Agenda Item: 9.

MEMORANDUM

TO: Programs, Projects and Operations Subcommittee

FROM: Heather Borkowski, Purchasing Agent

SUBJECT: Chalco Hills Park Residence

DATE: December 1, 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. This helps to deter theft and vandalism with the large amount of equipment and facilities we have on-site. In discussions with the U.S. Army Corps of Engineers, there is nothing in our lease of the land that requires having a resident on-site.

In discussions with other local entities, there are several local parks and recreation areas that do have on-site caretaker residences. This includes Walnut Creek – City of Papillion and eight City of Omaha parks to include Hummel Park, Seymour Smith Park, NP Dodge Park, Zorinsky Park, Cunningham Park, Levi Carter Park, Benson Park, and Tranquility Park. Many of the State Parks, Recreation Areas and Historical Parks have on-site caretakers in housing. The State locations in our vicinity that have on-site residents are Eugene T. Mahoney SP, Platte River SP, Louisville SRA, Two Rivers SRA, Arbor Lodge SHP and Fremont SRA.

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 in an amount not-to-exceed $58,915.
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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.

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. Installed 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.

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.

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 assessment 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