

Esparto Unified School District
26675 Plainfield Street
Esparto, CA 95627

REQUEST FOR PROPOSALS

The Esparto Unified School District requests proposals from qualified and properly licensed contractors to accomplish repairs to the Locker Room Building at Esparto High School, 26675 Plainfield Street, Esparto, California, 95627. The repairs are for the purpose of correcting past water damage and preventing future water damage to portions of the Locker Room Building as identified in the moisture/mold assessment dated May 14, 2010 by HB&T, Inc. The successful contractor(s) will be required to possess the appropriate California State Contractors License for the work, appropriate insurance and to adhere to all laws, codes, and regulations pertaining to such public work.

The repairs necessary are described as follows. Contractors may propose on any individual component(s) and/or may propose on all work.

1. CLEARSTORY WINDOWS. Remove all clearstory windows on the north and south sides of the building. Frame in resulting openings. Install two (2) new 120 volt exhaust fans of appropriate capacity in the new framework, one for the boys' locker room and one for the girls' locker room. Each fan shall be controlled by a two (2) hour mark time switch located in the appropriate locker room office. Install stucco exterior to all newly framed areas, finished and painted to match existing. Insulate wall cavities as required by code. Install new sheetrock interior to the newly framed areas, finished and painted to match existing. Remove all debris and clean work area to "as found" condition.

Total price for this work.....\$_____.

2. INTERIOR MOLD REMEDIATION. Using the moisture/mold assessment dated May 14, 2010 prepared by HB&T Environmental, Inc. as a guide, remove and dispose of all mold/water damaged drywall materials, all mold/water damaged building materials that may be present inside the column/wall cavities, and all water damaged acoustical ceiling materials. Remove/sanitize mold damaged paint from the area surrounding the former window locations. Repair all areas damaged by this process, finish and paint to match existing finishes and paint.

Total price for this work.....\$_____.

The moisture/mold assessment dated May 14, 2010 by HB&T, Inc. is attached to this RFP for reference. Also provided for reference is the Asbestos Survey dated May 21, 2010 by HB&T, Inc.

Interested contractors are required to visit the site and verify existing conditions. It will be assumed that any and all proposals are based on such an inspection. The district will receive

proposals until **Thursday, July 29, 2010**, or until acceptable proposals for the work have been tendered. Questions and site visit arrangements may be made by contacting:

Susie Hedrick
Esparto Unified School District
26675 Plainfield Street
Esparto, CA 95627
Phone (530) 787-3446 Fax (530) 787-3033
Email: shedrick@espartok12.org

Proposals may be submitted to the above person and address.

All work proposed is estimated to be completed no later than **August 22, 2010**

This proposal is tendered by:

Name of Contractor/Company

Address

Telephone

Email

Contractors License Number

Signature of Authorized Person

Date

Additional Comments:



May 14, 2010
Job # 7489.10

Esparto Unified School District
Attn: Ms. Susie Headrick
26675 Plainfield Street
Esparto, CA 95627

**RE: Locker Room Building
Esparto High School
Esparto, CA**

Dear Susie:

HB&T Environmental Inc. conducted a moisture/mold assessment at the above referenced location on March 31, 2010.

The purpose of the assessment was to evaluate the interior of the building for possible mold/water damage. The assessment included a visual examination for signs of mold and or water damage and moisture measurement of water damaged building materials observed during the examination.

VISUAL OBSERVATIONS:

- Mold/Water damaged drywall was observed on the columns at the end of each row of lockers in each locker room.
- Water stains were observed at various locations on the spray applied acoustic ceiling material in each locker room.
- A small amount of possible mold and delamination was observed on the acoustic ceiling spray in the coach's office of the girl's locker room.
- Probable mold growth was observed on the paint coated windows located along the top of the wall at each end of the locker rooms.
- A ventilation exhaust fan did not appear to be present in the girl's locker room.

MOISTURE READINGS:

Moisture content was measured using a penetrating (pin type) moisture meter.

Moisture Meter Measurements:

- Moisture content of the mold/water damaged drywall ranged from 14-16%.
- Moisture content of non-affected areas of drywall in the locker rooms (where no obvious sign of mold/water damage was present) ranged from 10-12%.
- Moisture content of the water stained acoustic ceiling materials was in the normal range.

Reference Data:

- Normal moisture content in drywall generally ranges from 9-12% depending on local humidity levels.
- Wood at 28% moisture content is considered to have reached fiber saturation point.
- Wood moisture content in excess of 18-20% can support mold and biological growth and wood moisture content in excess of 23-25% is generally susceptible to rot.

GENERAL RECOMMENDATIONS:

1. Repair all sources of water intrusion.
2. Remove and dispose of all mold/water damaged drywall materials.
3. Remove and dispose of all mold/water damaged building materials that may be present inside the column/wall cavities.
4. Remove and dispose of any mold/water damaged acoustic ceiling material.
5. Remove/sanitize the mold damaged paint from the windows and surrounding areas.
6. Hire a qualified mold remediation contractor to perform the above work.
7. Conduct post-remediation verification testing to confirm adequacy and completeness of the remediation work.
8. Consider the installation of a ventilation exhaust fan in the Girls locker room.

LIMITATIONS:

The scope of services described in this report cannot address unforeseen, hidden or inaccessible fungal conditions and does not address conditions unrelated to fungal damage.

This evaluation is based on good environmental health practices; no warranties or guarantees are made as to the findings of this evaluation or to the habitability of the structure. The recommendations are based on conditions that existed at the time of the

site visit. These conditions will vary over time and as such the findings may change over time.

The conclusions and professional opinions presented herein are based on available information and are according to generally accepted industrial hygiene practices.

If you have any questions, please feel free to contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy C. Hoppe", written in a cursive style.

Timothy C. Hoppe
Environmental Consultant
CAC No. 92-0106



May 21, 2010
Job# 7489.10

Esparto Unified School District
Attn: Ms. Susie Hedrick
26675 Plainfield Street
Esparto, CA 95627

Subject: Asbestos Survey

**RE: Locker Room Building
Esparto High School
Esparto, CA**

Dear Susie:

Per your request, HB&T Environmental Inc. undertook a limited asbestos survey at the above referenced location on May 5, 2010. This survey was limited to the roofing materials, the exterior window putty/patch mastic, the interior drywall materials and spray-applied acoustic ceiling material.

The purpose of this survey was to ascertain the existence of asbestos-containing building materials (ACBM) that may be present in the subject area(s) prior to any planned renovation activities.

During the course of this survey a total of eighteen (18) bulk samples of suspect asbestos-containing building materials (ACBM) were collected, resulting in the analysis of eighteen (18) discrete materials. All samples were catalogued on site and then delivered to EMSL Analytical, Inc. for analysis by Polarized Light Microscopy (PLM).

The subsequent laboratory analysis found asbestos present in two (2) of the samples (please see attached laboratory report # 461000843 and 461000625).

Listed below in Table 1 is the relevant information for the suspect materials found or assumed to contain asbestos.

Suspect Materials Found or Assumed TO Contain Asbestos:

Material	Asbestos Content	Category	Approximate Quantity	Location
Black Roof Patch Mastic	10% Chrysotile	Category I	120 Lineal Feet	Metal flashing along base of walls that support upper level roof.

Prior to any planned renovation or demolition activities that may disturb these materials they must first be properly removed and disposed of by a licensed and DOSH registered asbestos abatement contractor. Upon your request, HB&T Environmental can provide project management services to oversee and ensure proper removal and disposal of the ACM.

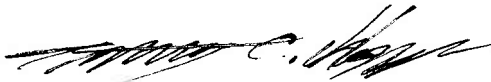
This survey was conducted in conformance with generally accepted standards of practice for identifying and evaluating asbestos-containing material (ACM) in buildings.

A non-destructive inspection and sampling method was used in this survey. The known subject areas of the building which are scheduled for renovation or demolition were inspected. Materials within walls or other concealed spaces and therefore inaccessible, were not visually observed.

HB&T Environmental Inc. uses only qualified professionals and laboratories to perform asbestos surveys and sample analysis. However, HB&T cannot warrant that the building does not contain ACM in locations other than those identified in this report.

If you have any questions, please feel free to contact me at your earliest convenience.

Sincerely,



Timothy C. Hoppe
Environmental Consultant
CAC No. 92-0106
CDPH Lead Cert. No. 3968