



# DICKINSON

## PROPERTY SCIENCES

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February 22, 2021

Mr. Barry Mock  
Assistant City Manager, Public Works Director  
City of Lawrenceville  
Lawrenceville, Georgia 30045  
Submitted via email: [Barry.Mock@lawrencevillega.org](mailto:Barry.Mock@lawrencevillega.org)

**Re: Proposal for Asbestos Survey  
Former Waffle House  
660 Buford Drive  
Lawrenceville, Georgia 30046**

Dear Mr. Mock:

**DICKINSON PROPERTY SCIENCES, INC. (DPS)** is pleased to present the following proposal to complete an Asbestos Containing Material (ACM) Survey on the former Waffle House building located at 660 Buford Drive, in Lawrenceville, Georgia. DPS understands the property is improved with one single story restaurant building. The purpose of the ACM survey is for the planned demolition of the building.

### SCOPE OF WORK

DPS will conduct an ACM Survey of the interior and exterior of accessible areas of the existing building. Suspect ACMs will likely include floor tile or sheet vinyl, mastics, drywall, drywall joint compound and surfacing materials, insulations, concrete siding, roofing materials, caulks and glazing compound. We have estimated the following number of samples will be collected for analyses from this property:

<u>Address</u>	<u># of ACM Samples</u>	<u>Property Type</u>
660 Buford Drive	25	Restaurant Building

The asbestos survey will be completed by a certified Asbestos Inspector that meets all requirements for EPA/AHERA/ ASHARA (TSCA Title II) approved Accreditation and NESHAP Regulation Training. Asbestos samples will be submitted for analysis at Analytical Environmental Services, Inc., in Atlanta, Georgia. All samples will be analyzed by Polarized Light Microscopy (PLM).

## **PROJECT DELIVERABLES**

DPS will provide a written copy of the ACM Survey. The report will identify confirmed ACM and will include sample locations, and the laboratory report from the analyses of the samples. The report will be provided in pdf format. Hardcopies can be provided upon request.

## **PROJECT COSTS AND SCHEDULE**

DPS has projected the costs for coordination, collection of ACM samples, laboratory analyses, and report preparation. We have projected that one day of field work will be required to collect the ACM samples. The following summarizes the projected costs for this project:

<b><u>Task</u></b>	<b><u>Projected Costs</u></b>
Laboratory Analyses – 25 ACM samples analyzed with PLM analysis. Standard turnaround time (1 week)	\$375.00
Certified Asbestos Inspector – perform thorough inspection of the building, collect samples of suspect ACM	\$450.00
Field Technician	\$100.00
Project Management	\$50.00
Prepare ACM Survey Report (2 weeks from receipt of results)	\$500.00
Field Equipment/Travel Costs (also includes travel to/from laboratory in Atlanta)	\$100.00
<b>Total</b>	<b>\$1,575.00</b>

DPS will mobilize within 1-2 weeks from the notice to proceed. The report will be delivered within 1 week from receipt of laboratory results.

DPS has based the cost estimate on the following assumptions:

- We have estimated that 25 total samples will be collected for asbestos analyses. The cost includes sample analyses with a standard laboratory turnaround time (1 week). Additional samples collected beyond estimated quantities will incur additional costs. If over 20% additional samples are required, we will notify you prior to proceeding with the analyses. The sample analyses can be expedited at additional costs.
- 100% access to all areas of the building will be provided.
- DPS will not provide quantities of ACM identified. This will be the responsibility of the demolition contractor. Estimated quantities can be provided at an additional cost.
- Estimate does not include a roofing contractor to inspect and/or repair roofs in the case of destructive sampling. Client recognizes that destructive sampling could void any roof warranties.
- DPS understands that the building is vacant and destructive sampling will be allowed. No repairs will be made to the building.
- All samples will be analyzed by Polarized Light Microscopy (PLM). Analysis of samples by the Point Count Method is not included in this scope but can be requested for additional fees.

If this proposal is acceptable to you, please sign and return the attached authorization form (next page) via email [envguy@comcast.net](mailto:envguy@comcast.net) and we will commence work immediately.

DPS sincerely appreciates the opportunity to be of service and we look forward to working with you on this project. Please do not hesitate to contact me at (404) 840-2046 with any questions concerning this proposal.

Sincerely,  
**DICKINSON PROPERTY SCIENCES, INC.**



Michael P. Dickinson, REPA, CES  
Geologist/Environmental Professional  
Certified Asbestos Inspector

Attachment: Authorization Form

## AUTHORIZATION TO PROCEED

*return via email to [envguy@comcast.net](mailto:envguy@comcast.net)*

The undersigned authorizes Dickinson Property Sciences, Inc. to provide the services described in the attached proposal. Costs provided in this proposal cannot be exceeded without prior approval by the signatory.

Date: February 22, 2021

Client Name, Address: Mr. Barry Mock,  
Assistant City Manager/Director of Public Works  
City of Lawrenceville  
Lawrenceville, Georgia

Project Description: Asbestos Inspection  
Former Waffle House Building  
660 Buford Drive  
Lawrenceville, Georgia

Project Location: See Above

Start Date: Upon notice-to-proceed (NTP)

Completion Date: Written report within 1 week from receipt of lab results

Project Cost: Lump sum \$1,575.00

Payment Terms: Net 30 days

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Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date