit prior to payment. *Material Deposits &/or Advanced Payments require Contractor to complete online registration in the Managed Vendor Program (MVP). MVP has an annual \$49.99 Registration Fee to be part of the Contractor Direct Repair Program. Material Deposits &/or Advanced Payments will require a 2% Invoice Payment Discount.

HOLD HARMLESS: To the fullest extent permitted by law, the Contractor/Vendor shall indemnify, defend, and hold harmless SynergyNDS, Inc & TML, their officers, agents, employees, elected, and appointed officials, Insurance Representatives and volunteers from and against any and all claims, losses or liability, including attorney's fees, arising from injury or death to persons or damage to property occasioned by any act, omission, or failure of the Contractor/Vendor and any of its officers, agents, employees, and volunteers in satisfying the terms required by this contract.

RIGHT TO ACCEPT, REJECT AND WAIVE DEFECTS: SynergyNDS &/or Contracting Agent reserves the right to: reject all quotations; waive formalities, technical defects, and minor irregularities; accept the quotation (if any) deemed most advantageous to and in the best interests of Insured Members of TML. Award will be based on price, contractor's daily performance capabilities, availability to provide the specified services when required &/or in accordance to critical path scheduling.

DAMAGES: Contractor will be held liable for any damage caused to the building and ancillary structure, and/or injury to the occupants resulting from the execution of the work or from not exercising proper precautionary protective measures. Any cost of repair/replacement resulting from damages shall be at the Contractor's expense.

WORK-SITE PRACTICES: Contractor's workers, as well as the various trade contractors entering or leaving the work area, will all attend a site-specific safety meeting as well as daily safety meetings prior the scheduled workday. Contractor's workers entering or leaving the work area will don or remove personal protective equipment and clothing in the staging area outside of each work area. All debris & trash in the work area will be removed and disposed.

WORKER PERSONAL PROTECTION EQUIPMENT: The National Institute for Occupational Safety and Health (NIOSH) provides the following interim guidelines and warnings to restoration workers.

- a) Steel toed leather boots should be worn. Tennis shoes or sneakers should *not* be worn because they will transfer contamination and will not prevent punctures, bites, or crush injuries.
- b) Goggles, safety glasses with side shields or full-face shields shall be used when performing restoration related activities that involve demolition, cutting or the use of ANY power tools. Sun/glare-protective

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lenses may be needed in some work settings. The use of goggles or protective eyewear should also be worn during the application of any cleaners, sanitizers or disinfectants.

- c) Soft hat or another protective head cover. Wear an American National Standards Institute (ANSI) rated hardhat if there is any danger of falling debris or electrical hazards.
- d) Hearing protection (when working in an environment with any noise that you must shout over to be heard).
- e) Comfortable, form fitting, light weight clothing including long pants and a long-sleeved shirt or coveralls. Additional PPE, respiratory protection, or clothing may be required when specific exposure hazards are identified or expected at the work site. In some instances, the protective ensemble components (garment, boots and gloves) may need to be impervious to contaminated flood or other site-specific chemical, physical, or biological hazards. In all instances, workers are advised to wash their hands with soap and clean water, especially before eating or drinking. Protect any cuts or abrasions with waterproof gloves and dressings. The use of insect repellent, sun block and lip balm may also be required for some work environments. Drink plenty of bottled water and take frequent rest breaks to avoid overexertion.

THERMAL STRESSES: HEAT: Workers are at serious risk for developing heat stress. Excessive exposure to hot environments can cause a variety of heat-related problems, including heat stroke, heat exhaustion, heat cramps, and fainting. To reduce the potential for heat stress, drink a glass of fluid every 15 to 20 minutes and wear loose- fitting clothing. Additionally, incorporate work-rest cycles into work routines and when possible distribute the workload evenly throughout the day.

****Temporary cooling to the work areas shall only be authorized by the owner's representative based on the actual need for the work being performed. Where the conditions allow for the operation of part or all of the ventilation systems serving the work area then the need for temporary cooling is NOT necessary. The work area should be maintained at conditions that meet OSHA requirements for health and safety.****

WORKING IN CONFINED SPACES: If you are required to work in a boiler, furnace, pipeline, pit, pumping station, septic tank, sewage digester, storage tank, utility vault, well, or similar enclosure, you should be aware of the hazards of working in confined spaces. A confined space has one or more of the following characteristics:

- a) limited openings for entry or exit;
- b) unfavorable natural ventilation; or
- c) Is not designed for continuous worker occupancy.

Toxic gases, a lack of oxygen, or explosive conditions may exist in the confined area, resulting in a potentially deadly atmosphere. Because many toxic gases and vapors cannot be seen or smelled, never trust your senses to determine if safe entry is possible. **Never** enter a confined space unless you have been properly trained, even to rescue a fellow worker! If you need to enter a confined space and do not have the proper training and equipment, contact your local fire department for assistance.

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CONTRACT IMPLEMENTATION: Contract will be awarded upon review of all bids and proposals received by SynergyNDS. Initiation of intent-to-contract with Contractor will be engaged upon email notification and signed/returned Contractor Agreement Form. Contract-in-full will occur upon SynergyNDS receipt of all required documentation including but not limited to:

- a) Performance Bond &/or Payment Bond (If Required)
- b) Certificate of General Liability Insurance
- c) Certificate of Auto Insurance
- d) Certificate of Worker's Compensation or Letter of Exemption
- e) Contractor's W-9
- f) State Licenses

Further description of insurance requirements is listed in "Insurance & Licensing Requirements." No material deposits &/or payments will be made to Contractor until all required documentation has been received.

ASSIGNMENT OF CONTRACT: Contractor shall not assign the contract or any part thereof to any person, firm, corporation or company unless such assignment is approved in writing by SynergyNDS. Such acceptance shall be at the sole discretion of the SynergyNDS upon request of the Contractor. Upon approved and executed Transfer-of-Contract-Agreement, Contractor will be responsible for the coordination and hand-off of work/trades with the newly Assigned Contractor. Failure to coordinate this work will not relieve original Contractor of their obligations and shall not constitute additional cost as governed by the Lump Sum Contract Award.

ASSIGNMENT OF CONTRACTOR: Contractor is responsible for supplying all required Personal Protective Equipment (PPE), including but not limited to the furnishing and appropriate use of: hard hat(s), safety glasses, face shields, ear plugs, gloves, boots, fall protection (where required), breathing protection (where required), tie off ropes/apparatuses/points (where required), fire extinguishers, first aid kits, etc. Contractor is required to be familiar with and follow all OSHA and State of Texas's safety requirements.

- a) Contractor is to hold daily jobsite safety meetings that review the work to be performed, the hazards involved and the methods for reducing and eliminating such hazards, as well as maintain meeting records, - including attendance lists, which shall be kept onsite and available for SynergyNDS review at all times. Contractor shall be solely liable for any and all OSHA violations associated with his/her employees.
- b) SynergyNDS reserves the right to hold weekly progress meetings for which the Subcontractor shall attend. Contractor shall be responsible for daily cleanup of the work performed herein. Failure to cleanup daily after trade will result in cleanup supplementation at Contractor's cost. Twenty-Four (24) hour notice will be given prior to supplementation. Contractor shall be responsible for delivery, loading, unloading, storage, protection, etc. of all work provided herein.

ENERGY EFFICIENCY: The Contractor shall comply with all mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State in which the work under this contract is performed.

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PROCUREMENT OF RECOVERED MATERIALS: In accordance with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, the Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition. The Contractor should procure items designated in the EPA Guidelines that contain the highest percentage of recovered materials practical unless the Contractor determines that such items:

- a) are not reasonably available in a reasonable period of time;
- b) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology;

FAILURE TO COMPLY: For failure to deliver in accordance with specifications, SynergyNDS may cancel the contract or any part thereof and purchase services on the open market, charging any additional cost to the Contractor. Contractor shall comply with all applicable state, federal and local codes, and pay all permits, licenses and certificates, and other fees as required by the work.

INSURANCE & LICENSING REQUIREMENTS: Before starting work, the Contractor will provide SynergyNDS proof of Worker's Compensation and Commercial and Public Liability Insurance. The Contractor must be licensed to do business in the State of Texas and SynergyNDS must be named as an additional insured on general liability insurance certificate. Contractor will need to go to www.synergynnds.com and complete the initial registration for the Managed Vendor Program (MVP). Contractor will be required to upload the following information (when applicable) prior to contract award and eligible material deposits.

- a) The Contractor will carry Worker's Compensation Insurance for all employees engaged in work at the site, in accordance with State or Territorial Worker's Compensation Laws.
- b) Commercial and Public Liability with bodily injury and property damage limits will be at a combined single limit of at least \$500,000 to protect the contractor and each subcontractor against claims for injury to or death of one or more persons.
- c) Automobile Liability on owned and non-owned motor vehicles used on the site(s), or in connection with the sites, for a combined single limit for bodily injury and property damages of not less than \$500,000.00 per occurrence.
- d) Builder's Work Insurance limit of at least \$5,000.00 per occurrence and \$10,000.00 aggregate.
- e) Professional Liability \$1,000,000 per occurrence (if applicable).

Contractor will not allow insurance coverage to lapse and will provide SynergyNDS with updated Certificates of Insurance as necessary. All policies must provide that at least thirty (30) days' notice of cancellation will be given to SynergyNDS. All Contractor employees &/or subcontractors are bound by the Insurance Requirement. Contractor is the sole responsible party for all its Employee &/or SubContractor infractions, accidents, damages and all general liability concerns that occur, whether directly or indirectly, as related to Contracted Scope-of-Work.

The certificate holder(s) must be noted as:

Synergy NDS, Inc.
1400 Sarno Rd
Melbourne, FL 32935

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FEDERAL CONTRACT REQUIREMENTS ONLY (In a Declared Event)

If stated in the IFB, the Contractor and its subcontractors must follow the provisions, as applicable, as set forth in 2 C.F.R. §200.326 Contract provisions and Appendix II to 2 C.F.R. Part 200, as amended, including but not limited to:

9.29.1 Davis-Bacon Act, as amended (40 U.S.C. §§3141-3148). When required by Federal program legislation, which includes emergency Management Preparedness Grant Program, Homeland Security Grant Program, Nonprofit Security Grant Program, Tribal Homeland Security Grant Program, Port Security Grant Program and Transit Security Grant Program, all prime construction contracts in excess of \$2,000 awarded by non-Federal entities must comply with the Davis-Bacon Act (40 U.S.C. §§3141-3144, and §§3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, “Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction”). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. If applicable, SynergyNDS must place a current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. SynergyNDS must report all suspected or reported violations to the Federal awarding agency. When required by Federal program legislation, which includes emergency Management Preparedness Grant Program, Homeland Security Grant Program, Nonprofit Security Grant Program, Tribal Homeland Security Grant Program, Port Security Grant Program and Transit Security Grant Program (it does not apply to other FEMA grant and cooperative agreement programs, including the Public Assistance Program), the contractors must also comply with the Copeland “Anti-Kickback” Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, “Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States”). As required by the Act, each contractor or subrecipient is prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. SynergyNDS must report all suspected or reported violations to the Federal awarding agency.

1. Contractor. The contractor shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. pt. 3 as may be applicable, which are incorporated by reference into this contract.
2. Subcontracts. The Contractor or subcontractor shall insert in any subcontracts the clause above and such other clauses as the FEMA may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for the compliance by any subcontractor or lower tier subcontractor with all of these contract clauses.
3. Breach. A breach of the contract clauses above may be grounds for termination of the contract, and for debarment as a contractor and subcontractor as provided in 29 C.F.R. § 5.12.

9.29.2 Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, which includes all FEMA grant and cooperative agreement programs, all contracts awarded by SynergyNDS in excess of

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\$100,000 that involve the employment of mechanics or laborers must comply with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. §3702 of the Act, each contractor must compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

9.29.3 Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of “funding agreement” under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency.

9.29.4 Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387). Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. §§7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. §§1251-1387) and will report violations to FEMA and the Regional Office of the Environmental Protection Agency (EPA). The Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—applies to Contracts and subgrants of amounts in excess of \$150,000.

9.29.5 Debarment and Suspension (Executive Orders 12549 and 12689)—A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689(3 CFR part 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

9.29.6 Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)—Contractors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non- Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

9.29.7 Compliance with Procurement of recovered materials as set forth in 2 CFR § 200.322. CONTRACTOR must comply with section 6002 of the Solid Waste disposal Act, as amended, by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered

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materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

OTHER FEDERAL REQUIREMENTS (In a Declared Event)

9.29.9 Americans with Disabilities Act of 1990, as amended (ADA) – The CONTRACTOR will comply with all the requirements as imposed by the ADA, the regulations of the Federal government issued thereunder, and the assurance by the CONTRACTOR pursuant thereto.

9.29.10 Disadvantaged Business Enterprise (DBE) Policy and Obligation - It is the policy of SynergyNDS that DBE's, as defined in 49 C.F.R. Part 26, as amended, shall have the opportunity to participate in the performance of contracts financed in whole or in part with SYNERGYNDS funds under this Agreement. The DBE requirements of applicable federal and state laws and regulations apply to this Agreement. SynergyNDS and its CONTRACTOR agree to ensure that DBE's have the opportunity to participate in the performance of this Agreement. In this regard, all recipients and contractors shall take all necessary and reasonable steps in accordance with 2 C.F.R. § 200.321(as set forth in detail below), applicable federal and state laws and regulations to ensure that the DBE's have the opportunity to compete for and perform contracts. SynergyNDS and the CONTRACTOR and subcontractors shall not discriminate on the basis of race, color, national origin or sex in the award and performance of contracts, entered pursuant to this Agreement. 2 C.F.R. § 200.321 CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS

- a) If the CONTRACTOR, with the funds authorized by this Agreement, seeks to subcontract goods or services, then, in accordance with 2 C.F.R. §200.321, the CONTRACTOR shall take the following affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used whenever possible.
- b) Affirmative steps must include:
 - I. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
 - II. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
 - III. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
 - IV. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises;
 - V. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

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VI. Requiring the Prime contractor, if subcontractor are to be let, to take the affirmative steps listed in paragraph (1) through (5) of this section.

9.30 The Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Contractor during the term of the Contract and shall expressly require any subcontractors performing work or providing services pursuant to the Contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the Contract term.

9.31 If attached, the CONTRACTOR is bound by the terms and conditions of the Federally-Funded Subaward and Grant Agreement between SYNERGYNDS and the Texas Division of Emergency Management (Division).

9.32 The CONTRACTOR shall hold the Division and SYNERGYNDS harmless against all claims of whatever nature arising out of the CONTRACTOR's performance of work under this Agreement, to the extent allowed and required by law.

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IFB – CONTRACTOR SUBMITTAL FORM

IFB Number	Scope Number	Closing Date	Closing Time	Return IFB Submittal
PR138523-024108-8597	8597	4/2/2021	4:00pm EST	bids@synergynds.com

Company Name:

Address Line 1:

Address Line 2:

City:

State:

Zip Code:

Contractor Certification: ☐ DBE ☐ WBE/WOSB ☐ HUB ☐ SDVOSB/VOSB

CONTRACTOR LUMP SUM PROPOSAL:

IFB TITLE	Option 1: All Demo as per Mold Protocol (Lump Sum)	PROPOSAL:	\$
IFB TITLE	Option 2: Mold Remediation Under Mold Protocol then General Demo (Lump Sum)	PROPOSAL:	\$
IFB TITLE	Contents Manipulation & Disposal (per/HR per person)	PROPOSAL:	\$
IFB TITLE	-	PROPOSAL:	\$

Material Deposit | ☐ Required | ☐ Requested | in the amount of \$

I, having the legal authorization to represent the "Company" (the undersigned) have read and understood all previous 1-9 pages and the subsequent Attached Exhibits in accordance to the applicable Terms & Conditions as described in the IFB Packet preceding the attached Contractor Submittal Form:

Company Contact Name (Please Print)

Company Title (Please Print)

Signature

Date

*Material Deposits &/or Advanced Payments require Contractor to complete online registration in the Managed Vendor Program (MVP). MVP has an annual \$49.99 Registration Fee to be part of the Contractor Direct Repair Program. Material Deposits &/or Advanced Payments will require a 2% Invoice Payment Discount.

INVITATION FOR BID (IFB)

PR138523-024108-8597 - Exhibit A

Project Summary: The City of Caldwell City Hall was under construction and sustained significant drywall damage as a result of the freezing temperatures. Damage to water supply lines led to flooding throughout the building. The Scope of Work included in this IFB includes all tasks necessary to demolish and remove drywall as per the attached Mold Remediation Protocol and Industrial Hygienist (IH) Scope of Work.

Building Information:

Caldwell City Hall (Under Construction)
102 E. Fox Street
Caldwell, TX 77836

Submittal Information:

Bids are to be returned to: bids@synergynds.com

Bid packet shall include:

- Lump Sum Pricing as per Bid Sheet

For purposes of generating bid- RFP Packet includes scope specifications and bid sheet specific to referenced services for SynergyNDS.

- Bids shall be received no later than **4:00 PM Friday April 2, 2021.**
- Subject Line: "Bid City of Abilene: Health Department - Interior Repairs"
- Bid shall be awarded by no later than **4:00 PM Tuesday April 6, 2021.**
- Contractor is required to mobilize and begin work within one week of notification.

To schedule a walkthrough of the property, contact SynergyNDS Project Manager, Jason Stoltzfus by cell phone at 941-666-3403.

INVITATION FOR BID (IFB)

PR138523-024108-8597 - Exhibit A

Scope of Work:

Scope of work includes removal and disposal of all drywall in accordance with the attached Industrial Hygienist Executive Summary and Mold Remediation Protocol.

➤ Mold Remediation and Demolition:

- As documented in the attached Mold Remediation Protocol, toxic molds are present on drywall in numerous areas of the building. Scope of work includes demolition of all contaminated drywall as specified and directed in the Industrial Hygienist (IH) Executive Summary.
- Water extraction as outlined in the IH Executive Summary.
- Demolition of all contaminated drywall must be performed in accordance with the attached Mold Remediation Protocol.

➤ General Demolition:

- The scope of work outlined in the IH Executive Summary includes removing all water-damaged drywall in the two-story portion of the facility, some of which can be demolished utilizing general demolition procedures and not under the mold protocol.
- In the case that it is more cost effective to demo all contaminated drywall under the mold protocol and remove the remaining drywall as general demo, two line-items have been included in the Bid Sheet as follows:
 1. All Demo as per Mold Protocol
This option includes removing all drywall specified in the IH Executive Summary under the Mold Protocol, whether contaminated with mold or not.
 2. Perform Mold Remediation Under Mold Protocol then General Demo
This options incudes removing all contaminated drywall as specified by the IH under the mold protocol and then removing non-contaminated drywall as general demo.

➤ Content Manipulation and Disposal:

- A third line-item has been included in the bid to provide services to remove and dispose of contents and trash throughout the job-site as required.

The scope of work in this IFB does not include the following items that are outlined in the IH Executive Summary scope of work:

- Make necessary corrections to failed water piping;
- Provide for building protection of outdoor elements/building envelope protection;
- Structurally dry the concrete and interior drywall materials until ventilation is installed.

INVITATION FOR BID (IFB)

PR138523-024108-8597 - Exhibit A

Notes:

1. Contractor must bring interior and exterior of facility into compliance with OSHA standards in areas where work will be performed prior to commencing work.
2. Dumpsters will be provided by SynergyNDS.
3. Contractor is responsible to validate all quantities and units of measurements specific to the scope items above. Information above is intended as a general guidance purpose only.
4. Contractor has the sole responsibility to ensure that all services and materials for bid submittal meet all applicable codes and standards.
5. Remediation of mold contaminated building materials must be performed in accordance with all requirements outlined in the Mold Protocol.
6. Contractor is strongly encouraged to schedule a site visit of the property as necessary to support the IFB submittal.
7. Contractor can submit request for site visit, all questions &/or concerns to the specific IFB by emailing: jasons@synergynds.com

FINAL DOCUMENT

March 22, 2021 – v1.0



March 22, 2021

Lisa Kutch, Senior Claims Specialist
Texas Municipal League - TML
1821 Rutherford Lane, Suite 400
Austin, TX 78754

**RE: Executive Summary - Letter of Recommendation
PR138523 - Caldwell City Hall – Water Damage Assessment
Caldwell, TX**

Ms. Kutch.

Industrial Hygiene Consulting, Corp. (IHC) is pleased to provide you this executive summary letter of recommendations for the water damage assessment of the Caldwell City Hall building located at 102 E. Fox Street in Caldwell, TX. The purpose of the water damage assessment was to determine the level and extent of water impacted interior building materials due to frozen pipe bursts in the east oriented, two-story building. Additionally, due to the lack of construction completion associated with the two-story building, single-story building and walkway between the two buildings, there are numerous points of entry for water intrusion related to roof leaks, window and door penetrations as well as building envelope and flashing details that are missing or not complete. These obvious building failures likely are or certainly could be a contributing factor for the overall interior damage to the currently installed building materials. Due to this fact, IHC has outlined a separation of the water damage believed to be due to the frozen pipe bursts compared to the water damage believed to be due to building construction incompleteness.

The following recommendations are based on a few factors and sets of information including the site assessment performed by IHC, Corp. on March 18, 2021, initial photographic field reports submitted by the independent adjuster collected on February 26, 2021, the mold remediation protocol submitted by Asbestos & Mold Services dated March 04, 2021, the known time since the winter storm occurred on February 14 and 15, 2021, the current physical conditions present, the current moisture content readings of drywall wall materials and insulation.

The following locations were severely water impacted based on the documents review and site assessment performed by IHC, Corp. on March 18, 2021.

- 1) Two-story building located on the lowest grade elevation (east oriented elevation). Water damage was noted along the base of much of the drywall wall materials as well as above windows and along the top of some of the walls near the areas where water ran vertically due to both frozen pipe bursts and building envelope water intrusion. All moisture content measurements collected from numerous locations revealed acceptably dry conditions on March 18, 2021.
- 2) Single-story building located on the upper grade elevation (west oriented elevation). Minor water damage was noted in select areas along the base of the walls and near the transition points between the main hallway ends and near the walkway between both buildings. All moisture content measurements collected from numerous locations revealed acceptably dry conditions on March 18, 2021.
- 3) Walkway between both buildings. Minor water damage was noted in select areas along the base of the walls and near the transition points between both buildings. All moisture content measurements collected from numerous locations revealed acceptably dry conditions on March 18, 2021.

IHC, Corp. – Site Visit Preliminary Observations:

Frozen Pipe Water Loss Related

- Two story building: The majority of the water damage and visual mold growth was observed on the lower 2-4 ft of the wall materials. There were areas of water damage and mold growth on the upper portion of the walls or above windows and along the top of walls in select areas; however, these were isolated and should be addressed with localized mold remediation removal.

Lack of Construction Completion and Weatherproofing Water Loss Related

- Both structures (two-story and single-story buildings) are not weatherized or dried in and are open to the outdoor elements. This lack of weatherproofing can cause significant interior damage including direct water intrusion and unconditioned air introduction as well as vandalism and the potential for unwanted animal introduction.
 - Both structures (two-story and single-story buildings) have some level of incomplete building envelope construction, which will allow unmitigated water to enter the building and potentially damage the structure, mechanical systems, flashing details, etc.
 - The single-story building appears to have less overall water damage or mold growth except for the transition area or walkway between the buildings. This transition area has obvious and notable visual water damage and mold growth present.
-

Preliminary Recommendations:

Applies to the Frozen Pipe Burst Water Loss Claim

- Two-story building: Extract all ponded or standing water throughout the two-story property.
- Two-story building: Make all necessary corrections to the burst or failed water piping.
- Two-story building: Remove the lower 4 ft of ALL of the water damaged and mold contaminated drywall wall materials and wall insulation per the mold remediation protocol outlined by Asbestos & Mold Services dated March 04, 2021, section 1.1.C.

Applies to the Lack of Construction Completion and Weatherproofing Ongoing Water Loss

- Single-story and two-story buildings: Extract all ponded or standing water throughout the single-story and two-story property as needed to manage water intrusion.
 - Single-story and two-story buildings: Provide for building protection from the outdoor elements, which includes building envelope protection (exterior walls, windows and roof details), planned openings such as windows and doors as well as indoor environmental stabilization or conditioning to prevent secondary damage and condensation related contamination to non-water impacted building materials, finishes, insulation and mechanical equipment (HVAC, etc.). Monitoring and management of the interior conditions will be necessary until the building is protected by the outdoor elements, the ventilation system is working properly and substantial completion of the building is achieved.
 - Two-story building: Remove ALL of the remaining Category 2 water impacted or water damaged drywall wall materials and wall insulation (from above the 4 ft removal mark). The remaining non-contaminated drywall wall materials and insulation above the 4 ft removal mark could then be removed as general demo since there is generally no visual mold growth present on these materials. This recommendation is focused on the two-story building and walkway between buildings.
 - Single-story and two-story buildings: Removal of isolated mold contaminated drywall wall materials above windows, doors or areas where water impacted the upper level of the walls due to lack of humidity control or direct water intrusion as a result of incomplete construction should be performed as identified and necessary per the mold remediation protocol outlined by Asbestos & Mold Services dated March 04, 2021, section 1.1.C.
 - Single-story and two-story buildings: Structurally dry the concrete and the interior drywall wall materials that are not directly water impacted within the affected areas as outlined or where moisture contents of building materials are less than 16%. Monitoring and management of the interior conditions will be necessary until the building is protected by the outdoor elements, the ventilation system is working properly and substantial completion of the building is achieved.
-

If you have any additional questions or concerns, please do not hesitate to contact me directly at 866-989-5567, ext 1.

Sincerely,

A handwritten signature in black ink, reading "Slade K. Smith". The signature is written in a cursive style with a large, stylized 'S' and 'M'.

Slade K. Smith, RPIH, AIEH, IICRC AMRT Instructor, IICRC Master Restorer
Industrial Hygiene Consulting, Corp. 866-989-5567



Contact: Slade Smith
Company: Industrial Hygiene Consulting, Corp
Phone: 866-989-5567
Email: ihpros1@gmail.com

Created: Mon 22 Mar 19:27 2021
Location: Caldwell City Hall
Title: Moisture And Water Damage Evaluation-Scope
No. Items: 68

(1)



Cald_Moisture_210322193008.jpeg

Created: Mon 22 Mar 19:30 2021

Front of city hall building located along the lower elevation (primary water impacted building).

(2)



Cald_Moisture_210322193008_1.jpeg

Created: Mon 22 Mar 19:30 2021

View of the attached city hall building along the upper elevation of the property. This building was minimally impacted by water damage.



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(3)



Cald_Moisture_210322193008_2.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Wide view of the main entry.

(4)



Cald_Moisture_210322193008_3.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Wide view of the main entry. Water damage in this location was minimum overall.



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(5)



Cald_Moisture_210322193009.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. General or wide view of one of the rooms located to the right of the main entry.

(6)



Cald_Moisture_210322193009_1.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of one of the walls in the rooms located to the right of the main entry. Note there is visual mold growth along the base of the wall along the front elevation.



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(7)



Cald_Moisture_210322193009_2.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of one of the walls in the rooms located to the right of the main entry. Note there is visual mold growth along the base of the wall along the front elevation.

(8)



Cald_Moisture_210322193009_3.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of one of the walls in the rooms located to the right of the main entry. Note there is visual mold growth along the base of the wall along the front elevation.



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(9)



Cald_Moisture_210322193009_4.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of one of the walls in the rooms located to the right of the main entry. Note there is visual mold growth located on the upper window frame return finish drywall. This is indicative of a leak associated with the building envelope or window above the window location.

(10)



Cald_Moisture_210322193009_5.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of one of the walls in the rooms located to the right of the main entry. As a general rule of thumb most of the drywall wall material hung is hung above the concrete floor surface. This minimizes the overall amount of damage to the drywall the interior portions of the property. However the significance of the water intrusion consisting of category 2 water contamination has negatively compromised the drywall material along the lower elevation building.



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(11)



Cald_Moisture_210322193009_6.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of one of the walls in the rooms located to the right of the main entry. Note there is visual mold growth along the base of the wall, which was a typical observation.

(12)



Cald_Moisture_210322193009_7.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of one of the walls in the rooms located to the right of the main entry. Note there is visual mold growth along the base of the wall, which was a typical observation.



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(13)



Cald_Moisture_210322193009_8.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of one of the walls in the rooms located to the right of the main entry. Note there is visual mold growth along the base of the wall, which was a typical observation.

(14)



Cald_Moisture_210322193009_9.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of one of the walls in the rooms located to the right of the main entry. Note there is visual mold growth along the base of the wall, which was a typical observation.



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(15)



Cald_Moisture_210322193009_10.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of one of the walls in the rooms located to the right of the main entry. Note there is visual mold growth along the base of the wall, which was a typical observation.

(16)



Cald_Moisture_210322193009_11.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of one of the walls in the rooms located to the right of the main entry. Note there is visual mold growth along the top and base of the wall in this location, which appears to be due to top-down water intrusion.





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(17)



Cald_Moisture_210322193010.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Wide view of a hallway leading from the front elevation towards the rear. No significant water damage was identified along the primary interior of the building.

(18)



Cald_Moisture_210322193010_1.jpeg

Created: Mon 22 Mar 19:30 2021

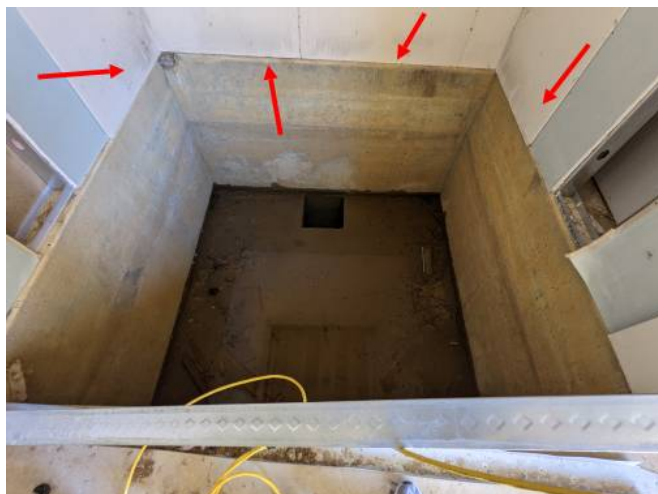
Lower elevation building. Wide view of the elevator shaft. There is ponding water in the bottom of the shaft and visual mold growth along the interior wall lining.



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(19)



Cald_Moisture_210322193010_2.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Wide view of the elevator shaft. There is ponding water in the bottom of the shaft and visual mold growth along the interior wall lining.

(20)



Cald_Moisture_210322193010_3.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of the elevator shaft. There is ponding water in the bottom of the shaft and visual mold growth along the interior wall lining.



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(21)



Cald_Moisture_210322193010_4.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of the elevator shaft. There is ponding water in the bottom of the shaft and visual mold growth along the interior wall lining.

(22)



Cald_Moisture_210322193010_5.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Wide view of the elevator shaft. There is water damage and visual mold growth along the interior wall lining near the top of the wall.



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(23)



Cald_Moisture_210322193010_6.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Wide view of the main entry looking towards the left. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.

(24)



Cald_Moisture_210322193010_7.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.



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(25)



Cald_Moisture_210322193011.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.

(26)



Cald_Moisture_210322193011_1.jpeg

Created: Mon 22 Mar 19:30 2021

View of ponded water in a plumbing hole in the slab. This was a common observation throughout the main level.



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(27)



Cald_Moisture_210322193011_2.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.

(28)



Cald_Moisture_210322193011_3.jpeg

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(29)



Cald_Moisture_210322193011_4.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.

(30)



Cald_Moisture_210322193011_5.jpeg

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Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.





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(31)



Cald_Moisture_210322193011_6.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.

(32)



Cald_Moisture_210322193011_7.jpeg

Created: Mon 22 Mar 19:30 2021

View of ponded water in a plumbing hole in the slab. This was a common observation throughout the main level.



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Cald_Moisture_210322193011_8.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft. View of ponded water in a plumbing hole in the slab. This was a common observation throughout the main level.

(34)



Cald_Moisture_210322193012.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft. View of ponded water in a plumbing hole in the slab. This was a common observation throughout the main level.



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Cald_Moisture_210322193012_1.jpeg

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Cald_Moisture_210322193012_2.jpeg

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Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.



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(37)



Cald_Moisture_210322193012_3.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.

(38)



Cald_Moisture_210322193012_4.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.



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(39)



Cald_Moisture_210322193012_5.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.

(40)



Cald_Moisture_210322193012_6.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.



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(41)



Cald_Moisture_210322193012_7.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.

(42)



Cald_Moisture_210322193012_8.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.



Contact: Slade Smith
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Cald_Moisture_210322193013.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.



Cald_Moisture_210322193013_1.jpeg

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Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.



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(45)



Cald_Moisture_210322193013_2.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.

(46)



Cald_Moisture_210322193013_3.jpeg

Created: Mon 22 Mar 19:30 2021

View of a section of the drywall installation on the main level where two layers are present. As seen in the photograph there is light visual surface mold growth on the inside surface of the wall cavity on each of the layers indicating the drywall material lack of climate control and drying.



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Cald_Moisture_210322193013_4.jpeg

Created: Mon 22 Mar 19:30 2021

View of a section of the drywall installation on the main level where two layers are present. As seen in the photograph there is light visual surface mold growth on the inside surface of the wall cavity on each of the layers indicating the drywall material lack of climate control and drying.

(48)



Cald_Moisture_210322193013_6.jpeg

Created: Mon 22 Mar 19:30 2021

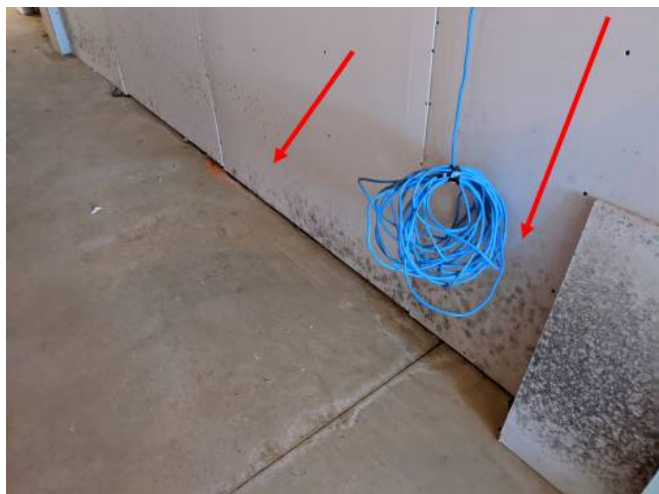
Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.



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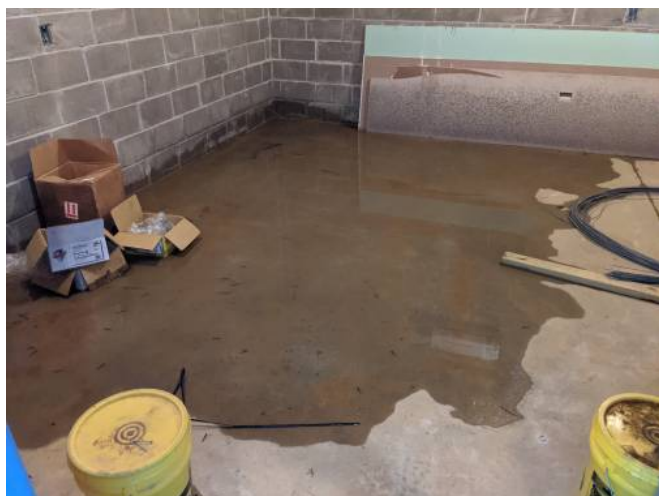


Cald_Moisture_210322193013_7.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.

(50)



Cald_Moisture_210322193013_8.jpeg

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View of significant ponded water in the back of the building along the lower elevation building.



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(51)



Cald_Moisture_210322193013_9.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. View of the spaces located to the left of the entry along the front and left side elevations. Again, the majority of the water damage is along the front and the base of the walls along the lower 2 ft to 4 ft.

(52)



Cald_Moisture_210322193013_10.jpeg

Created: Mon 22 Mar 19:30 2021

Lower elevation building. Close up view of one of the walls in the rooms located to the left of the main entry. Note there is visual mold growth located on the upper window frame return finish drywall. This is indicative of a leak associated with the building envelope or window above the window location.



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Cald_Moisture_210322193013_11.jpeg

Created: Mon 22 Mar 19:30 2021

View of one of the window sill frame details along the far right elevation in the building located on the low end of the property. Water impaction marks appear to be due to dripping from the top down as a result of building envelope and or window failures.

(54)



Cald_Moisture_210322193014.jpeg

Created: Mon 22 Mar 19:30 2021

Wide view of leaking window detail on the lower building elevation section. Evidence of water intrusion in the form of staining, building wall material damage and visible mold growth are present along the exterior wall in this location.



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(55)



Cald_Moisture_210322193014_1.jpeg

Created: Mon 22 Mar 19:30 2021

Close up view of leaking window detail on the lower building elevation section. Evidence of water intrusion in the form of staining, building wall material damage and visible mold growth are present along the exterior wall in this location.

(56)



Cald_Moisture_210322193014_2.jpeg

Created: Mon 22 Mar 19:30 2021

Wide view of leaking window detail on the lower building elevation section. Evidence of water intrusion in the form of staining, building wall material damage and visible mold growth are present along the exterior wall in this location.



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Cald_Moisture_210322193014_3.jpeg

Created: Mon 22 Mar 19:30 2021

Wide view of leaking window detail on the lower building elevation section. Evidence of water intrusion in the form of staining, building wall material damage and visible mold growth are present along the exterior wall in this location.

(58)



Cald_Moisture_210322193014_4.jpeg

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Evidence of non-weather-proof penetrations, which could allow water or unconditioned air to enter into the building. This could lead to ongoing and excessive water damage.



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Cald_Moisture_210322193014_5.jpeg

Created: Mon 22 Mar 19:30 2021

View of the upper level walkway leading from the building on the lower elevation of the property to the building located at a higher elevation on the property. This walkway has numerous openings and penetrations where direct water intrusion as well as unconditioned air can enter the building causing ongoing and severe water damage.

(60)



Cald_Moisture_210322193014_6.jpeg

Created: Mon 22 Mar 19:30 2021

View of the upper level walkway leading from the building on the lower elevation of the property to the building located at a higher elevation on the property. This walkway has numerous openings and penetrations where direct water intrusion as well as unconditioned air can enter the building causing ongoing and severe water damage.



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Cald_Moisture_210322193014_7.jpeg

Created: Mon 22 Mar 19:30 2021

Wide view of the center area of the building located on the upper elevation. Note the ventilation system is not connected and this part of the building is exposed to the outdoor elements.

(62)



Cald_Moisture_210322193015.jpeg

Created: Mon 22 Mar 19:30 2021

Wide view of the center area hallway of the building located on the upper elevation. Note the ventilation system is not connected and this part of the building is exposed to the outdoor elements.



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(63)



Cald_Moisture_210322193015_1.jpeg

Created: Mon 22 Mar 19:30 2021

View of the upper level walkway leading from the building on the lower elevation of the property to the building located at a higher elevation on the property. This walkway has numerous openings and penetrations where direct water intrusion as well as unconditioned air can enter the building causing ongoing and severe water damage.

(64)



Cald_Moisture_210322193015_2.jpeg

Created: Mon 22 Mar 19:30 2021

View of the upper level walkway leading from the building on the lower elevation of the property to the building located at a higher elevation on the property. This walkway has numerous openings and penetrations where direct water intrusion as well as unconditioned air can enter the building causing ongoing and severe water damage.



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(65)



Cald_Moisture_210322193015_3.jpeg

Created: Mon 22 Mar 19:30 2021

View of incomplete construction on the building exterior which can allow water intrusion behind the brick cladding water shedding system. This is going to cause ongoing water intrusion into the building, additional standing water and additional water damage and mold growth to the interior building materials.

(66)



Cald_Moisture_210322193015_4.jpeg

Created: Mon 22 Mar 19:30 2021

View of incomplete construction and multiple openings on the building exterior, which can allow water intrusion behind the brick cladding water shedding system. This is going to cause ongoing water intrusion into the building, additional standing water and additional water damage and mold growth to the interior building materials.



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(67)



Cald_Moisture_210322193015_5.jpeg

Created: Mon 22 Mar 19:30 2021

View of missing cap flashing details and general incomplete construction and multiple openings on the building exterior. This will allow water intrusion behind the brick cladding water shedding system. This is going to cause ongoing water intrusion into the building, additional standing water and additional water damage and mold growth to the interior building materials.

(68)



Cald_Moisture_210322193015_6.jpeg

Created: Mon 22 Mar 19:30 2021

View of missing cap flashing details and general incomplete construction and multiple openings on the building exterior. This will allow water intrusion behind the brick cladding water shedding system. This is going to cause ongoing water intrusion into the building, additional standing water and additional water damage and mold growth to the interior building materials.



Asbestos & Mold Services, LLC

Mold Remediation Protocol

Prepared For:

**101 W. Fox St
Caldwell, Texas 77836**

Prepared By:

**Asbestos & Mold Services
62 Regency Point
Montgomery, Texas 77356
713-890-2003**

As Directed By:

**Camden White
101 W. Fox St
Caldwell, Texas 77836**

March 4, 2021

A handwritten signature in dark ink, appearing to read "David Heyser", is written over a horizontal line.

David Heyser
DSHS Mold Consultant License # MAC-1129
Expiration: 7/22/2021

A small, handwritten signature in dark ink, possibly initials, is located in the bottom right corner of the page.

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Diagram

1.0 SUMMARY OF WORK

1.1 WORK DESCRIPTION AND LOCATION

- A. The work of this contract will occur in the following **affected areas: Entire building**. The work will be performed at 101 W. Fox St, Caldwell, Texas 77836. The exact dates of the removal have yet to be determined.
- B. AMS ran air quality samples inside the property and one sample was taken outside for comparison. Elevated levels of the toxic mold were not detected on the inside air quality samples as compared to the outside control sample. Results indicate there is not a problem with the air quality as related to mold inside the tested area of the property at this time. Wall check sample taken from the first level interior wall revealed high levels of the toxic molds *Penicillium/Aspergillus*. Low to Medium abundance of the non-toxic mold *Cladosporium* were detected on four swabs of mold taken from the visible mold throughout different areas of the building. The source of the humidity, mold, moisture, water stains and/or water damage is/are as follows: **The building is under construction and open to the outdoor elements making conditions conducive to mold growth. Building also had pipe leaks and roof leaks. The drywall is wet and mold is starting to form in numerous areas of the drywall in the building. All moisture problems in the affected areas will need to be fully identified and resolved prior to the reinstallation of new building materials that are removed during the remediation process.**



- C. Based on the air and bulk samples AMS recommends all drywall in the building needs to be removed 4 feet from the floor and reinstalled with new materials. All water affected drywall in the entire building needs to be completely removed. Any mold contaminated drywall or insulation found inside any other miscellaneous/adjacent/adjoining wall, floor or ceiling cavities needs to be removed and disposed of.
- D. The humidity was within the ASHRAE recommended range of 40-60% relative humidity making conditions conducive to mold growth. No elevated CO2 levels were detected.
- E. Due to the building still under construction no further testing will be necessary.
- F. The work will consist of cleaning or removing any and all materials that have been or may have been contaminated with mold. See Section 3.8 for preparation, removal, and post remediation assessment procedures.
- G. Owner refers to property as 101 W. Fox St, Caldwell, Texas 77836

1.2 GENERAL REQUIRMENTS

Confirm and coordinate the following general requirements with the Owner:

- A. Utilities: Contractor may temporarily connect to existing permanent utilities during execution of the work. Make connections in locations designated by owner. All plumbing connections between owner's utilities and the contractor's facilities shall be with industrial strength tubing or hose, or hard piped. Remove connections and all extensions of utilities at project completion. Owner will pay the cost of water and power consumed.
- B. Storage Space: Owner will provide limited storage space. Utilize part of the building space designated by owner for storage. Supply any additional temporary storage required for storage of equipment and materials for the duration of the project.
- C. Building Occupancy: The owner will ensure the work areas are not occupied during the entire remediation project. Coordinate all activities with the owner to ensure no conflicts with activities that may be occurring in the area during the scheduled work period.
- D. Working Hours will be from 8:00am till 5:00pm, Monday through Friday, unless additional hours and days are approved or requested by Owner.
- E. Parking is available at the project location. Park in areas designated by owner.
- F. Security: Maintain personnel on the site at all times when any portion of the work areas are open or not properly secured. Completely secure work areas at the end of each working day. Coordinate work area security with the owner.
- G. Segregation of Work Areas: Segregate the work areas from surrounding building areas with visual barriers for the duration of the work. Obtain owner's approval of materials to be used for segregation.

H. Pre-Job Damage Survey of Facility

1. Perform a thorough survey of all work areas at the project location with Owner prior to starting the work in order to document existing damage. Items identified on this list will not be the responsibility of contractor unless further damaged by contractor during execution of the project.
2. Consider any damage to property at the project location not identified in the pre-job damage survey as having resulted from execution of these work procedures and correct at no additional expense to owner.

I. Clean Up at Completion of Work

1. Dismantle and dispose of all construction barriers erected to isolate the work areas only after clearance for re-occupancy has been achieved.
2. Leave all areas visibly clean.

1.3 EXISTING CONDITIONS

- A. Existing conditions are reflected correctly to the best of owner's knowledge, modification to work shall be made as required at no additional expense to owner should minor conditions be encountered which are not exactly as indicated.
- B. Contractor is advised that the locations of all fungal contamination in the designated work areas may not have been completely identified and that contractor shall proceed with caution in all phases of the work. Additional fungal contamination may be uncovered during the course of the work. Owner may direct contractor to include this uncovered material in the work at an agreed upon price.

1.4 OBSERVATIONS

- A. Owner or consultant may observe the status and progress of the work for completeness and general compliance with the requirements of these remediation specifications.
- B. Contractor will notify owner or consultant at least four hours in advance of the need and readiness for observations. Do not proceed until such observations by owner or consultant are performed and/or have been given verbal approval to proceed.

2.0 SUBMITTALS

2.1 GENERAL

- A. Make submittals in a timely manner and at appropriate time to allow for review by owner or consultant. Revise and resubmit, as necessary. The work may not proceed until approved by Owner or consultant.

- B. Pre-job submittals can be reviewed on-site by owner or consultant prior to the start of work.

2.2 PRE-JOB SUBMITTALS

- A. Insurance certificate issued to owner by contractor's insurance carrier listing all coverage's required by the Owner. The owner and consultant shall be named as additional insured on all certificates.
- B. Any building permits as required by the applicable municipality for the construction or demolition work required during the progress of the work.
- C. Company or contractor license issued by the Texas Depart of State Health Services or documentation that such license is pending.
- D. Documentation that each employee to be utilized on the Project has had instruction on the hazards of fungal exposure, protective equipment, and on all aspects of work procedures and protective measures regarding fungus removal. This can be a statement from a company officer with a list of employees or individual employee statement letters.
- E. Certification that the air filtration system to be utilized meets the requirements of the Remediation Specifications.

2.3 POST-JOB SUBMITTALS

Submit the attached Certificate of Completion (SF-1) to the Owner upon completion of fungal remediation in the areas designated in the Remediation Specifications.

2.4 OWNER'S OR MOLD ASSESSMENT CONSULTANT REVIEW

- A. Partial submittals may be rejected for non-compliance with the remediation specifications.
- B. Review by owner or consultant does not relieve the contractor from responsibility for errors that may exist in the submitted data.
- C. Make revisions when required by owner or consultant and resubmit for review.

3.0 FUNGUS REMOVAL

3.1 GENERAL

- A. Perform all planning, administration, execution, and cleaning necessary to safely remove and dispose of fungal-contaminated material.
- B. Approval of or acceptance by owner or consultant of various construction activities or methods proposed by contractor does not constitute an assumption of liability either by owner or consultant for inadequacy or adverse consequences of said activities or methods.



3.2 WORK INCLUDED

- A. General items include but are not necessarily limited to:
 - 1. Coordination with owner for use of building utilities.
 - 2. Preparation of the work areas as specified in these specifications.
 - 3. Performance of incidental mechanical and electrical work necessary for conducting the work.
 - 4. Clean up of the work areas as specified elsewhere.
- B. Remediation Area. The following are the area requiring remediation under containment. See the attached diagram or document for location of affected areas in the building:
- C. Mechanical items include but are not limited to:
 - 1. Incidental mechanical work not specified herein but necessary for the successful execution of the work as set forth in the Remediation Specifications.
 - 2. Temporary mechanical work necessary to comply with Removal Work Procedures. Remove temporary mechanical work installed and correct any damage to property at completion of project.
- D. Electrical items include but are not limited to:
 - 1. Installation of temporary lighting and power necessary to perform the work of the remediation specifications. All tie-ins to the Owner's electrical system are to be performed by a licensed electrician. All materials and equipment required shall be:
 - a. Approved by Underwriters Laboratories and so labeled.
 - b. For wire and cable, marked as required by Article 310-10 National Electrical Code.


- c. Installed by mechanics skilled in their trades, working under the direct supervision of competent experienced foremen or superintendents.
 - d. Installed in compliance with all applicable Occupational Safety and Health Administration and city electrical codes.
- 2. Installation of Ground Fault Circuit Interrupter (GFCI) panels for contractor's equipment or use of UL-approved in -line systems.
 - 3. Decontaminate and remove all temporary lighting and other temporary electrical items after removal of fungal-contaminated material in the work areas. Correct any damage to property that is not part of fungus remediation.



3.3 DEFINITIONS

A. The following definitions pertain to these remediation specifications.

- 1. Air lock - A system for permitting ingress and egress with minimum air movement between a contaminated area and an uncontaminated area, typically consisting of two curtained doorways separated by a distance of approximately 3 feet, such that one passes thru one doorway into the airlock, allowing the doorway sheeting to close off the opening before proceeding through the second doorway, thereby preventing flow-thru contamination.
- 2. Critical Barrier - Seal applied to openings connecting work areas with adjacent spaces that will not be included in the containment. Examples of openings requiring critical barriers include, but are not limited to: HVAC vents and diffusers; doorways; windows; floor, wall, and ceiling penetrations; and air plenums.
- 3. Fixed or Immovable Objects - a unit of equipment or furniture in the work areas that cannot be removed from the work areas.
- 4. HEPA Filter - a High Efficiency Particulate Air (HEPA) filter capable of trapping and retaining 99.97 percent of particulate material of 0.3 microns or greater in size.
- 5. HEPA Vacuum - a vacuum equipped with a HEPA -filtration system.
- 6. HFU - HEPA filtering unit generally used to create a reduced air pressure within containment with the intake placed inside the containment and the exhaust directed to the outside atmosphere. Both the intake and exhaust are generally located within the containment when unit is operated in re-circulation mode for removal of airborne particulate after remediation work is completed but prior to final clearance testing.


- 
7. MSHA - Mine Safety and Health Administration.
 8. NIOSH - National Institute for Occupational Safety and Health.
 9. OSHA - Occupational Safety and Health Administration.
 10. Plastic Sheeting - Plastic sheet material of 6-mil. specified thickness used for protection of walls, floors, etc., and used to seal opening into the work areas.
 11. Removal - The act of removing contaminated materials from the structure under properly controlled conditions to a suitable disposal site.
 12. Work area - Area or areas of project, which will undergo remediation or are contaminated based on the scope of work.

3.4 QUALIFICATIONS FOR PERFORMANCE OF WORK

- A. The remediation contractor will maintain an on-site project superintendent/head foreman to direct fungus removal at all times work is in progress.
- B. Use only trained personnel experienced in removing fungus contamination in the work area.

3.5 PERSONNEL PROTECTION

- A. Prior to commencement of work, instruct all workers in the appropriate Procedures for personnel protection and fungus removal. Ensure that workers are knowledgeable in these procedures.
- B. Acknowledge and agree to sole responsibility for enforcing worker protection requirements at least equal to those specified in this Section.
- C. Provide workers with personally issued and marked respiratory equipment approved by NIOSH or MSHA for the type of work being performed.
- D. Provide sufficient cartridges for replacement, as necessary, when respirators with disposable cartridges are used.
- E. Provide respirator protection at all times during remediation of fungal contamination in the work areas. The minimum acceptable respiratory protection used for this project shall be the half-face respirators with combination N-95 particulate and organic vapor filter cartridges (protection factor of 10) for workers during HEPA vacuuming and wet wipe down of all areas in the work areas.
- F. Permit no visitors, except those authorized by Owner, in the work areas after commencement of cleaning in the work areas.

- 
- G. Leave reusable equipment, apparel and protection devices (excluding respirators) in the contaminated equipment room until the end of the remediation work, at which time such items shall be disposed of or decontaminated for reuse.

3.6 MATERIALS

- A. Plastic Sheeting - Utilize plastic sheeting of 6-mil. Minimum thickness in sizes to minimize the frequency of joints. Use of "spray-on poly" is not permitted.
- B. Tape - glass fiber or other tape capable of sealing joints of adjacent sheets of plastic and for attachment of plastic sheet to finished or unfinished surfaces under both dry and wet conditions.
- C. Cleaning solution - light detergent solution approved by the EPA in kitchen or food related areas.
- D. Other Materials - provide all other materials, such as lumber, nails and hardware that may be required to construct and dismantle the decontamination system and the barriers that isolate the work areas.

3.7 TOOLS AND EQUIPMENT

- A. Provide suitable tools for removal of fungal contamination:
 - 1. Air Purifying equipment - for exhausting HEPA filtered air to outside of building from Work Areas or internal re-circulation in the Work Areas. Verify that no internal air movement system or purification equipment exhausts contaminated air from inside the work areas into uncontaminated areas.
 - 2. Transportation - as required for loading, temporary storage, transit, and unloading of contaminated waste without exposure to persons or property.
 - 3. Half-Face Air Purifying Respirator (APR) Equipment - negative pressure, half-face air purifying respirators approved by NIOSH or MSHA with combination cartridges for particulate and organic vapor protection.
- B. The following tools are not suitable for fungal-contaminated material removal operations and are prohibited from the work areas:
 - 1. Utility Water Hose and spray Attachments

2. Brooms
3. Pressure washers.



3.8 GENERAL PREPARATION, REMOVAL, AND POST REMEDIATION ASSESSMENT PROCEDURES

A. General Work Areas Preparation:

1. Coordinate sequence of work area preparation with Owner or consultant to properly segregate work areas from areas that must remain fully or partially operational. Contractor shall get the Owner's or consultant approval of work areas enclosure, and personnel and equipment decontamination chambers, prior to start of abatement activities.
2. The work areas will include cleaning by HEPA vacuuming and wet wiping of all walls, cabinets, furniture and all existing contents. Once the rooms and all remaining contents in the work area have been cleaned, the areas that will not be included in the abatement activities will be covered with a minimum of one layer of 6-mil (or equivalent) polyethylene sheeting.
3. Install critical barriers over all openings in work area containments.
4. Place one layer of 6 mil plastic sheeting over floor.
5. One air lock will be installed per work area containment for access and egress.
6. Install fire extinguishers in Work Areas per NFPA recommendations and the requirements of OSHA Safety and Health Standards.
7. Maintain emergency and fire exits from the work areas.
8. Provide temporary power and lighting as necessary to maintain safe and comfortable work environment. Owner will supply normal water and electric utilities.
9. Set up barriers to prevent inadvertent entry of personnel into remediation area.

B. Removal of and cleaning of fungal contaminated materials:

1. Construct a sealed containment in accordance with Section 3.8 A of this document.
2. Place a minimum of one HEPA filtration negative air units continuously circulating under negative pressure within each work



area containment. If the containment exceeds 1,000 square feet additional 2000 Cubic feet per minute (CFM) HEPA filtration air units may be required per containment. Or additional HEPA filtration negative air units will be needed to filter the containment areas based on the cubic feet per minute (CFM) to achieve 100 air changes based on the square footage of the containment area or areas before clearance for re-occupancy can be achieved. The needed CFM is to be calculated by the remediation contractor.

3. The built-in cabinets/metal shelving shall be inspected for visible mold and cleaned, wet wiped and treated with an anti-fungal agent. All removed walls are to be wet wiped and treated with an anti-fungal agent. All other drywall to be removed will be as noted. All insulation in the remediation areas will also need to be removed.

C. Clean Up.

1. Clean visible dust from all exposed surfaces as visible dust will result in clearance testing failure.
2. Damp-wipe plastic sheeting on floor and roll up. HEPA- vacuum areas.
3. Clean all equipment used in the work areas prior to removal from Work Areas.
4. Notify Owner or Consultant or observation of cleaning to determine completeness.
5. Notify Owner or Consultant for collection of clearance air samples.

D. Post Remediation Assessment.

1. When notified by the Contractor that the Work Areas have been cleaned and damp-wiped and the containments of been removed, the consultant, if required by Owner, will visually survey the work areas for the presence of particulate matter on surfaces. The contractor will be required to conduct additional HEPA vacuuming and damp wiping if the work area is not adequately cleaned as determined by the consultant.
2. When cleaning is deemed complete by the consultant, he/she will collect clearance air samples to determine the effectiveness of the fungus removal and cleaning of the work area. Air sampling will be accomplished using spore traps (Air-O-Cell Cassettes or similar). The air samples will be submitted to an appropriate laboratory for analysis.
3. Air samples will be collected from the work area and from outside the building for comparison purposes. The results of the inside samples will be compared to the outside results. The cleanliness of the work



area will be considered acceptable if the inside fungal spore concentrations do not exceed the outside spore concentrations or as determined acceptable by the consultant.

4. Additional cleaning will be required by the contractor at his own expense if any work area does not pass clearance. Additional testing by the consultant will be conducted at the contractor's expense.

5. The contractors job will be considered complete when the consultant issues a passed clearance report to the Owner and contractor.

3.9 FIELD QUALITY CONTROL.

- A. The Owner or IAQ consultant will perform visual observations after final clean up to determine the presence of visible fungal contamination in the work areas.
- B. Perform additional cleaning at no additional expense to Owner, if based on the Owner or IAQ consultant's final visual observation, cleaning is determined to be inadequate.



