

Agenda Item: 8.

MEMORANDUM

TO: Programs, Projects and Operations Subcommittee
FROM: Heather Borkowski, Purchasing Agent
SUBJECT: Chalco Hills Park Residence
DATE: November 10, 2014

On October 24th, the Park Residence at Chalco Hills was vacated. At this time management evaluated the residence, with the intention to allow a staff member to move into it. During the evaluation, excessive amounts of mold, water damage and general disrepair were identified. The General Manager directed a mold remediation inspection and asked for cost estimates to return the residence to a state free of hazards. On November 4th, A1 Mold Testing and Granite Homes inspected the residence to provide professional estimates for repair. The results of the inspections are attached and optional plans to move forward are below. Note: The numbers below are estimates only and all Purchasing Policies will be adhered to before moving forward.

Option 1: Remediate all mold damage and build back.

- Mold Remediation = \$5,015
 - Build Back = \$33,400
 - Window Replacement = \$12,000
 - Appliances = \$2,500
 - Duct Cleaning = \$1,000
 - 10% Contingency = \$5,000
- Total = \$58,915

Option 2: Tear down Park Residence and replace with 1,600 ft² modular home.

- Tear Down = \$10,000
 - Modular Home Installation = \$240,000 (\$140/150 per ft²)
- Total = \$250,000

Option 3: Remove Park Residence entirely.

- Tear Down = \$15,000
- Total = \$15,000

Management feels there is a large benefit to having a staff member present, living on-site at Chalco Hills.

Management recommends that the Subcommittee recommend to the Board of Directors to implement Option 1, remediation of all mold damage and build back the Chalco Hills Park Residence.



A1 Mold Testing & Remediation Lincoln & Omaha Locations

3900 S 6th Street Suite 1
 Lincoln, NE 68502
 Office Phone: (402) 474-6653
 Cell Phone: (402) 560-6444
 Fax: (402) 421-2174
 info@a1moldtesting.com
Omaha: (402) 964-2080
 www.a1moldtesting.com

ORDER DATE 10/30/2014

CUSTOMER NO. CN 1483

COMPANY NAME: Papio NRD CLIENT NAME: Heather Borkowski ADDRESS: 8901 S 154th Street ADDRESS: Omaha NE 68138- PHONE: (402) 315-1720 ESTIMATE DATE: 11/5/2014 ESTIMATE NO: 2251 P.O. NUMBER: PREPARED FOR: Heather Borkowski ADDRESS: 8888 S 154th Street, CITY, ST & ZIP: Omaha, NE	CUSTOMER MESSAGE Thank you for giving us the opportunity to serve you. We appreciate your business and the confidence you have placed in us.
---	--

PRODUCT / SERVICE	QUANTITY UNITS	UNIT PRICE	DESCRIPTION	ETAX	STAX	TAX TOTALS	LINE TOTAL
Waste Removal	1 EA (s)	\$200.00	None	0	0	\$0.00	\$200.00
NOTES:							
sales tax	1 EA (s)	\$275.83	None	0	0	\$0.00	\$275.83
NOTES: 5.5%							
Basement Bedroom							
Containment	1 EA (s)	\$75.00	None	0	0	\$0.00	\$75.00
NOTES:							
Air Scrubber	3 Days	\$135.00	None	0	0	\$0.00	\$405.00
NOTES:							
Project	1 EA (s)	\$1,400.00	None	0	0	\$0.00	\$1,400.00
NOTES: See scope of work.							
Basement Family Room							
Containment	1 EA (s)	\$150.00	None	0	0	\$0.00	\$150.00
NOTES:							
Air Scrubber	3 Days	\$135.00	None	0	0	\$0.00	\$405.00
NOTES:							
Project	1 EA (s)	\$1,000.00	None	0	0	\$0.00	\$1,000.00
NOTES: See scope of work.							
Basement Storage Room							
Project	1 EA (s)	\$300.00	None	0	0	\$0.00	\$300.00
NOTES: GUN ROOM - See scope of work.							
Hallway Bathroom							
Containment	1 EA (s)	\$75.00	None	0	0	\$0.00	\$75.00

ESTIMATE

NOTES:

Air Scrubber	3 Days	\$135.00	None	0	0	\$0.00	\$405.00
--------------	--------	----------	------	---	---	--------	----------

NOTES:

Project	1 EA (s)	\$600.00	None	0	0	\$0.00	\$600.00
---------	----------	----------	------	---	---	--------	----------

NOTES: See scope of work.

PRE-TAX SUBTOTAL	\$5,290.83	ORDER TOTAL	\$5,290.83
TOTAL TAXES	\$0.00	TOTAL PAYMENTS	
		TOTAL DUE	\$5,290.83

Property Proposal Details

The proposed scope of work for the remediation will include but not be limited to:

BASEMENT BEDROOM

1. Setting up containment using 6 mil poly barriers.
2. Installing an air scrubber to create a negative pressure to prevent cross contamination.
3. Removing the carpet, carpet padding, and any affected tack strip.
4. Removing the ceiling.
5. Removing the base trim boards on the east, west, and north walls.
6. Removing the affected drywall on the east, west, and north walls at a height of two feet with the exception of underneath the windows as the drywall might have to be removed to the height of the window.
7. Removing any affected insulation.
8. HEPA vacuuming all surfaces within the containment.
9. Detergent cleaning the exposed framing members.
10. Wet wiping all surfaces within the containment.
11. Coating any affected framing members with Fosters 40-25 Fungicidal Protective Coating.

BASEMENT STORAGE ROOM (GUN ROOM)

1. Removing the O.S.B. along the south wall.
2. HEPA vacuuming the framing and foundation walls.
3. Detergent cleaning the framing and foundation walls.

BASEMENT FAMILY ROOM

1. Setting up containment using 6 mil poly barriers.
2. Installing an air scrubber to create a negative pressure to prevent cross contamination.
3. Removing the base trim board from the north wall.
4. Removing the affected panling from the north wall.
5. Removing any affected insulation.
6. HEPA vacuuming all surfaces within the containment.
7. Detergent cleaning the exposed framing members.
8. Wet wiping all surfaces within the containment.

9. Coating any affected framing members with Fosters 40-25 Fungicidal Protective Coating.

MAIN LEVEL HALLWAY BATHROOM

1. Setting up containment using 6 mil poly barriers.
2. Installing an air scrubber to create a negative pressure to prevent cross contamination.
3. Removing the sink and vanity.
4. At this point we will assess the condition of the sub flooring and the wall behind the vanity. We will either remove the affected sub flooring or a change order to this scope of work will be made at that time.
5. Removing any affected drywall behind the vanity as necessary.
6. HEPA vacuuming all surfaces within the containment.
7. Detergent cleaning the exposed framing members.
8. Wet wiping all surfaces within the containment.
9. Coating any affected framing members with Fosters 40-25 Fungicidal Protective Coating.

I estimate that this project will take 3 - 5 days to complete.

This proposal does not include build back or reconstruction costs.

Questions regarding the proposal may be directed to Dave Bayne - General Manager.

Respectfully submitted,

David W. Bayne - CIE, CMRS, CLR
General Manager



CREDENTIALS

Certified Indoor Environmentalist through the American Council for Accredited Certification (Formerly the American IAQ Council)

Certified Mold Remediation Supervisor through the American Council for Accredited Certification (Formerly the American IAQ Council)

Certified Mold Remediator through the American Council for Accredited Certification (Formerly the American IAQ Council)

Certified EPA Lead Renovator, Repair, Painting Tech

Clandestine Meth Lab Decontamination Contractor

40 Hour HAZWOPER

Member of the Better Business Bureau of Southeast Nebraska

Member of the Indoor Air Quality Association

Affiliate member of the Realtors Association of Nebraska

Affiliate member of the Realtors Association of Lincoln

Affiliate member of the Omaha Board of Realtors

Member of NP Dodge Service Network

Member of the CBS Home Real Estate Service Network

Member of Lincoln Independent Business Association

Member of Home Builders Association of Lincoln and Remodelers Council

ENPRO Environmental Consulting Affiliate - Kailua, HI.

From: Granite Homes and Remodeling

License # 93112

17614 R St Omaha, NE 68135

Richard D. Guy (402-210-3690)

This estimate was based on a visual assessment¹ of repairs needed and is largely made up of middle range cost allowances. Additional cost may occur after demolition and inspection.

Exterior:

Because of grading issues in the back of the house, the deck will need to be removed with a planned replacement of a concrete patio. The covered roof area will be saved in this process, but expose wiring will need to be replaced with wiring running in conduit to pass code. Cost including materials and labor of **\$3,850.00**.

Replacement of 3 garage door panels and garage door trim in the center column between the garages and reinstall 1 piece of siding on the west end of the house. Cost including materials and labor of **\$1,155.00**.

Replace existing double front door with a single 3' door with two 12" sidelights. Cost **allowance** including materials and labor of **\$2,550.00**.

Interior main floor:

Remove existing carpet and pad and replace approx. 120 yards of new carpet and pad. Cost **allowance** including materials and labor of **\$5,300.00**

Paint ceilings with 1 coat and walls with 2 coats. Cost including materials and labor of **\$3,275.00**.

Paint existing woodwork and doors with 1 coat primer and 2 coats finish. Cabinets not included in costs. Cost including materials and labor of **\$2,970.00**. Option to stain new woodwork at the same cost.

Option to replace existing doors and trim work with new stainable doors and trim. Cost including materials and labor of **\$5,920.00**.

Option to replace existing Kitchen cabinets, counter tops and back splash. Cost **allowance** including materials and labor of **\$11,000.00**

Replace existing master bathroom with new fiberglass 30" x 32" shower unit, 30" vanity and top, toilet, faucet, shower valve and shower trim, vinyl flooring and trim. Cost **allowance** including materials and labor of **\$6,500.00**.

Replace existing hall bathroom with new 30" vanity and top, vinyl flooring and trim. Cost **allowance** including materials and labor of **\$1,750.00**.

Option to use ceramic tile in bathrooms instead of vinyl. Cost **allowance** including materials and labor of **\$550.00**.

Interior basement:

Remove all flooring and ceilings, approx. 1600 sq. ft. Remove all exposed electrical wiring and re-wire per code for existing mechanicals in furnace room including 3 pull chain lights. Remove all walls, approx. 366 linear foot, including electrical wiring and plumbing fixtures. Cost including materials and labor of **\$6,640.00**.

Thank You,

Richard D Guy