

**CITY COUNCIL RESOLUTION NO. 2021-142**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA AUTHORIZING THE EXECUTION OF A CONTRACT WITH C & K OF LAKE CITY, INC., DOING BUSINESS AS SERVPRO OF COLUMBIA AND SUWANNEE COUNTIES FOR THE REMEDIATION OF MOLD FROM THE FIRST FLOOR OF THE CITY HALL BUILDING; PROVIDING FOR A CONTRACT PRICE NOT TO EXCEED \$34,292.35; PROVIDING FOR THE EXECUTION OF THE CONTRACT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Lake City, Florida (hereinafter the "City") requires the remediation of mold located on the first floor of the City Hall (hereinafter the "Project"); and

**WHEREAS**, Section 2-178(g)(2) of the City Code permits the City to enter into a contract for the acquisition of services and commodities excepting the necessity of competitive bidding when there is a finding that competitive bids are not feasible; and

**WHEREAS**, the City Council finds that an emergency need for the professional mold remediation exists due to the information gathered in the *Mold Assessment Report*, attached hereto as "Exhibit A"; and

**WHEREAS**, the city administration recommends that the Project be awarded to C & K of Lake City, Inc., d/b/a: Servpro of Columbia and Suwannee Counties (hereinafter "Servpro"); and

**WHEREAS**, the City Council finds that it is in its best interest to accept Servpro's proposal and to contract with Servpro for the services pursuant to the terms, provisions, conditions, and requirements of the contract, a copy of which is attached as "Exhibit B" (hereinafter the "Contract").

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are all true and accurate and are incorporated herein and made a part of this Resolution.

**Section 2.** The City hereby accepts the proposal of Servpro and authorizes the execution of the Contract with Servpro.

**Section 3.** The City Manager and City Attorney are authorized to make such reasonable changes and modifications to the Contract as may be deemed necessary to be in the best interest of the City and its citizens. Provided however, that any such changes or modifications shall not cause the payment to Servpro to exceed the Contract pricing. The Mayor is authorized and directed to execute and deliver the Contract in the name of, and on behalf of, the City with such changes, amendments, modifications, omissions, and additions made by the City Manager and City Attorney. Execution by the Mayor and Servpro shall be deemed to be conclusive evidence of approval of such changes, amendments, modifications, omissions, and additions.

**Section 4.** Effective Date. This resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** at a meeting of the City Council this \_\_\_\_ day of September 2021.

**CITY OF LAKE CITY, FLORIDA**

By: \_\_\_\_\_  
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND  
LEGALITY:

By: \_\_\_\_\_  
Audrey E. Sikes, City Clerk

By: \_\_\_\_\_  
Frederick L. Koberlein, Jr.,  
City Attorney



## MOLD ASSESSMENT REPORT



**PREPARED FOR:**

CITY OF LAKE CITY - CITY HALL

**INSPECTION SITE:**

205 NORTH MARION AVENUE | LAKE CITY, FL 32055

**INSPECTED BY:**

DERICK FISHER, CMI, CRIE, MRSA3520



INSPECTIONS



TESTING



CONSULTATION



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INTRODUCTION & SCOPE OF SERVICES

Per your authorization, on August 25, 2021 at 11:00 am, Luce Air Quality conducted a mold assessment. The purpose of our assessment is to determine the sources, locations, and extent of mold growth in a building and to determine the condition(s) that caused the mold growth. Luce Air Quality performs an assessment where suspect mold, hidden or visible, exists for the purpose of determining the need for a Remediation protocol. The inspection and sampling was conducted prior to any known remedial activities. The scope of services for this assessment included but were not limited to:

- Observation of the interior of the property to identify visual damage, potential exposure pathways, and conditions conducive to mold growth.
- Collection of background information on the building and building systems, including any history of mold and moisture problems.
- On-site survey for moisture dynamics and HVAC operation (including moisture and psychrometric measurements).
- Collection and analyses of ambient bioaerosol samples and/or suspect fungal growth samples.

\*Every component of the scope of services, shown above, may be considered optional since even some of the most basic steps may not be needed for certain well-defined situations.

Luce Air Quality conducted this inspection in general accordance with the following standards and guidance documents:

- ASTM D7338:14, the Standard Guide for Assessment Of Fungal Growth in Buildings
- AIHA, The Recognition, Evaluation, and Control of Indoor Mold
- Bioaerosols: Assessment and Control
- IICRC S520, the Standard for Professional Mold Remediation

These methodologies are described as representing the best practices for conducting a mold assessment of a property for the purpose of identifying active mold growth and conditions likely to support mold growth. It is noted that there is a possibility that, even with the proper application of such methodologies and practices, there may exist in the inspection site conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. No other warranties are implied or expressed.

## VISUAL OBSERVATIONS

The visual site inspection is the single most valuable investigative tool for the mold assessment. It consists of determining the presence of visible mold, visible water damage, excessive moisture, musty odors, etc. The visual site inspection also includes identifying areas that have the potential for mold growth that can be addressed early enough to prevent a mold or moisture problem.

It is important to note that sampling visible mold growth and analyzing it at a third party laboratory is often unnecessary. Several industrial hygiene associations as well as government agencies agree that it is unnecessary to sample or test materials with visible mold growth. Instead of testing building materials with visible mold, Luce Air Quality chooses to thoroughly document the damage.

The table below lists areas within the inspection site that had mold and moisture problems and/or conditions conducive to mold growth. Please also refer to the Inspection Site Photo Report to identify the referenced photo numbers.

LOCATION	DESCRIPTION	PHOTO NUMBER
City Clerk Office	- The HVAC thermostat was set to "fan on" instead of the recommended "fan auto".	10
Office 113	- Visible mold growth was observed on the office contents.	14
Office 112	- Visible mold growth was observed on the office contents.	18
City Clerk Reception	- Visible mold growth was observed on the office contents. - Visible mold growth was observed on the door.	21, 24, 30
Storage	- Discoloration was observed on the ceiling tiles.	22
Entry	- Visible mold growth was observed on the ceiling tiles. - Wooden baseboards were observed to be separating in the entry. - Failing weather stripping was observed around the exterior door.	27, 29, 32
Air Handling Unit (AHU) Closet (36)	- Visible mold growth was observed on the closet door in the entry. - Visible mold growth was observed on the wall. - Water damage staining and visible mold growth was observed on the ceiling and wall. - Visible mold growth was observed behind the AHU on the wall. - Visible mold growth was observed inside the AHU 1.	33, 34, 36, 38, 40
Kitchen	- Visible mold growth was observed on the door and on the drywall. - Ceiling panel in the kitchen was missing. - Water damage staining and visible mold growth was observed in the cabinetry. - Visible mold growth was observed on the drywall behind the refrigerator.	49, 50, 51, 52, 54, 56
Men's Room	- Visible mold growth was observed on the wall. - Visible mold growth was observed on the wall behind the toilet (behind the wallpaper).	61, 64, 65
Ladies Room	- Visible mold growth was observed on the drywall (behind the wall paper) at the entry to the ladies room. - Visible mold growth was observed on the drywall. - Water damage staining was observed inside the cabinetry.	67, 71, 73

## VISUAL OBSERVATIONS

LOCATION	DESCRIPTION	PHOTO NUMBER
Customer Service	<ul style="list-style-type: none"><li>- Failing weather stripping was observed around the exterior door.</li><li>- Water damage staining was observed on the ceiling tiles.</li></ul>	91 & 93
Vault Hallway	<ul style="list-style-type: none"><li>- Visible mold growth was observed on the wall.</li><li>- Visible mold growth was observed on the doors.</li><li>- Visible mold growth was observed on the ceiling and wall of closet 1 in the vault hallway.</li><li>- Visible mold growth was observed on the wall and ceiling of closet 2 in the vault hallway.</li><li>- Visible mold growth was observed on the vault hallway contents.</li></ul>	98, 100, 101, 103, 105
Janitor Area	<ul style="list-style-type: none"><li>- Improperly sized drywall penetration was observed around the electrical wiring.</li></ul>	117
Janitor Hallway	<ul style="list-style-type: none"><li>- Water damage staining and visible mold growth was observed on the ceiling.</li><li>- The attic was open to the hallway.</li><li>- Failing AHU refrigerant line insulation was observed above the janitor hallway ceiling.</li></ul>	120, 122, 123
Finance Work Area	<ul style="list-style-type: none"><li>- Water damage staining was observed on the ceiling tiles.</li></ul>	126
Finance Hallway	<ul style="list-style-type: none"><li>- Visible mold growth was observed on the window ledge.</li><li>- Failing drywall was observed around the window.</li></ul>	130 & 132
Janitor Closet	<ul style="list-style-type: none"><li>- Water damage staining and visible mold growth was observed in the closet.</li></ul>	134

## VISUAL OBSERVATION CONCLUSION

The visual site inspection indicated that conditions were present that are conducive to mold amplification.

## MOISTURE MEASUREMENTS

Measurements were taken throughout the inspection site including but not limited to: windows, baseboards, around plumbing fixtures, entryways, under tiles at water areas, and other areas of suspected high levels of moisture content.

The instrument used to collect the moisture measurements was the PROTIMETER MMS2. There are two settings on the moisture meter: a non-invasive/pinless setting and an invasive/pin setting. The pinless setting has a digital readout of 60%-999% moisture content. The pin measurement has a digital readout of 8%-99%.

The moisture measurements are listed below:

LOCATION	MATERIAL	%	INTERPRETATION
Storage Wall	Drywall	85	DRY
Office 113 Wall	Drywall	97	DRY
Office 112 Wall	Drywall	87	DRY
Entry Baseboards	Wood	73	DRY
Entry Wall	Drywall	92	DRY
Air Handling Unit (AHU) Closet Wall	Drywall	81	DRY
City Clerk Reception Wall	Drywall	116	DRY
AHU Closet Wall (adjacent to the entry)	Drywall	112	DRY
Lobby Wall	Drywall	96	DRY
AHU Closet Ceiling	Drywall	74	DRY
Kitchen Wall	Drywall	83	DRY
Kitchen Cabinetry	Particle Board	137	DRY
Men's Room Wall	Drywall	138	DRY
Men's Room Wall (under the sink)	Drywall	248	WET
Men's Room Wall (behind the toilet)	Drywall	119	DRY
Ladies Room Wall	Drywall	120	DRY
Ladies Room Wall	Drywall	151	DRY
Ladies Room Cabinetry	Particle Board	166	DRY
Ladies Room Wall (under the sink)	Drywall	114	DRY



## MOISTURE MEASUREMENTS

LOCATION	MATERIAL	%	INTERPRETATION
Customer Service Entry Wall	Drywall	96	DRY
Vault Hallway Wall	Drywall	147	DRY
Vault Hallway Wall	Drywall	118	DRY
Vault Hallway Closet 2 Ceiling	Drywall	148	DRY
Floor 2 Lobby Wall	Drywall	96	DRY
Floor 3 Lobby Wall	Drywall	86	DRY
Janitor Hallway Ceiling	Drywall	61	DRY
Finance Hallway Flooring	Vinyl Peel & Stick	136	DRY
Finance Hallway Wall	Drywall	104	DRY
Janitor Closet Wall	Drywall	73	DRY

## MOISTURE MEASUREMENT CONCLUSION

The results of the moisture measurements indicated that elevated moisture levels were present in the inspection site's building materials.



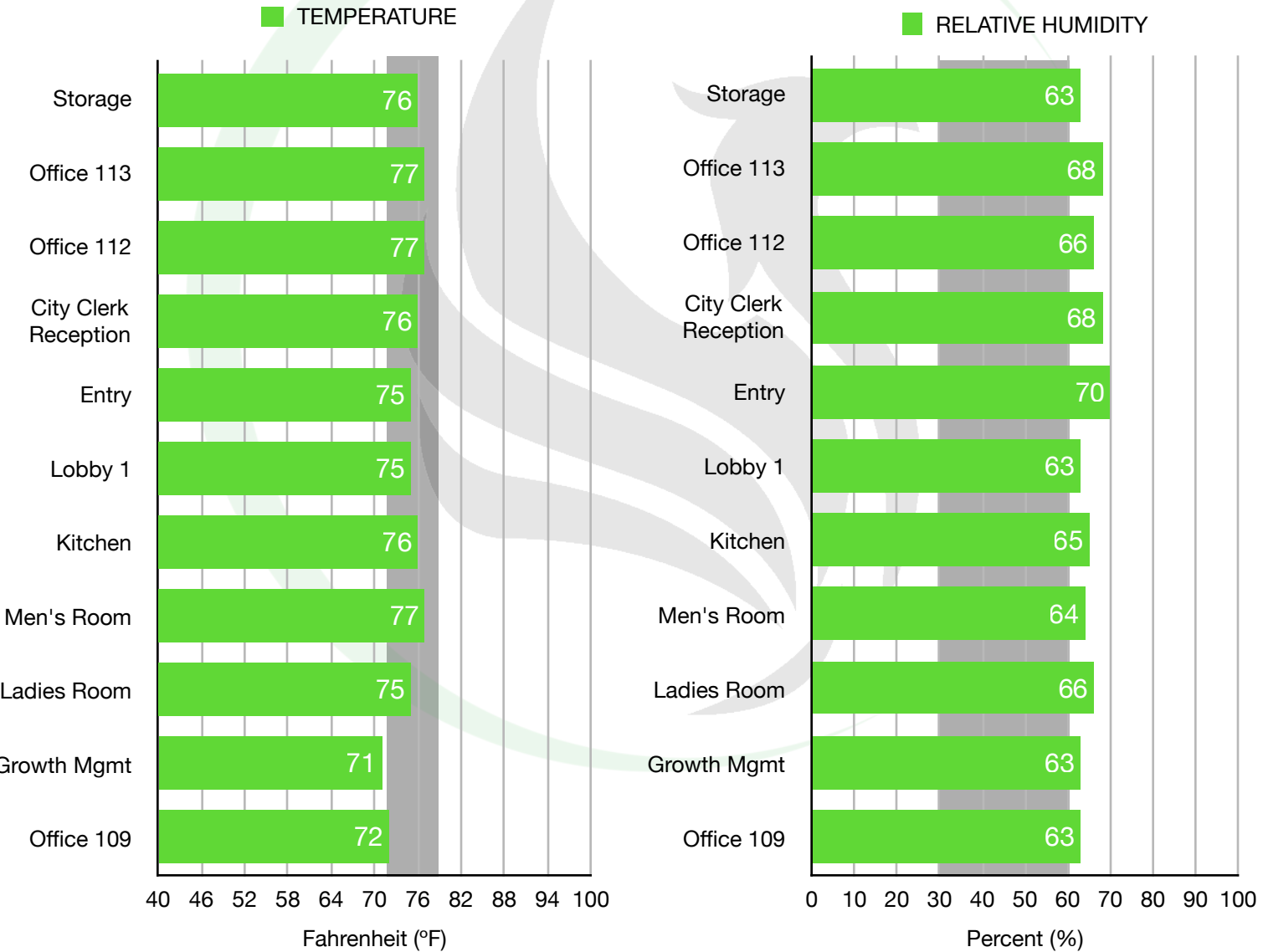
PSYCHROMETRIC DIAGNOSTICS

Temperature and relative humidity (RH) were measured in many locations within the inspection site.

The American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) standard 55-2013 recommends a range of 73°F to 79°F in the summer and 68°F to 76°F in the winter. The chart on the left contains a grey shaded area to represent ASHRAE’s recommended range. All data points that are not within the shaded area may contribute to damages in building materials including (but not limited to) warping, swelling, etc. Occupants may experience discomfort and/or respiratory irritation for temperatures much lower or higher than the recommended range.

The Environmental Protection Agency recommends for indoor relative humidity to be below 60%, ideally between 30% to 50% to protect health, comfort, the building and its contents. The chart on the right contains a shaded area to represent the EPA’s humidity range between 30-60%. Data points that are not within the shaded area may contribute to damages in the building materials and contents. Elevated humidity may be a moisture source contributing to mold growth in a building or on its contents.

The instrument used to collect the psychrometric diagnostics was the PROTIMETER MMS2 with an accuracy of ±0.6°F & 2%. Below are all of the temperature and relative humidity readings that were collected in the inspection site:



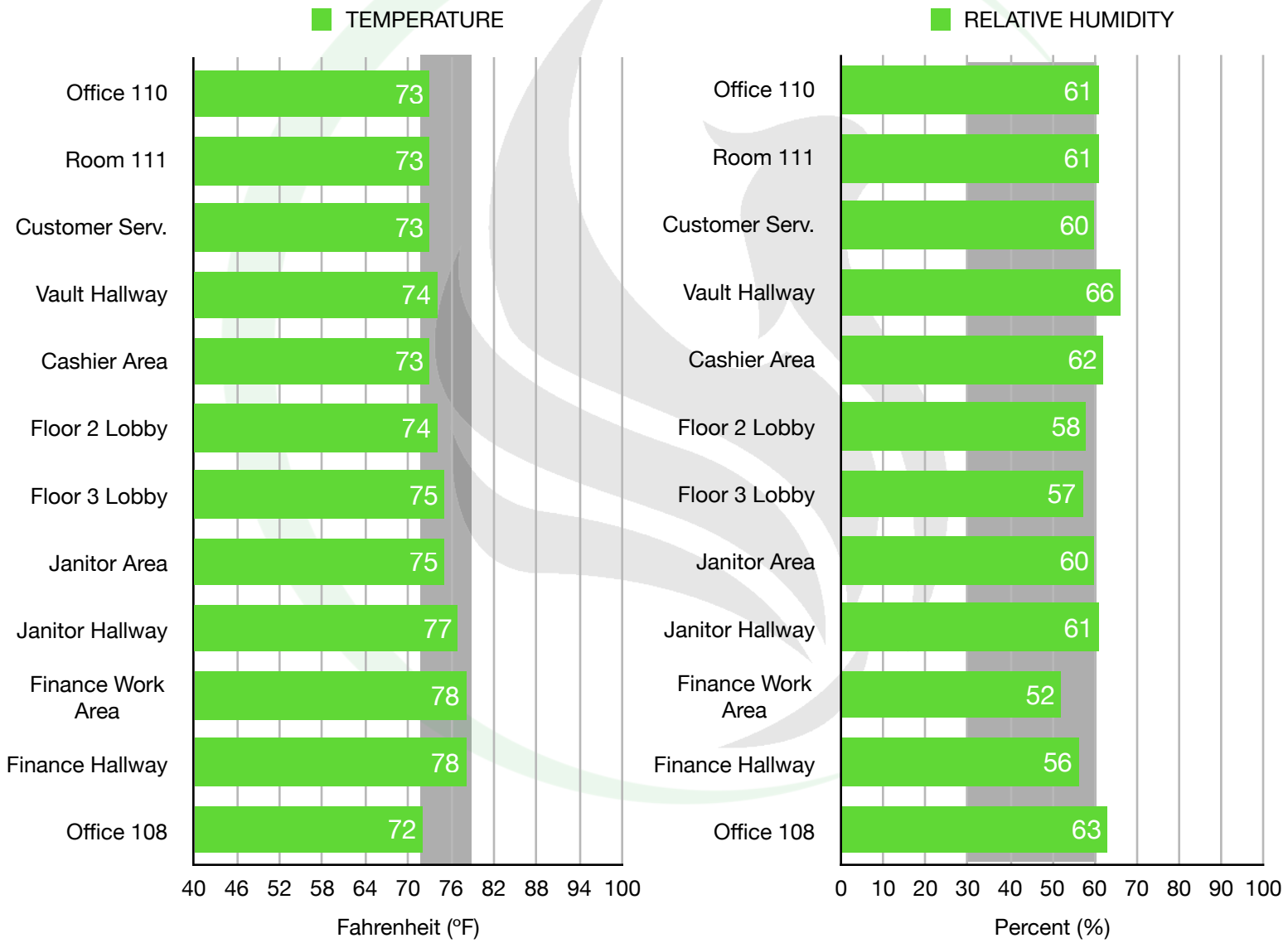
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PSYCHROMETRIC DIAGNOSTIC CONCLUSION

The temperature and relative humidity readings were not within the EPA & ASHRAE recommended ranges due to the HVAC settings and may promote or contribute to damages in building materials.

## SAMPLING PLAN

Several factors were considered when we determined the sampling plan for this project. Luce Air Quality believes that the samples collected assist in identifying an exposure risk when paired with the findings from a thorough site inspection.

For this project, Luce Air Quality collected bioaerosol samples using an InstaScope, which is a particle-by-particle bioaerosol optical spectrometer. The instrument determines the optical size and number of particulate matter via light scattering and uses a UV xenon source to excite fluorescence emissions in biological particles that are measured as quantitative optical signatures. The instrument is able to determine the total mold spore count per cubic meter.

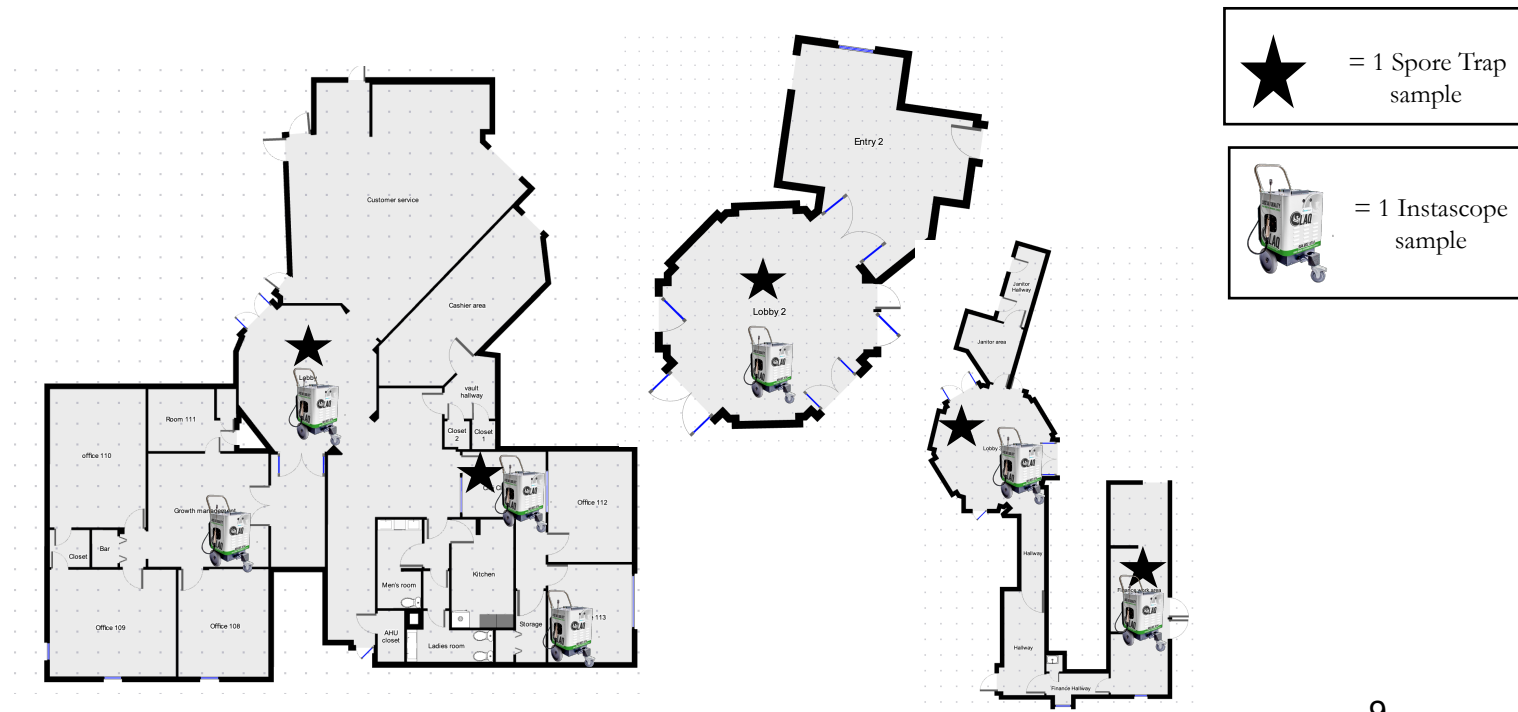
For this project, Luce Air Quality also collected nonviable bioaerosol samples using a Zefon Bio-Pump® plus with Air-O-Cell cassettes® at a flow rate of 15 liters per minute for a duration of 5 minutes. The samples were analyzed by a third party AIHA accredited laboratory for the purpose of identification and enumeration.

Luce Air Quality collected twelve samples inside the building and two samples outside the building. There are two types of indoor samples: representative and suspect samples. A representative sample is a representation of what you would expect the airborne biology to be under normal conditions. This is often referred to as a comparative or unaffected sample. A suspect sample is collected in an area that has conditions conducive to mold growth, where actual mold growth is observed, or in areas directly adjacent to mold growth. For this project, Luce Air Quality collected representative sample in growth management, floor 3 lobby (spore trap and Instascope) and finance work area (spore trap and Instascope) and suspect samples were collected in the city clerk reception (spore trap and Instascope), office 113, lobby 1 (spore trap and Instascope) and floor 2 lobby (spore trap and Instascope).

There are no regulatory standards for acceptable levels of airborne mold inside a home. The results of any type of mold testing are interpreted using published literature from relevant government agencies, expert indoor air quality research, and our experience.

Luce Air Quality determines what results are normal, elevated, or severely elevated based on the findings from our site inspection paired with the comparable background and representative samples. It is important to note that simply comparing the indoor results to the outdoor results is one of many factors in determining whether a room has normal or elevated levels of airborne mold.

Below are diagrams of the inspection site that shows what rooms were sampled. The next several pages contain the results.



## BIOAEROSOL SAMPLE RESULTS - Instascope Results

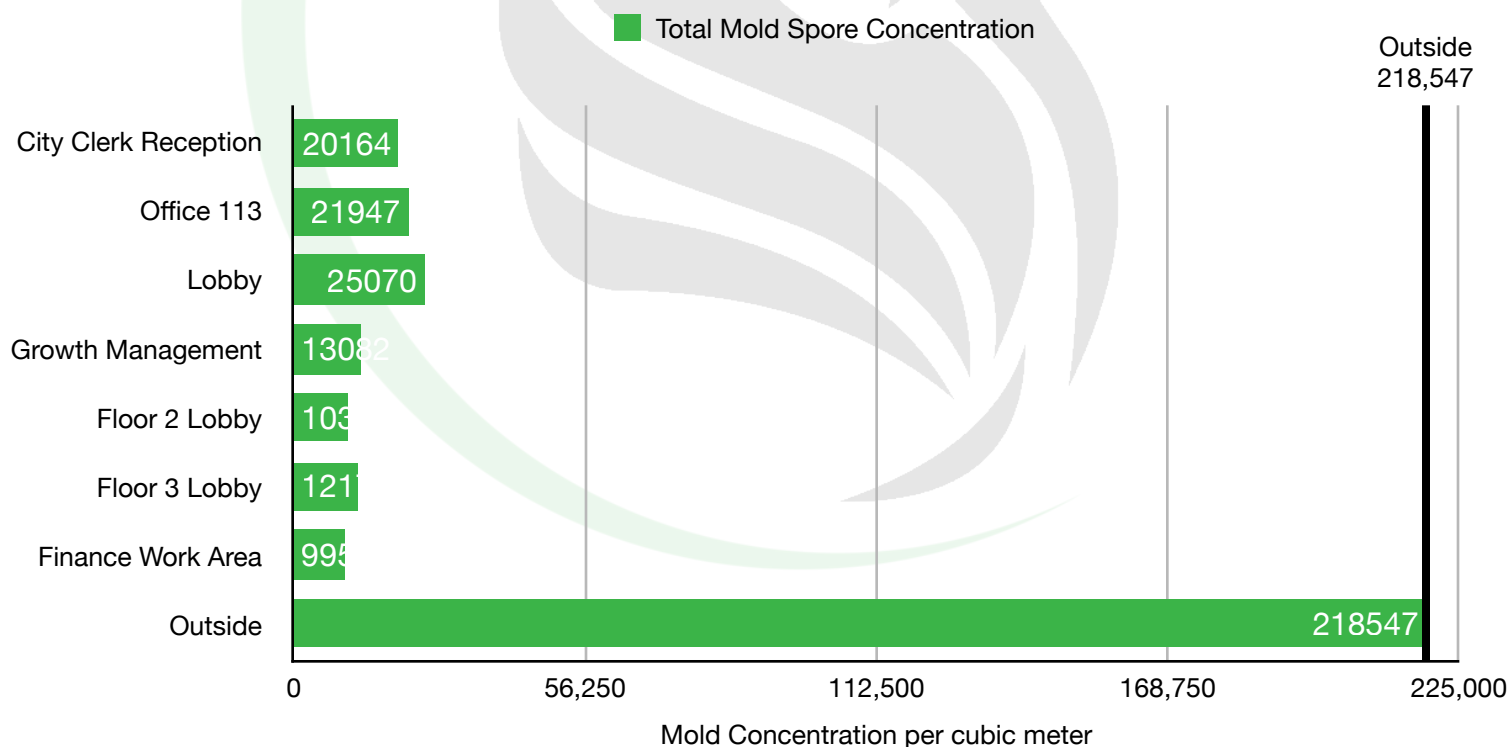
### MOLD SAMPLING RESULTS & INTERPRETATION:

The chart below contains the total mold spore count per cubic meter (p/m<sup>3</sup>) and Luce Air Quality's interpretation for each sample that was collected in the inspection site.

SAMPLE LOCATION	SAMPLE TYPE (Representative or Suspect)	MOLD CONCENTRATION (p/m <sup>3</sup> )	INTERPRETATION
City Clerk Reception	Suspect	20,164	ELEVATED
Office 113	Suspect	21,947	ELEVATED
Lobby 1	Suspect	25,070	ELEVATED
Growth Management	Representative	13,082	NORMAL
Floor 2 Lobby	Suspect	10,301	NORMAL
Floor 3 Lobby	Representative	12,175	NORMAL
Finance Work Area	Representative	9,954	NORMAL

### SCAN-BY-SCAN MOLD COMPARISON

The graph below displays how each sample compares to the outside air. \*Comparison of these values is only one factor in our interpretation.\*



### BIOAEROSOL SAMPLING CONCLUSION

The sample analytical results indicated amplified airborne conditions in the interior in concentration.

## **PARTICULATE MATTER SAMPLE RESULTS**

Particulate matter, also known as particle pollution (PM), is a term that describes extremely small solid particles and liquid droplets suspended in the air. Particulate matter can be made up of a variety of components including nitrates, sulphates, organic chemicals, metals, soil or dust particles, and allergens (such as fragments of pollen and mold spores).

The size of particles affects their potential to cause health problems:

- PM2.5 (particles with a diameter of 2.5 microns or less): these particles are small enough to deeply penetrate the lungs and enter the bloodstream. There is sufficient scientific evidence that long-term exposure to PM2.5 can cause adverse health effects.
- PM10 (particles with a diameter of 10 microns or less): these particles are small enough to pass through the throat and nose and enter the lungs. Once inhaled, these particles can affect the heart and lungs and cause serious health effects. Note that PM10 also includes PM2.5.

In addition to sampling for mold, we also sample particle loads throughout the affected areas using the InstaScope. The EPA's National Ambient Air Quality Standards (NAAQS) defines what levels of PM2.5 & PM10 are acceptable for ambient air.

The NAAQS exposure standard for PM2.5 is  $35\mu\text{g}/\text{m}^3$ . The NAAQS exposure standard for PM10 is  $150\mu\text{g}/\text{m}^3$ .

SAMPLE LOCATION	SAMPLE TYPE (Representative or Suspect)	PM2.5 ( $\mu\text{g}/\text{m}^3$ )	PM10 ( $\mu\text{g}/\text{m}^3$ )	INTERPRETATION
City Clerk Reception	Suspect	2.90	10.41	NORMAL
Office 113	Suspect	2.89	8.12	NORMAL
Lobby 1	Suspect	3.08	7.34	NORMAL
Growth Management	Representative	2.89	8.51	NORMAL
Floor 2 Lobby	Suspect	2.58	6.34	NORMAL
Floor 3 Lobby	Representative	2.81	5.88	NORMAL
Finance Work Area	Representative	2.81	6.23	NORMAL

## **PARTICLE SAMPLING CONCLUSION**

The sample analytical results indicated normal conditions in the interior when compared to the NAAQS exposure standard.

# BIOAEROSOL SAMPLE RESULTS - Spore Trap Results

## MOLD SAMPLING RESULTS & INTERPRETATION:



**Name:** Luce Air Quality, LLC  
**Address:** 3430 Kori Road  
 Suite 5  
 Jacksonville, FL 32257  
**Phone:** 904-803-1014

**Project Number:** 2108-2607143-01  
**P.O. Number:**  
**Project Name:** Lake City-PRE  
**Collected Date:** 8/25/2021  
**Received Date:** 8/26/2021 9:55:00 AM

SanAir ID Number  
**21044863**  
 FINAL REPORT  
 8/26/2021 4:23:31 PM

Analyst: Acharya, Uttam

### Air Cassette Analysis

ND = None Detected. Blank spaces indicate no spores detected.

SanAir ID Number	21044863-001			21044863-002			21044863-003			21044863-004		
Analysis Using STL	105C			105C			105C			105C		
Sample Number	1739			1662			1849			1664		
Sample Identification	Outdoor			City Clerk Reception (S)			Lobby 1 (S)			Lobby 2 (S)		
Sample Type	Air Cassette - Air-O-Cell			Air Cassette - Air-O-Cell			Air Cassette - Air-O-Cell			Air Cassette - Air-O-Cell		
Volume	75 Liters			75 Liters			75 Liters			75 Liters		
Analytical Sensitivity	13 Count/M <sup>3</sup>			13 Count/M <sup>3</sup>			13 Count/M <sup>3</sup>			13 Count/M <sup>3</sup>		
Background Density	2			1+			1+			1+		
Fungal Identification	Raw Count	Count/M <sup>3</sup>	%	Raw Count	Count/M <sup>3</sup>	%	Raw Count	Count/M <sup>3</sup>	%	Raw Count	Count/M <sup>3</sup>	%
Ascomycetes	28	373	38	261	3480	>99	25	333	>99	9	120	>99
Aspergillus/Penicillium												
Basidiospores	40	533	54									
Cladosporium species	6	80	8									
Spegazzinia species				1	13	< 1						
<b>TOTAL</b>	<b>74</b>	<b>987</b>		<b>262</b>	<b>3493</b>		<b>25</b>	<b>333</b>		<b>9</b>	<b>120</b>	

Signature:

*Uttam Acharya*

Date: 8/26/2021

Reviewed:

*Johnathan Wilson*

Date: 8/26/2021

## BIOAEROSOL SAMPLE RESULTS - Spore Trap Results continued

### MOLD SAMPLING RESULTS & INTERPRETATION:



**Name:** Luce Air Quality, LLC  
**Address:** 3430 Kori Road  
Suite 5  
Jacksonville, FL 32257  
**Phone:** 904-803-1014

**Project Number:** 2108-2607143-01  
**P.O. Number:**  
**Project Name:** Lake City-PRE  
**Collected Date:** 8/25/2021  
**Received Date:** 8/26/2021 9:55:00 AM

SanAir ID Number  
**21044863**  
FINAL REPORT  
8/26/2021 4:23:31 PM

Analyst: Acharya, Uttam

### Air Cassette Analysis

ND = None Detected. Blank spaces indicate no spores detected.

SanAir ID Number	21044863-005			21044863-006				
Analysis Using STL	105C			105C				
Sample Number	9558			9498				
Sample Identification	Lobby 3 (R)			Finance Work Area (R)				
Sample Type	Air Cassette - Air-O-Cell			Air Cassette - Air-O-Cell				
Volume	75 Liters			75 Liters				
Analytical Sensitivity	13 Count/M <sup>3</sup>			13 Count/M <sup>3</sup>				
Background Density	1+			2				
Fungal Identification	Raw Count	Count/M <sup>3</sup>	%	Raw Count	Count/M <sup>3</sup>	%		
Ascospores								
Aspergillus/Penicillium	90	1200	96					
Basidiospores	1	13	1	1	13	>99		
Cladosporium species	3	40	3					
Spegazzinia species								
<b>TOTAL</b>	<b>94</b>	<b>1253</b>		<b>1</b>	<b>13</b>			

Signature:

Date: 8/26/2021

Reviewed:

Date: 8/26/2021

### BIOAEROSOL SAMPLING CONCLUSION

The sample analytical results indicated amplified airborne conditions in the interior in concentration.



CONCLUSIONS & RECOMMENDATIONS

Based on our visual inspection, the collection of psychrometric diagnostics, moisture measurements, and the bioaerosol sampling results:

LAQ believes there are multiple causes of loss:

- for the first floor - negative pressure due to the HVAC being set to “fan on”.
- failing insulation around the refrigerant line above the 3rd floor janitor area that has since been repaired.
- drain backup in the mop sink in the finance hallway janitor closet that has since been repaired.

1. The inspection site was a condition 3 remediation project per the IICRC S520.  
  
(Condition 1: normal fungal ecology; Condition 2: settled spores or fungal fragments present; Condition 3: actual mold growth present)
2. The inspection site was not free of water damage.
3. The inspection site was not free of wetted materials.
4. The inspection site was not free of elevated airborne fungal levels.
5. The inspection site was not free of visible mold growth.

RECOMMENDATIONS:

- Consult with a licensed General Contractor to:
  - inspect and repair the seals around exterior doors and windows as needed.
  - inspect the windows and make repairs or replace as needed.
  - seal the drywall penetrations around the electrical wiring in the janitor area to prevent attic air infiltration.
  - replace the attic access in the janitor area to prevent air infiltration from the attic.
- Consult with a licensed HVAC contractor to not only inspect the unit, but clean the coils, plenum, blower fan, blower fan housing, and ducting throughout the residence.
- Keep the thermostat fan setting to “auto” to properly dehumidify the building.
- Professional mold remediation is recommended. Luce Air Quality will issue the remediation protocol.
- A Post Remediation Verification (PRV) is recommended after mold remediation is completed. The PRV should be completed before reconstruction activities begin. If you would like an estimate for Luce Air Quality to complete a Post Remediation Verification, please call our office at (904) 803-1014.
- In accordance with OSHA CFR 1926.1101, it is required to have an asbestos survey completed by a state licensed asbestos consultant prior to the removal of contaminated building materials. If you would like an estimate for Luce Air Quality to complete a limited asbestos survey on the impacted materials, please call our office at (904) 803-1014.

NOTE: The following areas were not accessible during our inspection and are not included in any observations, conclusions, or recommendations:

LOCATION	REASON
Offices 104	- Office 104 was inaccessible for inspection due to the door being locked.
Offices 105 & 106	- No access was given to these offices.

## CLOSING

It is possible that conditions can change at a moment's notice and the samples and measurements represented within this report are as of the date and time during this evaluation only. This assessment, while thorough, included no invasive testing.

Luce Air Quality appreciates the opportunity to be of service to those involved on this project. If you have any further questions, please contact us.

Sincerely,



Derick Fisher

Council-Certified Microbial Investigator (2106023)

Council-Certified Residential Indoor Environmentalist (2002009)

Florida Licensed Mold Assessor (MRSA3520)



## LIMITATIONS

The findings and recommendations included represent conditions evident at the time of the assessment. Building conditions related to indoor air quality, microbial growth, and moisture intrusion may be subject to change on a daily basis, particularly after catastrophic events. Therefore, the conditions observed and reported herein may not be evident in the future. If additional information becomes available which may affect Luce Air Quality's findings and recommendations, we request the opportunity to evaluate the information and modify our findings and recommendations as appropriate.

Luce Air Quality assumes no liability for existing conditions or damage within the subject structure or for any consequential effects that may result from our services and collection of field samples. Mold spore growth or moisture may exist in areas within the environment that were not accessible or not explored as part of the requested evaluation.

Luce Air Quality assumes no liability for any perceived or documented health effects of the occupants, visitors, contractors, or any other individual that has or may come in contact with the environment that may be attributed to the microbial conditions present within the environment. The Centers for Disease Control and Prevention recommends that individuals who believe that they are ill because of exposure to mold in a building consult a physician. Nothing in this report should be construed as medical advice.

Luce Air Quality has endeavored to meet what it believes is the applicable standard of care ordinarily exercised by others in conducting this assessment. No other warranty, expressed or implied, is made regarding the information contained in this report.

This report has been prepared for the sole and exclusive use of the client subject to previously agreed-upon terms and conditions. This report may not be suitable for the needs of others. Therefore, any reliance by other parties on the contents of this report is not granted and any such reliance shall be at the sole risk of the user.

**CONTRACT BETWEEN THE CITY OF LAKE CITY, FLORIDA, AND C & K OF  
LAKE CITY, INC., D/B/A: SERVPRO OF COLUMBIA AND SUWANNEE  
COUNTIES**

**THIS CONTRACT** made and entered into this \_\_\_\_ day of September 2021, by and between the CITY OF LAKE CITY, FLORIDA, a municipal corporation, located at 205 North Marion Avenue, Lake City, Florida 32055, and having a mailing address of 205 North Marion Avenue, Lake City, Florida 32055 (herein referred to as "City") and C & K of Lake City, Inc., d/b/a: Servpro of Columbia and Suwannee Counties, having a mailing address of 295 NW Commons Loop, Suite 115-392, Lake City, Florida 32055 (herein referred to as "Contractor").

**WHEREAS**, the City desires Contractor to remediate the mold located on the first floor of the City Hall building; and

**WHEREAS**, the City desires to enter into a contract with the Contractor to memorialize the intentions and obligations of the City and Contractor.

**NOW, THEREFORE**, in consideration of the premises and the mutual covenants and agreements herein contained, the parties hereto agree as follows:

1. **Recitals**: The above recitals are all true and accurate and are incorporated herein and made a part of this Contract.
2. **Definitions**: The following definitions of terms associated with this Contract are provided to establish a common understanding between both parties to this Contract, as to the intended usage, implication, and

interpretation of terms pertaining to this Contract:

- a. "CITY" means the City Council of the City of Lake City, Florida, and any official or employee thereof who shall be duly authorized to act on the City's behalf relative to this Contract.
- b. "CONTRACT" means the terms, conditions, and covenants expressed herein.
- c. "CONTRACTOR" means the individual or firm offering professional services, which has executed this Contract, and which shall be legally obligated, responsible, and liable for providing and performing any and all of the services and work of sub-contractors, required under the covenants, terms, and provisions contained in this Contract and any and all amendments to this Contract.
- d. "SERVICES" means professional services for the remediation of the mold located on the first floor of the city hall building and those services identified in the attachments hereto.
- e. "SUB-CONTRACTOR" means any individual or firm offering professional services which is engaged by the Contractor or one of its sub-contractors in providing and performing the professional services, work and materials for which the Contractor is contractually obligated, responsible and liable to provide and perform under this Contract and any and all amendments thereto. The City shall not be a party to, responsible

or liable for, or assume any obligation whatsoever for any agreement entered into between the Contractor and any sub-contractor or any sub-sub-contractor.

f. "PARTIES" means the signatories to this Contract.

3. **Engagement of Contractor:** City hereby engages Contractor to provide City with the services identified herein.

4. **Term of Contract:** The Contractor shall fully complete all work required under this Contract within thirty (30) calendar days immediately following delivery of the equipment necessary to substantially perform the services. The Contractor shall not commence any work until the Contractor has provided the City's Procurement Department with proof of insurance coverages. The term of this Contract may be extended only by a written agreement of the parties.

5. **Compensation and Method of Payment:** City agrees to pay the Contractor compensation for its services rendered to the City not to exceed the amounts shown in Contractor's Quote, attached hereto as "Exhibit A", which is a total of thirty-four thousand two hundred ninety-two dollars and thirty-five cents (\$34,292.35). One payment shall be made to Contractor upon receipt of Contractor's one invoice which shall be submitted at the completion and acceptance of the Contractor's work. City reserves the right to withhold an amount City deems necessary to pay any claims for labor and services rendered and materials provided to Contractor or sub-Contractor in furtherance of this Contract.

6. **Insurance:** Contractor agrees to and shall procure and maintain insurance during the term of this Contract and shall provide proof of the following insurance coverages to the City Procurement Department prior to the commencement of work:

- a. Comprehensive commercial general liability insurance covering as insured the Contractor and City with limits of liability of not less than \$1,000,000.00 per occurrence and aggregate, for coverage of bodily injury or death to any person or persons, property damage, premises-operations, independent contractors, products/completed operations; and
- b. Comprehensive automobile liability insurance covering all owned, hired and non-owned vehicles with coverage limits of not less than the limits provided for in the ITB; and
- c. Worker's compensation insurance for the benefit of the employees of Contractor, as required by the laws of the State of Florida.

Providing and maintaining adequate insurance coverage is a material obligation of the Contractor and is of the essence of the Contract. This Contract does not limit the types of insurance Contractor may desire to obtain or be required to obtain by law. The limits of coverage under each policy maintained by the Contractor shall not be interpreted as limiting the Contractor's liability or obligations under the Contract. All insurance policies shall be through Insurers authorized to write policies in Florida. All certificates shall provide that the policy or policies of insurance shall not be changed or canceled until at least

ten (10) days prior written notice shall have been given to City. As to insurance other than workers compensation and professional liability insurance, the coverage shall name City as an additional insured for City's vicarious liability resulting from the conduct of Contractor and other employed or utilized sub-Contractors in the performance of the services.

7. **Indemnity:** Contractor is an independent contractor and agrees to indemnify, and hold harmless the City and its agents, and employees from and against all suits, actions, claims, damages, costs, charges, and expenses, including court costs and attorneys' fees, of any character caused by or brought because of any injury or damage received or sustained by any person, persons, or property caused by or resulting from any asserted negligent act, errors, or omissions of Contractor or its agents, employees, or sub-contractors.

The indemnity required hereunder shall not be limited by reason of the specifications of any particular insurance coverage in this Contract.

Notwithstanding any other provisions of this Contract, neither party will be responsible to the other party for consequential damages, including, but not limited to, loss of profit, loss of investment or business interruption.

8. **Liability:** The Contractor shall be, and agrees to be and remain liable for any and all damages, losses, and expenses incurred by the City caused by the errors, omissions, negligence or delays of the Contractor, or by any sub-contractor engaged by the Contractor in providing, performing and furnishing services, work or materials pursuant to this Contract and any and



all damages, losses, and expenses to the City caused by the Contractor's negligent performance of any of its obligations contained in this Contract. The Contractor shall be liable and agrees to be liable for and shall indemnify and hold City harmless for any and all claims, suits judgments, or damages, losses and expenses, including court costs, expert witness and professional consultation services, and attorney fees arising out of the Contractor's errors, omissions, negligence, breaches of contract or delays, or those of any and all sub-contractors engaged by the Contractor during the providing, performing and furnishing of services or materials pursuant to this Contract.

9. **Licenses and Compliance with Regulations:** The Contractor agrees to and shall obtain and maintain throughout the period that this Contract is in effect, all licenses and authorizations as are required to do business in the State of Florida, including, but not limited to, licenses required by any federal and state boards and other governmental agencies responsible for regulating and licensing the services provided and performed by Contractor pursuant to this Contract.

Contractor agrees to and will abide by and comply in accordance with the laws, statutes, ordinances, codes, rules, regulations and requirements of any and all governmental agencies which may regulate or have jurisdiction over the services to be provided and performed by Contractor for the City, and by any sub-contractor engaged by the Contractor.

10. **Timely Accomplishment of Services and Liquidated Damages:** The timely and expeditious accomplishment and completion by the Contractor of all services provided pursuant to this Contract is of the essence.

The Contractor agrees to employ, engage, retain, and assign an adequate number of personnel throughout the period of this Contract so that all services provided pursuant to this Contract will be provided, performed and completed in a diligent, continuous, expeditious and timely manner throughout.

Time is of the essence in the Contract and all obligations thereunder. If the Contractor fails to complete the Services within thirty (30) calendar days after delivery of the necessary equipment, the City shall be entitled to retain or recover from the Contractor, as liquidated damages and not as a penalty, the sum of three hundred dollars and zero cents (\$300.00) per calendar day, commencing on the first day following expiration of the contract time and continuing until the actual date of completion. Such liquidated damages are hereby agreed to be a reasonable estimate of damages the City will incur as a result of delayed completion of the Services. The City may deduct liquidated damages as described in this paragraph from any unpaid amounts then or thereafter due the Contractor under this Agreement. Any liquidated damages not so deducted from any unpaid amounts due the Contractor shall be payable to the City at the demand of the City, together with interest from the date of the demand at the maximum allowable rate.

11. **Controlling Law:** This Contract is to be governed by the laws of the State of Florida. If any term or provision of the Contract is found to be illegal or unenforceable such term or provision shall be deemed stricken and the remainder of the Contract shall remain in full force and effect. It is further agreed and understood that in the event of any dispute between the City and

Contractor arising out of any interpretation or compliance with any of the terms, conditions, and requirements of this Contract proper venue for filing any lawsuit with respect to any such disputes shall lie in Columbia County, Florida. It is intended and understood that this venue provision shall survive any bankruptcy filing.

12. **Attorneys' Fees and Costs:** In the event of default by either party under the terms of the Contract, the defaulting party shall be liable for, and agrees to pay all costs and expenses incurred in the enforcement of this Contract, including reasonable attorneys' fees as well as fees, costs, and expenses in the collection of said expenses.

13. **Other litigation:** The Contractor shall notify the City of any legal actions filed against it for a violation of any laws, rules, codes ordinances, or licensing requirements within thirty (30) days of the action being filed. The Contractor shall notify the City of any legal actions filed against it by a government subdivision or for any claims of sub-Contractors or materialmen. Failure to notify the City of a legal action within thirty (30) days of the action shall be grounds for termination.

*[The remainder of this page has been left blank intentionally.]*

14. **Public Records:** The Contractor shall comply with all public records laws.

a. **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

City Clerk, City of Lake City  
205 North Marion Avenue  
Lake City, Florida 32055  
386-719-5826 or 386-719-5756

b. The Contractor shall comply with public records laws, specifically the Contractor shall:

1. Keep and maintain public records required by the City to perform the services.
2. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this Chapter 119 of Florida Statutes or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the

contract term and following completion of the contract if the contractor does not transfer the records to the City.

If the Contractor considers any portion of any documents, data, or records submitted to the City to be confidential, proprietary, trade secret or otherwise not subject to disclosure pursuant to Chapter 119, Florida Statutes, the Florida Constitution, or other law, Contractor must simultaneously provide the City with a separate redacted copy of the information it claims as confidential and briefly describe in writing the grounds for claiming exemption from the public records law, including the specific statutory citation for such exemption. This redacted copy shall contain the Contract name and number, and it shall be clearly titled "Confidential." The redacted copy should only redact those portions of material that the Contractor claim are confidential, proprietary, trade secret or otherwise not subject to disclosure.

4. Upon completion of the contract, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable

requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

5. Failure of the Contractor to provide the above described public records to the City within a reasonable time may subject Contractor to penalties under 119.10, Florida Statutes, as amended.

15. **E-VERIFY**: As a condition precedent to entering into this Contract, and in compliance with Section 448.095, Fla. Stat., Contractor and its subcontractors shall, register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

a. Contractor shall require each of its subcontractors to provide Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this Contract.

b. The City, Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.

c. The City, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but Contractor otherwise

complied, shall promptly notify Contractor and Contractor shall immediately terminate the contract with the subcontractor.

d. A termination of this Contract under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. Contractor acknowledges that upon termination of this Contract by the City for a violation of this section by Contractor, Contractor may not be awarded a public contract for at least one (1) year. Contractor further acknowledges that Contractor is liable for any additional costs incurred by the City as a result of termination of any contract for a violation of this section.

e. Contractor or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

16. **Entire Agreement:** Incorporated herein, and made a part hereof, is the Contractor's Quote provided to City. With this incorporation, this Contract constitutes the entire agreement between City and Contractor and supersedes all prior written or oral understandings. Should any term or condition of the documents referenced within this paragraph be found to conflict with a term or condition of this contract the term or condition of this contract shall prevail



and be binding. This Contract may only be amended, supplemented, modified, or canceled by a duly executed written instrument adopted by resolution.

17. **Effective and Binding:** This Contract shall not become effective or binding upon City unless and until the City Council of City shall have authorized the Mayor of the City to execute the same by the adoption of an official resolution.

18. **Effective Date:** It is agreed by City and Contractor that the effective date is that date first written above.

*[Remainder of page left blank intentionally. Signature page to follow.]*

**IN WITNESS WHEREOF**, the parties hereto have made and executed  
this Contract as of the day and year first above written.

**CITY OF LAKE CITY, FLORIDA**

By: \_\_\_\_\_  
Stephen M. Witt, Mayor

ATTEST:

Approved as to form and legality:

By: \_\_\_\_\_  
Audrey Sikes, City Clerk

By: \_\_\_\_\_  
Frederick L. Koberlein, Jr.,  
City Attorney

**C & K OF LAKE CITY, INC.,  
D/B/A: SERVPRO OF  
COLUMBIA AND SUWANNEE  
COUNTIES**

By: \_\_\_\_\_  
Charles Nicholson,  
President



## Servpro of Columbia & Suwannee Counties

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181 NW Amenity Court  
Lake City, FL 32055  
386-754-0261 - Fax - 386-754-0263  
servpro9322@comcast.net  
20-3901055

Client: City of Lake City - City Hall 1st Floor  
Property: 205 North Marion Avenue  
Lake City, FL 32055

Home: (386) 719-5816

Operator: SERVPRO9

Estimator: Chuck Nicholson  
Position: Estimator  
Company: Servpro of Columbia & Suwannee Counties  
Business: 181 NW Amenity Court  
Lake City, FL 32055

Business: (386) 754-0261  
E-mail: servpro9322@comcast.net

Type of Estimate: Other  
Date Entered: 9/1/2021                      Date Assigned:

Price List: FLGA8X\_AUG20  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: CITYHALL1STFLOOR


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**CITYHALL1STFLOOR**
**CITYHALL1STFLOOR**

DESCRIPTION	QTY
1. Hazardous Waste/Mold Cleaning Technician - per hour	11.00 HR
Set up 11 containment barriers.	
Install 8 zip walls to pass through the containment during remediation process	
2. Peel & seal zipper	8.00 EA
3. Haul debris - per pickup truck load - including dump fees	1.00 EA
4. Negative air fan/Air scrubber (24 hr period) - No monit.	35.00 DA
7 air scrubbers x 5 days	
They will be on site longer than 5 days, but only put 5 days will be charged for	
5. Dehumidifier (per 24 hour period) - Large - No monitoring	30.00 EA
Same as with air scrubbers. Only charging for 5 days.	
6. Clean ductwork - Interior (PER REGISTER)	47.00 EA

**Mens Room**
**LxWxH 13' 4" x 6' 5" x 8'**

DESCRIPTION	QTY
7. HEPA Vacuuming - Light - (PER SF)	487.11 SF
8. Clean more than the walls and ceiling	487.11 SF
Using an EPA registered antimicrobial	
9. Clean countertop	6.41 SF
10. Clean sink	2.00 EA
11. Clean mirror - double size	1.00 EA
12. Clean urinal	1.00 EA
13. Clean toilet	1.00 EA
14. Clean recessed light fixture	4.00 EA
15. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	19.75 LF
16. Clean vanity - inside and out	6.41 LF
17. Cabinet - vanity unit - Detach	6.41 LF
18. Remove Wallpaper	316.00 SF
19. Detach & Reset Mirror - 1/8" plate glass	25.64 SF
Detach	

**Womens Room**
**LxWxH 6' 1" x 5' x 11'**
**Subroom 1: offset**
**LxWxH 5' 10" x 5' 9" x 11'**

DESCRIPTION	QTY
20. HEPA Vacuuming - Light - (PER SF)	498.25 SF
21. Clean more than the walls and ceiling	498.25 SF
22. Clean countertop	5.83 SF



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20-3901055

### CONTINUED - Womens Room

DESCRIPTION	QTY
23. Clean sink	2.00 EA
24. Clean toilet	2.00 EA
25. Clean mirror - double size	1.00 EA
26. Clean recessed light fixture	4.00 EA
27. Detach & Reset Mirror - 1/8" plate glass Detach	23.32 SF
28. Remove Wallpaper Remove	370.33 SF

### Bathroom Hallway

LxWxH 5' x 3' 6" x 11'

DESCRIPTION	QTY
29. HEPA Vacuuming - Light - (PER SF)	222.00 SF
30. Clean more than the walls and ceiling	222.00 SF
31. Clean recessed light fixture	1.00 EA
32. Remove Wallpaper	187.00 SF

### Kitchen

LxWxH 15' 1" x 8' x 11'

DESCRIPTION	QTY
33. HEPA Vacuuming - Light - (PER SF)	749.17 SF
34. Clean more than the walls and ceiling	749.17 SF
35. Clean light fixture - fluorescent	3.00 EA
36. Clean cabinetry - upper - inside and out	8.00 LF
37. Clean cabinetry - lower - inside and out	5.33 LF
38. Clean ceiling fan w/out light	1.00 EA
39. Clean refrigerator - exterior	1.00 EA
40. Clean countertop	5.33 SF
41. Clean sink	1.00 EA
42. Hazardous Waste/Mold Cleaning Technician - per hour Cleaning contents with an EPA registered antimicrobial	8.00 HR

### Office 113

LxWxH 14' 10" x 12' x 11'

DESCRIPTION	QTY
43. HEPA Vacuuming - Light - (PER SF)	946.33 SF



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### CONTINUED - Office 113

DESCRIPTION	QTY
44. Clean the walls and ceiling	768.33 SF
45. Clean and deodorize carpet	178.00 SF
46. Clean light fixture - fluorescent	4.00 EA
47. Hazardous Waste/Mold Cleaning Technician - per hour	4.00 HR

#### Office 112

LxWxH 15' 8" x 12' x 11'

DESCRIPTION	QTY
48. HEPA Vacuuming - Light - (PER SF)	984.67 SF
49. Clean the walls and ceiling	796.67 SF
50. Clean and deodorize carpet	188.00 SF
51. Clean light fixture - fluorescent	4.00 EA
52. Hazardous Waste/Mold Cleaning Technician - per hour	4.00 HR

#### Office 102/City Clerk Reception

LxWxH 12' 6" x 9' 3" x 11'

##### Subroom 1: offset

LxWxH 11' x 3' 8" x 11'

DESCRIPTION	QTY
53. HEPA Vacuuming - Light - (PER SF)	1,113.08 SF
54. Clean the walls and ceiling	957.13 SF
55. Clean and deodorize carpet	155.96 SF
56. Clean light fixture - fluorescent	1.00 EA
57. Clean recessed light fixture	3.00 EA
58. Hazardous Waste/Mold Cleaning Technician - per hour	4.00 HR

#### Storage Area/Room

LxWxH 10' 5" x 3' 8" x 11'

##### Subroom 1: offset

LxWxH 5' 9" x 2' x 11'

DESCRIPTION	QTY
59. HEPA Vacuuming - Light - (PER SF)	579.72 SF
60. Clean more than the walls and ceiling	579.72 SF
61. Clean light fixture - fluorescent	1.00 EA
62. Clean shelving - wood	19.00 LF
63. Hazardous Waste/Mold Cleaning Technician - per hour	3.00 HR



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### AC Closet

**LxWxH 7' 6" x 4' 10" x 11'**

#### DESCRIPTION

#### QTY

64. HEPA Vacuuming - Light - (PER SF)	343.83 SF
65. Clean more than the walls and ceiling	343.83 SF
66. Tear out wet drywall, cleanup, bag for disposal	36.25 SF
67. Tear out wet drywall, cleanup, bag, per LF - to 4' - Cat 3	12.33 LF
68. Tear out wet drywall, cleanup, bag for disposal	135.67 SF

### North Entry

**LxWxH 18' 4" x 6' 7" x 11'**

#### Subroom 1: offset

**LxWxH 18' 11" x 18' 2" x 11'**

#### DESCRIPTION

#### QTY

69. HEPA Vacuuming - Light - (PER SF)	2,292.69 SF
70. Clean more than the walls and ceiling	2,014.09 SF
71. Clean and deodorize carpet	278.61 SF
72. Clean light fixture - fluorescent	2.00 EA
73. Hazardous Waste/Mold Cleaning Technician - per hour	1.00 HR
74. Remove wet ceiling tile & drywall and bag - Cat 3	116.09 SF

### Vault Hallway

**LxWxH 8' 6" x 7' x 11'**

#### Subroom 1: closet

**LxWxH 3' 11" x 3' 8" x 11'**

#### Subroom 2: closet

**LxWxH 3' 11" x 3' 5" x 11'**

#### DESCRIPTION

#### QTY

75. HEPA Vacuuming - Light - (PER SF)	843.65 SF
76. Clean the walls and ceiling	756.41 SF
77. Clean and deodorize carpet	87.24 SF
78. Clean light fixture - fluorescent	1.00 EA
79. Clean recessed light fixture	2.00 EA
80. Hazardous Waste/Mold Cleaning Technician - per hour	4.00 HR
81. Tear out wet drywall, cleanup, bag for disposal	13.09 SF

### Cashier Area

**LxWxH 28' 10" x 10' 6" x 11'**

#### Subroom 1: offset

**LxWxH 23' 8" x 7' 8" x 11'**

#### DESCRIPTION

#### QTY

82. HEPA Vacuuming - Light - (PER SF)	2,523.06 SF
83. Clean the walls and ceiling	2,038.86 SF
84. Clean and deodorize carpet	484.19 SF
85. Clean light fixture - fluorescent	4.00 EA





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### CONTINUED - Cashier Area

DESCRIPTION	QTY
86. Clean recessed light fixture	6.00 EA
87. Clean ceiling fan w/out light	2.00 EA
88. Clean cabinetry - lower - inside and out	21.41 LF
89. Clean file cabinet - two drawer - metal	8.00 EA
90. Hazardous Waste/Mold Cleaning Technician - per hour	24.00 HR

### Growth Management Lobby

LxWxH 16' x 8' 2" x 11'

DESCRIPTION	QTY
91. HEPA Vacuuming - Light - (PER SF)	793.00 SF
92. Clean more than the walls and ceiling	793.00 SF
93. Clean and deodorize carpet	130.67 SF
94. Clean light fixture - fluorescent	2.00 EA
95. Hazardous Waste/Mold Cleaning Technician - per hour	2.50 HR

### Growth Management

LxWxH 17' 8" x 16' x 11'

DESCRIPTION	QTY
96. HEPA Vacuuming - Light - (PER SF)	1,306.00 SF
97. Clean more than the walls and ceiling	1,306.00 SF
98. Clean and deodorize carpet	282.67 SF
99. Clean light fixture - fluorescent	4.00 EA
100. Hazardous Waste/Mold Cleaning Technician - per hour	1.00 HR

### Customer Service

LxWxH 33' x 29' x 11'

#### Subroom 1: offset

LxWxH 13' 5" x 10' x 11'

DESCRIPTION	QTY
101. HEPA Vacuuming - Light - (PER SF)	4,061.50 SF
102. Clean more than the walls and ceiling	3,079.45 SF
103. Clean and deodorize carpet	1,091.17 SF
104. Clean ceiling fan w/out light	2.00 EA
105. Clean countertop	40.58 SF
106. Clean chandelier	1.00 EA
107. Clean recessed light fixture	28.00 EA
108. Hazardous Waste/Mold Cleaning Technician - per hour	3.00 HR



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### Lobby

LxWxH 22' 3" x 19' 10" x 11'

DESCRIPTION	QTY
109. HEPA Vacuuming - Light - (PER SF)	1,808.42 SF
110. Clean more than the walls and ceiling	1,808.42 SF

### Hallway

LxWxH 6' 1" x 3' 9" x 11'

DESCRIPTION	QTY
111. HEPA Vacuuming - Light - (PER SF)	261.96 SF
112. Clean more than the walls and ceiling	261.96 SF

Grand Total

\$34,292.35

Chuck Nicholson  
Estimator

### Grand Total Areas:

12,014.50 SF Walls	3,899.97 SF Ceiling	15,914.47 SF Walls and Ceiling
3,899.97 SF Floor	433.33 SY Flooring	1,103.00 LF Floor Perimeter
0.00 SF Long Wall	2,398.92 SF Short Wall	1,103.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
Dwelling	31,012.21	90.43%	31,012.21	90.43%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	3,280.14	9.57%	3,280.14	9.57%
Total	34,292.35	100.00%	34,292.35	100.00%