

Cost Estimate and Proposal Asbestos Abatement

(APC Project # 16-289)

Prepared For:

Pensco Trust
Mr. Gary Bahlkow

Project Location:

42 Lafayette Street
Portland, Me 04102

From:

Kris Rickett
Vice President
Abatement Professionals Corp
590 County Rd Suite #2
Westbrook, Maine 04092
207-773-1276

October 24, 2016

October 24, 2016

Pensco Trust
FBO Gary Bahlkow
42 Lafayette Street
Portland, Me 04102

Dear Mr. Bahlkow;

Abatement Professionals has been a leader in the asbestos/lead abatement and indoor air quality industry in Maine since 1981. The cornerstone of our company's philosophy is the concept that an informed consumer is an important partner in the successful management of any environmental remediation project.

Abatement Professionals is a family-owned construction and environmental business going back six generations, giving us the experience and craftsmanship to deal with the details and difficulties inherent in environmental remediation efforts. Our fully insured and bondable professional staff at Abatement Professionals is committed to providing creative engineering, design and operational solutions that work to meet our client's asbestos/lead abatement and indoor air quality needs.

The enclosed information has been assembled so that you can have a better understanding of the industry. We encourage you to ask us questions and to contact any of our clients regarding our professionalism, price and overall response. Our commitment is to a safe and healthful environment, satisfied customers, quality service and competitive pricing.



Sincerely,

Kris Rickett
Vice President

October 24, 2016

Pensco Trust
FBO Gary Bahlkow
42 Lafayette Street
Portland, Me 04102

Dear Mr. Bahlkow;

This letter is in response to the asbestos inspection conducted by Kris Rickett, Maine Asbestos Inspector AI-0606, on October 10, 2016 at 42 Lafayette Street, Portland Maine.

Project Overview:

The building is a multi unit residential structure. You will be doing extensive renovations to the building. We conducted a complete renovation impact survey of the property. The kitchen and bathroom floors on the 1st floor came back with positive flooring that contains asbestos. There is approximately 300 square feet of flooring to remove. The kitchen floor has 4 layers to it and the positive layer is 2 layers down.

My Recommendation is as Follows:

I am recommending that we remove of the asbestos insulation from the boiler and pipes using a full poly containment. Reduced air pressure, 3 chamber decontamination unit contiguous to the work area, wet removal and cleaning, proper disposal at a licensed landfill, air clearance sampling to achieve compliance with Maine DEP Chapter 425 rules, followed by tear down and demobilization from the site. The entire project will take 2 to 3 days to complete.

Breakdown of costs

- | | |
|---|------------|
| ➤ Removal and disposal of asbestos from kitchen and bath floors | \$ 5225.00 |
| ➤ Maine DEP Permit Fee | 125.00 |
| ➤ Visual Evaluation and Air Clearance | 475.00 |

Total: \$5,825.00

The Department of Environmental Protection requires a 10 calendar day notification for all projects > 3 ln. /sq. ft.

The State of Maine DEP has issued regulations requiring independent air clearances for most interior abatement projects > 100 ln. /SqFt, combined.

*****Estimates Are Valid For 30 Days*****

The following general engineering controls will be implemented for friable asbestos in the work area per the contractor's state licensed design plan and/or a previously submitted independent engineering design. Other specific controls will be employed as needed per the on-site supervisor.

1. Establish asbestos abatement control zone.
2. Install critical barriers on doorways, windows, vents and penetrations.
3. Construct poly containment covering uncontaminated walls, floors & ceilings as prescribed by law for friable asbestos.
4. Construct contiguous 3-chamber worker/material.
5. Install HEPA exhaust units and establish reduced pressure at -.02 inches water/barometric.
6. Conduct gross removal using wet methods and amended water.
7. Conduct fine cleaning/visual inspection clearance by state licensed supervisor or independent air monitor.
8. Conduct area clearance air samples according to State of Maine DEP criteria for projects over 3 sq. ft./ln. Ft. independent clearances for projects over 100 sq. ft./ln. Ft. combined.
9. Air clearance sample(s) to be analyzed by an independent laboratory/air analyst.
10. If EPA clean air criteria of <. 010 f/cc of air is achieved, dismantle containment. If not achieved begin at #7.

Payment Terms: 1/3 deposit upon acceptance of this proposal, balance upon completion

I trust this information is sufficient for your asbestos abatement planning needs. We look forward to serving you and stand committed to a safe and healthful Maine environment and should you have any further questions or concerns please feel free to contact me.

Sincerely,

Kris Rickett
Vice President

CONTRACT FOR ASBESTOS REMOVAL

Abatement Professionals Corporation (hereinafter referred to as APC), of Westbrook, Maine, hereby agrees to perform the following services for:

Pensco Trust

(HEREINAFTER REFERRED TO AS THE "CLIENT")

1. Pre-cleaning and abatement and disposal of asbestos only. APC hereby agrees to abate asbestos from the following area(s) in the building located at:

42 Lafayette Street

Portland, Maine

(SEE PROPOSAL LETTER DATED 10/24/2016 FOR MORE DETAILS)

2. APC also agrees to pre-clean stationary fixtures and horizontal surfaces of building components currently located within the asbestos control area that have been previously documented to be contaminated by the deterioration or presence of asbestos.
3. After the abatement of < 100 sq./ln. Ft. of friable or 500 sq. ft. potentially friable asbestos and pre-cleaning of the building components located in the designated areas, APC, agrees to provide the "client" with a statement from a qualified, independent laboratory verifying that the air quality in the control area is within the environmental protection agency's guidelines to < .010 fibers of asbestos/cc of air. Projects > 100 sq./ln. Ft. friable or 500 sq. ft. potentially friable will be cleared by an independent air monitor according to State DEP criteria with the cost assumed by the owner is not a part of this agreement.
4. APC agrees to perform all services according to applicable state, local and federal statutes and regulations.
5. The "client" agrees to make vehicle parking, water to the worksite and to maintain adequate, clear access to the control area and specific removal locations.
6. The "client" agrees to make certain there is adequate power on site through-out the duration of the project and provide a licensed electrician (if needed) to connect or disconnect temporary panel (s) supplied by APC. (additional cost may be needed if temporary power sources are needed)
7. The "client" understands that some minor paint damage and/or staple holes may occur from the disassembly of the containment and restoration is not the responsibility of the contractor unless specifically indicated.
8. The "client" understands and agrees that it is impossible for the contractor to determine the condition of pipes, boilers, other metal surfaces, building components, etc. Therefore, this proposal is based on the assumption that all surfaces are in good condition. APC assumes no responsibility or liability for the direct or consequential damage arising from the aggravation of existing latent defects in pipes, boilers, other surface areas, building components, etc. During the asbestos abatement process.

9. The “client” understands and agrees that this proposal is for the abatement of the aforementioned asbestos containing material that was visible and in areas that were readily accessible at the time of the original inspection. This proposal does not include asbestos material uncovered or found subsequent to the original inspection of for asbestos material not readily identifiable. Abatement Professionals assumes no responsibility for asbestos containing materials inside boilers, furnaces, etc. that are not demolished as part of this agreement. Abatement Professionals further recommends that previously insulated systems, boilers and furnaces not be operated after the removal of insulation unless reinsulated and therefore assumes no liability for any damages arising out of or due to the operation of un-insulated systems. APC will not restart any mechanical system unless stipulated in the agreement.
10. The “client” is responsible for draining all mechanical systems to be removed and/or replaced and to flush and properly dispose of all hazardous or toxic materials found within the system, except for asbestos.
11. The “client” agrees to reimburse APC for any reasonable costs incurred by the contractor due to the cancellation of this agreement and any costs associated with the collection of past due invoices billed to the owner for completed work.
12. The “client” agrees to pay APC, upon verification of the completion of work at, **42 Lafayette Street, Portland, Maine**, the following sum:

Breakdown of costs

➤ Removal and disposal of asbestos from kitchen and bath floors	\$ 5225.00
➤ Maine DEP Permit Fee	125.00
➤ Visual Evaluation and Air Clearance	475.00

Total: \$5,825.00



Signed: _____
dated: _____

Kris Rickett
Vice President