

**Cost Estimate and Proposal  
Asbestos Abatement**

**(APC Project # 18-066)**

**Prepared For:**

Mr. Chris Wilson  
Les Wilson and Sons  
161 Warren Avenue  
Westbrook, Me 04092

**Project Location:**

**5 Salem Street  
Portland, Maine**

**From:**

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

**February 23, 2018**

February 22, 2018

Mr. Chris Wilson  
Les Wilson and Sons  
161 Warren Avenue  
Westbrook, Me 04092

Dear Chris;

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

February 22, 2018

Mr. Chris Wilson  
Les Wilson and Sons  
161 Warren Avenue  
Westbrook, Me 04092

Dear Chris;

This letter is in response to the asbestos inspection conducted by Kris Rickett, Maine Asbestos Inspector AI-0606, on February 20, 2018 at 5 Salem Street in Portland.

**Project Overview:**

The structure is a multiple unit residential facility that has fallen into condemned status. The building will be torn down. We conducted a demolition impact survey of the site for you.

The survey shows that all of the interior building materials do not contain asbestos. The basement holds approximately 150 linear feet of thermal system insulation which contains asbestos. The exterior of the building has approximately 2600 square feet of asbestos asphalt based siding. The removal of the siding and the pipe insulation are regulated by the Maine DEP and must be removed prior to demolition occurring. The basement needs to be cleaned out of the debris before we can abate the asbestos. I have added a line item for the building cleanout.

**My Recommendation is as Follows:**

I am recommending that we clean out the basement and abate the exterior siding and the interior pipe insulation.

**Breakdown of costs**

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. Conduct gross removal using wet methods and amended water.
6. Conduct fine cleaning/visual inspection clearance by state licensed supervisor or independent air monitor.
7. 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.
8. Air clearance sample(s) to be analyzed by an independent laboratory/air analyst.
9. 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: Matt Bemis

**(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:  
**5 Salem Street  
Portland, Maine**  
**(SEE PROPOSAL LETTER 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: **5 Salem Street, Portland, Maine**, the following sum:

**Breakdown of costs**

Signed: \_\_\_\_\_  
Dated: \_\_\_\_\_

Kris Rickett  
Vice President

 Sign here