



Proposal#: HRS24-035P

PROPOSAL / AGREEMENT

December 12, 2024
Pat Roemer
Sr. Construction Manager
16025 Table Mountain Pkwy.
Suite 100
Golden, CO. 80403
Dear: Pat Roemer,

Sent Via: PatRo@mckinstry.com
Project Name: 129 Kansas Ave. Remodel
Project Address: 129 Kansas Ave.
Walsenburg, CO. 81089

On behalf of HRS Restoration Services, (“HRS”) I would like to thank you for the opportunity to provide McKinstry (“Client”) this proposal on the above referenced project at the Project Address (“Premises”). It is our desire to provide you with a quality solution for your project. As a highly qualified contractor, we feel our experience, financial fortitude and contracting capabilities enable us to deliver you a professionally completed project.

Original Scope of Work:

To remove and dispose of the following asbestos containing materials:

- 800 SF of wall and ceiling plaster
- 30 SF of linoleum
- 5293 SF of panel adhesives (drywall scraping/cleaning included)

These materials will be removed in multiple containments using proper PPE, wet methods (airless sprayers with amended water), and full containment engineering controls adhering to CDPHE Regulation 8.

Unit Pricing for additional material removal within existing containment:

- Plaster Ceilings-\$20/SF
- Plaster Walls-\$17.50/SF
- Panel Adhesives (drywall scraping/cleaning included)-\$12.50/SF
- Linoleum-\$15.00/SF
- Hanger Penetrations-\$85.00 EA
- Drywall-\$10.00/SF
- Contaminated Ceiling Tile/Grid-\$7.50/SF

Cost for original scope: Sixty-Nine Thousand Four Hundred Fifty Dollars (\$69,450.00)

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Add Alternate #1-Additional wall paneling:

Basement: 368 SF

1st Floor: 3,914 SF

2nd Floor: 176 SF

Total: 4458 SF (approximately 2600 SF of this is included in the original scope)

Cost: Twenty-Three Thousand Two Hundred Twenty-Five Dollars (\$23,225.00)

Add Alternate #2- Additional crawlspace abatement (will tunnel from the existing basement containment to the crawlspace and set up inside the crawlspace as well):

35 LF of air cell/mag block removal and 160 SF of soil clean to include all gross visible debris and top 2" of soil.

Cost: Thirteen Thousand Eight Hundred Seventy-Five Dollars (\$13,875.00)

Add Alternate #3- Misc. basement room additional wall/ceiling plaster:

Ceilings: 572 SF

Walls: 200 SF

Cost: Fourteen Thousand Nine Hundred Forty Dollars (\$14,940.00)

Add Alternate #4- Eight 32" X 32" penetrations in the 2nd floor ceiling (approximately 20" high ceilings)

Cost: Two Thousand One Hundred Twenty Dollars (\$2,120.00)

Add Alternate #5- Six additional 32" X 32" ceiling penetrations (3 in the basement and 3 on the 1st floor)

Cost: One Thousand Seven Hundred Sixty Dollars (\$1,760.00)

Add Alternate #6- 1056 SF of additional plaster walls on the 2nd floor stage area

Cost: Eighteen Thousand Four Hundred Eighty Dollars (\$18,480.00)

Add Alternate #7- Holes created through plaster ceiling on 2nd floor for hangers (16 total)

Cost: One Thousand Three Hundred Sixty Dollars (\$1,360.00)

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Add Alternate #8- Basement stairwell paneling and drywall removal

Cost: One Thousand Five Hundred Dollars (\$1,500.00)

Add Alternate #9- Removal and disposal of boiler unit (if positive for ACM). This pricing includes a second mobilization because the boiler cannot be tested until it can be shut down.

Cost: Twelve Thousand Five Hundred Dollars (\$12,500.00)

Total of all Add Alternates:

Cost: Eighty-Nine Thousand Seven Hundred Sixty Dollars (\$89,760.00)

Total of Original contract plus all Add Alternates:

Cost: One Hundred Fifty-Nine Thousand Two Hundred Ten Dollars (\$159,210.00)

Proposal Terms:

1. The costs for labor, material, equipment, permits, and applicable taxes are included in the specified Scope of Work.
2. HRS shall comply with all applicable federal, state, and local laws.
3. Site conditions at the Premises must be reasonably like those at the time of inspection.
4. HRS shall be entitled to rely on its reasonable interpretation of existing conditions of the Premises based upon Client-provided information.
5. The Cost excludes all delays to completion of the Scope of Work. Delays may result in an increase in Cost.
6. Air monitoring for HRS staff per Federal, State, and local regulations is included in the Cost. Any additional air monitoring, whether required by Client or a third-party, will be an additional cost paid by the Client unless specified as an inclusion in the Scope of Work.
7. Final air clearances are not included in the Cost unless specified as an inclusion in the Scope of Work.
8. The Cost is based on HRS normal working hours. Any overtime required by Client will constitute an additional cost unless specified as an inclusion in the Scope of Work.
9. The Cost includes a single mobilization to the site unless specified as an inclusion in the Scope of Work.
10. Client to provide HRS with adequate power, water, parking, and storage space at the Premises unless specified as an inclusion in the Scope of Work.
11. Utility connections must be located adjacent to the work area at the Premises and well-suited to HRS's needs.

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12. Removal & disposal of any Regulated Building Materials (RBMs) or Universal Waste is not included in the Cost. Any RBM or Universal Waste removal will be an additional cost paid for by the client unless specified as an inclusion in the Scope of Work.
13. If lead containing paint or other lead containing materials are a part of the project, HRS will follow the EPA Renovation, Repair, & Painting (RRP) regulations. The intent of the project is not to remove lead, or leave the project lead free.
14. All waste is assumed to contain less than 5.0 ppm or greater lead content by Toxic Characteristic Leaching Procedure (TCLP). If waste TCLP exceeds the 5.0 ppm threshold, additional costs will occur unless specified as an inclusion in the Scope of Work.
15. If the property was built prior to 1978 please follow the link at the end of this line item, read the pamphlet, and return the signature page of the EPA's The Lead Safe Certified Guide to Renovate Right Pamphlet. If you prefer not to sign and return the signature page, you can acknowledge you have read and understand the EPA Renovate Right Pamphlet by signing this Proposal agreement.
<https://www.epa.gov/sites/default/files/documents/renovaterightbrochure.pdf>
16. All non-stationary items are to be removed from the work area by Client prior to the start of the work unless otherwise noted in the Scope of Work.
17. HRS shall not be liable for any damage to items left in the work area.
18. All HVAC systems within containment areas must be shut down and locked out by Client unless specified as an inclusion in the Scope of Work.
19. HRS will employ reasonable efforts to minimize damage to surface and work areas, and Client agrees HRS shall not be liable for any damage from the construction of containments required to perform the Scope of Work.
20. Client agrees that HRS has been given permission by the Client to enter the Premises, perform the Scope of Work, use any plans or drawings of the project, and Client agrees to hold harmless and defend HRS, its employees, owners, directors, officers, agents, and representatives for any and all claims, damages, costs, and expenses that result from the performance of the Scope of Work in the absence of gross neglect or willful misconduct by HRS.
21. Client expressly authorizes HRS to sign any required disposal forms on behalf of the Client or generator for any waste removed from the Premises.
22. The Scope of Work is specific and does not include any unforeseen conditions or contingencies at the Premises. Additional work, if required, will be priced separately.
23. This proposal may be withdrawn or modified for any reason if not accepted within sixty (60) days of the date of this proposal.
24. Payment and performance bonds are not included in this proposal unless specified as an inclusion in the Scope of Work.
25. All invoices are due upon receipt except as noted in the Terms & Conditions.
26. Any changes by the client, consulting firm, or any government agencies in work methods, regulated areas, or containment types other than those expressly described in the Scope of Work are not included in the pricing.

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By signing this Proposal/Agreement, Client acknowledges they have read, understand, and authorize this agreement and the following terms and conditions in its entirety including, without limitation, the indemnity provisions set forth herein. ***No work will commence until Proposal / Agreement has been fully executed by HRS & the Client.***

Sincerely,

Mike Campton

Mike Campton
Project Manager / Estimator

HRS Execution

Client Acceptance / Execution

Date

Name: _____

Title: Chair, Board of County Commissioners

Date: December 17, 2024

Please provide billing address, and email if different than above:

Huerfano County, 401 Main Street, Suite 201, Walsenburg, CO 81089 - finance@huerfano.us