



CITY OF GRAND JUNCTION, COLORADO

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CONTRACT

This CONTRACT made and entered into this 25th day of October, 2018 by and between the City of Grand Junction, Colorado, a government entity in the County of Mesa, State of Colorado, hereinafter in the Contract Documents referred to as the "Owner" and Asbestos Professionals, Inc, hereinafter in the Contract Documents referred to as the "Contractor."

WITNESSETH:

WHEREAS, Grande River Environmental prepared a Project Design Document and solicited contractor bids for abatement of asbestos-containing materials (ACM) from the residential structure located at 729 27 Road in Grand Junction, Colorado.

WHEREAS, Bids were received by Grande River Environmental and the Contract has been awarded to the above named Contractor by the Owner, and said Contractor is now ready, willing and able to perform the Work specified in the bid document, in accordance with the Contract Documents;

NOW, THEREFORE, in consideration of the compensation to be paid the Contractor, the mutual covenants hereinafter set forth and subject to the terms hereinafter stated, it is mutually covenanted and agreed as follows:

ARTICLE 1

Contract Documents: It is agreed by the parties hereto that the following list of instruments, drawings, and documents which are attached hereto, bound herewith, or incorporated herein by reference constitute and shall be referred to either as the "Contract Documents" or the "Contract", and all of said instruments, drawings, and documents taken together as a whole constitute the Contract between the parties hereto, and they are fully a part of this agreement as if they were set out verbatim and in full herein.

The order of contract document governance shall be as follows

- a. The body of this contract agreement
b. Bid Document issued by Grande River Environmental
c. Contractor's Response to the Solicitation

ARTICLE 2

Definitions: The clauses provided in the Bid document apply to the terms used in the Contract and all the Contract Documents.

ARTICLE 3

Contract Work: The Contractor agrees to furnish all labor, tools, supplies, equipment, materials, and all that is necessary and required to complete the tasks associated with the Work described, set forth, shown, and included in the Contract Documents as indicated in the Bid Document.

Handwritten signature and date 10/13/2018

ARTICLE 4

Contract Price and Payment Procedures: The Contractor shall accept as full and complete compensation for the performance and completion of all of the Work specified in the Contract Documents, for a sum **not to exceed Twenty-One Thousand Seven Hundred Eighty Dollars and Sixty Cents (\$21,780.60)**. The amount of the Contract Price is and has heretofore been appropriated by the Grand Junction City Council or the use and benefit of this Project. The Contract Price shall not be modified except by Change Order or other written directive of the Owner. The Owner shall not issue a Change Order or other written directive which requires additional work to be performed, which work causes the aggregate amount payable under this Contract to exceed the amount appropriated for this Project, unless and until the Owner provides Contractor written assurance that lawful appropriations to cover the costs of the additional work have been made.

ARTICLE 5

Contract Binding: The Owner and the Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto in respect to all covenants, agreements and obligations contained in the Contract Documents. The Contract Documents constitute the entire agreement between the Owner and Contractor and may only be altered, amended or repealed by a duly executed written instrument. Neither the Owner nor the Contractor shall, without the prior written consent of the other, assign or sublet in whole or in part its interest under any of the Contract Documents and specifically, the Contractor shall not assign any moneys due or to become due without the prior written consent of the Owner.

ARTICLE 6

Severability: If any part, portion or provision of the Contract shall be found or declared null, void or unenforceable for any reason whatsoever by any court of competent jurisdiction or any governmental agency having the authority thereover, only such part, portion or provision shall be effected thereby and all other parts, portions and provisions of the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, City of Grand Junction, Colorado, has caused this Contract to be subscribed and sealed and attested in its behalf; and the Contractor has signed this Contract the day and the year first mentioned herein.

**CITY OF GRAND JUNCTION, COLORADO**

By: [Signature]  
Jay Valentine, General Services Director

10/29/18  
Date

**ASBESTOS PROFESSIONALS, INC.**

By: [Signature]  
Damian J. Hall, CFO/CBDO

10/29/2018  
Date

[Signature]  
10/29/2018

**Asbestos Abatement Project Design**

**Residential Structure for  
Demolition/Renovation  
729 27 Road  
Grand Junction, Colorado**

October 4, 2018



# ASBESTOS ABATEMENT PROJECT DESIGN

## RESIDENTIAL STRUCTURE FOR DEMOLITION/RENOVATION 729 27 ROAD GRAND JUNCTION, COLORADO

October 4, 2018

Prepared for: Mr. James Stavast  
Facilities Supervisor  
City of Grand Junction

Prepared by:



Travis Brophy, APCD# 13477  
Certified Asbestos Inspector/Designer

Reviewed by:



Jake Harris, APCD# 16493  
Certified Asbestos Inspector/Designer



562 Huntington Point Lane  
Clifton, Colorado 81520



## TABLE OF CONTENTS

1	INTRODUCTION .....	1
2	REGULATORY CONSIDERATIONS .....	1
3	SCOPE OF WORK .....	2
4	SPECIAL CONSIDERATIONS.....	3
5	WORK PROCEDURES .....	5
5.1	Asbestos Abatement Procedures – Full Containment.....	5
5.2	Full Containment Clearance Procedures .....	7
5.2.1	Pre-Clearance Inspection.....	7
5.2.2	Clearance Air Monitoring .....	8
6	SCHEDULE.....	8
7	SUBMITTALS.....	9

## LIST OF APPENDICES

APPENDIX A.....	FIGURES
APPENDIX B.....	INSTRUCTIONS TO BIDDERS & BID FORM
APPENDIX C.....	PROJECT DESIGNER CERTIFICATIONS



## ACRONYMS AND ABBREVIATIONS

ACM	asbestos-containing materials
AHERA	Asbestos Hazard Emergency Response Act
AMS	air-monitoring specialist
CDPHE	Colorado Department of Public Health and Environment
Contractor	Contractor awarded the bid
EPA	Environmental Protection Agency
GRE	Grande River Environmental, LLC
HEPA	high-efficiency particulate air
OSHA	Occupational Safety and Health Administration
PCM	phase-contrast microscopy
TEM	transmission-electron microscopy



# **ASBESTOS ABATEMENT PROJECT DESIGN**

## **RESIDENTIAL STRUCTURE FOR DEMOLITION/RENOVATION 729 27 ROAD GRAND JUNCTION, COLORADO**

### **1 INTRODUCTION**

Grande River Environmental, LLC (GRE) was contracted to prepare a Project Design Document and solicit contractor bids for the abatement of asbestos-containing materials (ACM) from the residential structure located at 729 27 Road in Grand Junction, Colorado. The purpose of these specifications is to provide details regarding the location and extent of identified ACMs, removal methods, and regulatory requirements for asbestos abatement. Asbestos-containing materials were identified during a building inspection conducted by GRE. The structure is planned for demolition and or renovation; therefore, all ACMs will require removal from the structure.

### **2 REGULATORY CONSIDERATIONS**

Personnel abating ACM must be certified by the Environmental Protection Agency (EPA) and the Colorado Department of Public Health and Environment (CDPHE). The Contractor shall assume full responsibility and liability for complying with all applicable federal, state, and local regulations pertaining to work practices, hauling, disposal, and protection of workers, visitors to the site, and persons occupying areas adjacent to abatement activities. The Contractor is responsible for providing medical examinations and maintaining medical records of personnel as required by the applicable Occupational Safety and Health Administration (OSHA) regulations. The Contractor shall hold the Owner and GRE harmless for failure to comply with any applicable work, hauling, disposal, safety, health or other regulations on the part of the Contractor, the Contractor's employees, or subcontractors. Where conflict between the regulations and this scope of work document exists, the most stringent requirements shall be followed.



### 3 SCOPE OF WORK

Descriptions and locations of the asbestos-containing materials identified inside the building are presented in Table 1 and are depicted on the figures included in Appendix A.

**TABLE 1 - MATERIALS SCHEDULED FOR ABATEMENT**

Material Description	Location/ Comments	Approximate Amount
Drywall with Joint Compound and Texture	Walls and Ceilings Throughout 2 <sup>nd</sup> Level	5,126 SF

NOTES: SF – Square Feet      LF – Linear Feet      CF – Cubic Feet

ACMs scheduled for removal exceed 160 square feet; therefore, the total quantity of asbestos to be removed is expected to be more than the trigger levels and the Contractor is required to obtain a permit from the CDPHE APCD. Bidders must also specify any anticipated variance requests to be submitted to the CDPHE with their bid submittal.

The Contractor shall be responsible for the removal of all materials necessary to facilitate abatement. Materials potentially contaminated with asbestos (e.g. – fiberglass insulation, carpeting adhered to linoleum, etc.) shall be disposed as asbestos waste. A summary of the removal requirements is presented below.

All ACMs identified for removal will be conducted within a single, contiguous full containment within the structure under negative air pressure of at least negative 0.020 inches of water. All removed materials and debris generated during removal (including but not limited to insulation) shall be properly packaged, labeled, transported, and disposed as asbestos waste.

A GRE air-monitoring specialist (AMS) certified by EPA and CDPHE will conduct a final visual inspection and clearance air monitoring at the conclusion of abatement activities in each work area. Encapsulant may not be utilized to achieve clearance. Clearance air monitoring will be completed immediately following the final visual inspection. In the event that the AMS arrives on-site at the request of the Contractor and the area is identified to require extensive additional cleaning, the cost of the additional time required for the AMS will be reduced from the contract amount by the Owner to compensate the AMS. **A minimum of 5 samples and 2 blanks will be collected from each work area and will be analyzed by phase-contrast microscopy (PCM) by GRE.**





Quantities listed in this scope of work are approximate and are for general information only; therefore, the Contractor is responsible for verifying actual site conditions. Variance from these quantities shall not be justification for a revision of the contract amount. By submitting a bid, the Contractor acknowledges that he has investigated and is satisfied with:

- A. The conditions affecting the work, including but not limited to, physical conditions which otherwise may affect performance of required activities.
- B. The character and quantity of all material to be removed.
- C. Project scheduling and coordination.
- D. All other aspects of implementing the project.

#### **4 SPECIAL CONSIDERATIONS**

The following special considerations shall be followed by the abatement contractor during removal activities.

- A. A notification shall be provided to the CDPHE if the project is confirmed to require the removal of less than the trigger levels of 260 linear feet, 160 square feet, or the volume equivalent of a 55-gallon drum of friable ACM. If the project is confirmed to exceed the trigger levels, the Contractor shall acquire an asbestos abatement permit from the CDPHE in addition to providing the notification.
- B. The guidelines specified in Colorado Regulation No. 8 shall be followed by the Contractor. In addition to this requirement, the Contractor shall also comply with other requirements specified in EPA, OSHA, state, and local requirements and regulations.
- C. The Contractor shall comply with the abatement sequence specified in Section III.H of Regulation No. 8.
- D. Electricity, water, and sanitary sewer will be available for contractor use at the structure. However, the Contractor is reminded that in areas where overspray or other ACMs are present within electrical components including outlet boxes, breaker panels, etc. the areas must be de-energized to allow for proper and complete removal. The Contractor is responsible for providing and coordinating a certified electrician to conduct all electrical services, isolations, and lock-out as may be needed.
- E. The selected Contractor shall be responsible for removal of all specified linoleum, drywall with joint compound and texture systems including **ALL** associated overspray. Furthermore, the Contractor shall be responsible for removal of all flooring materials that extend beneath walls, cabinets, trim, and all other hindrances. It is the responsibility of the Contractor to coordinate and ensure safe removal of all required materials.



F. The selected contractor will be responsible for collection and disposal of all universal waste building products present in the structures. These items include but are not limited to light bulbs, ballasts, thermostats, switches, and refrigeration systems.

G. All makeup air for the work area shall be directed through the waste loadout and decontamination unit. Negative air machines shall be installed in the work area in an arrangement to maximize the airflow in each work area.

H. The movement and handling of all movable objects and surfaces within specified areas are within the scope of work. All porous materials, including but not limited to: fiberglass insulation, loose drywall, carpet, and loose porous wood shall be removed and disposed as asbestos-containing waste or decontaminated and subjected to final visual inspection and clearance air monitoring. All loose non-porous materials including, but not limited to: metal, glass, non-porous wood and plastic shall be decontaminated and removed from the area or isolated from work procedures. The Owner shall designate an area for storage of these non-porous materials (e.g. room or dumpster).

I. Exhaust filtration machines shall be ducted to exterior sides of the building in an inconspicuous manner. Filtration machines will not be exhausted to the interior of the buildings.

J. The use of protective equipment including respirators, boots, hoods, and gloves (such as leather, latex, or nitrile) in compliance with applicable regulations is mandatory at all times.

K. Provide temporary "hard walls" where the enclosure(s) or staging area(s) will be exposed to publicly-accessible areas. Where no permanent walls exist, the Contractor shall construct walls with metal or wood studs covered with one layer of 1/2" plywood on the side facing the public.

L. No items, equipment, tools, or elements of construction other than ACM waste shall be removed or disposed of without prior written permission from the Owner.

M. The Contractor is responsible for removing fixtures, fixed objects, structural enclosures (walls, ceilings, chases, etc), equipment and related components, and other items that may be required to facilitate abatement activities (i.e. installation of exhaust, access to ACM, removal of overspray from electrical devices, removal of walls to access underlying flooring materials, etc.).

N. Polyethylene sheeting shall be affixed in a manner that will ensure it will remain in position throughout the length of the project. Any tears in the polyethylene sheeting shall be immediately repaired. The Contractor shall inspect spaces adjacent to the containment and shall seal any visible penetrations leading to the containment area.

O. Where specified or authorized by the Owner, (if due to project limited staging area, limited scope of work, etc), follow CDPHE requirements, by separating the Clean Room, Shower Room, and Equipment Room using sheet plastic flapped doorways.



For purposes of compliance with CDPHE regulations, CDPHE interprets an air-lock to mean a space or flapped doorway. Flapped doorways may be treated as an air-lock, resulting in true 3-chambered decontamination units.

P. The Owner will not attempt to enforce compliance with the specifications or applicable federal, state, or local regulations; however, the Owner reserves the right to stop asbestos abatement work when observed work practices are not in compliance with such laws, regulations, and requirements. Safety of the project area for the protection of the Contractor, the Owner, and the general public is the responsibility of the Contractor. The Contractor is solely responsible for evaluating compliance with all applicable laws and regulations.

Q. Staging areas for equipment and personnel will be determined by the Owner. Security for any equipment and/or trucks left onsite is the responsibility of the Contractor. The Owner and Consultant will not be responsible for theft or vandalism of Contractor's equipment.

R. The quantities identified herein are approximate. The Contractor is responsible for verifying material quantities and site conditions. Variance from these quantities shall not be justification for a revision of the contract amount. Any discrepancies or omissions must be brought to the attention of the Owner prior to submitting a bid. By submitting a bid, the Contractor agrees with all conditions for completing the work including general work areas, quantities, schedules and procedures.

S. Final visual inspection and clearance air monitoring will be conducted by GRE on Monday through Friday from 8:00 am to 2:00 pm. Inspection and monitoring activities will not be started later than 2:00 pm and must be able to be completed by 6:00 pm otherwise activities will be delayed to the next available weekday.

## **5 WORK PROCEDURES**

All materials which require removal within a full containment are outlined in the procedures specified in Regulation No.8 and Section 5.1 of this document.

### **5.1 Asbestos Abatement Procedures – Full Containment**

The following sequence of abatement activities shall be followed during removal operations that are required to be completed within a full containment in the order listed below unless a variance request is approved by the CDPHE and GRE and a copy of the approval is provided to the Owner. Work must be completed in accordance with all applicable federal, state, and local rules and regulations. In the event that there is a conflict in regulatory requirements and these specifications, the Contractor shall comply with the most stringent standard.

A. Install Critical Barriers – Critical barriers shall be installed over all openings between the work area and clean area including, but not limited to, operable and fixed windows, doorways,



elevator openings, corridor entrances, drains, ducts, grills, grates, diffusers, and operable and fixed skylights, to isolate the work area from the remainder of the structure. Critical barriers shall be assembled of 6-mil polyethylene sheeting affixed on all sides with spray glue and duct tape.

B. Establish Negative Pressure – Negative air machines equipped with high-efficiency particulate air (HEPA) filters shall be installed into the work area. The number of negative-air machines installed shall be sufficient to maintain a pressure differential of negative 0.02 inches of water and complete four air changes per hour. The units shall be exhausted to the exterior of the building and air flow direction shall be directed from outside the work area to the inside of the work area.

C. Construct the Decontamination Unit – A decontamination unit shall be constructed to include a clean room, shower, and equipment room leading into the work area. All personnel entering or exiting the work area shall do so through the decontamination unit.

D. Pre-Clean Surfaces – All surfaces inside the work area shall be pre-cleaned utilizing HEPA vacuuming and wet wiping methods. Collected dust and debris and cleaning supplies shall be disposed as asbestos waste.

E. Covering Fixed Objects – All fixed objects shall be covered with a minimum of 1 layer of 6-mil polyethylene sheeting.

F. Containment Construction – Floors shall be covered (where appropriate) with a minimum of 2 layers of 6-mil polyethylene sheeting. Floor sheeting shall extend up sidewalls at least 12 inches and be sized to minimize seams, with no seams located along the wall/ floor intersection. Walls shall be covered (where appropriate) with sheeting that shall consist of 2 layers of 4-mil or thicker polyethylene sheeting. Wall sheeting shall extend beyond wall/floor, wall/ceiling, and wall/wall intersections at least 12 inches and shall be sized and oriented to minimize seams. Ceilings shall be covered (where appropriate) with 1 layer of 4-mil or thicker polyethylene sheeting. Ceiling sheeting shall extend beyond the wall/ceiling intersection at least 12 inches and shall be sized to minimize seams. The containment will also be equipped with at least 1 12"x12" view port and a waste load-out area. The view port shall be installed in a location to maximize the viewing area inside each work area. The waste load-out unit shall be constructed separate from the decontamination unit and shall be used as a temporary storage area for bagged waste and as a port for transferring waste to the transport vehicle.

G. Direct Dumpster Load-out – A direct load-out may be utilized so long as all dumpsters can be readily closed within the double chambered waste loadout equipped with flaps that can be closed and sealed upon extraction of the closed dumpster. The direct load-out shall be built in accordance with leading industry accepted standards.

H. Conduct Abatement – Removal of the specified materials will include the use of wet methods, HEPA vacuuming, and wet wiping. Airless sprayers shall be used to apply amended



water to all ACM before removal is attempted. All waste shall be kept adequately wet with amended water until bagged for disposal. Surfactants must be a residentially available product specifically designed to be mixed with water for use in wetting of ACM. Removed materials shall be immediately placed into 6-mil polyethylene bags after removal. Bags shall be immediately sealed when full. Waste shall be periodically transported out of the work area into the transport vehicle through the waste load-out or the direct dumpster load-out. Prior to removing the waste from the work area, the waste shall be sealed in 2 layers of 6-mil polyethylene sheeting or bags and appropriate labels shall be affixed to the bags.

I. Conduct Final Visual Inspection – The final visual inspection shall be completed by a GRE certified AMS. The inspection shall be completed with only critical barriers remaining in place to determine whether all dust and debris has been removed from the work area and from behind critical barriers. Encapsulant may not be utilized to achieve clearance.

J. Final Clearance Air Monitoring – At the conclusion of the final visual inspection, the GRE AMS will conduct final clearance air monitoring. Monitoring will be completed aggressively using box fans and a leaf blower to create a turbulent atmosphere inside the work area. A minimum of 5 samples and 2 blanks will be collected from the interior of each work area. Samples will be analyzed by an accredited laboratory by PCM analysis. Results will be compared to the clearance standard of 0.01 fibers per cubic centimeter.

K. Containment Tear-Down – The containment will be dismantled upon receipt of sample results indicating that airborne asbestos concentrations are below the clearance standard.

L. If clearance air samples exceed the clearance standard, the Contractor shall at his own expense re-clean the area and the Owner shall deduct the cost of the additional clearance samples from the final contract payment.

## **5.2 Full Containment Clearance Procedures**

Upon completion of the abatement action in areas where removal was completed within a full or secondary containment, a pre-clearance inspection and clearance air-monitoring will be completed. The inspection and sampling will be conducted by a certified AMS. To determine if airborne asbestos concentrations have been reduced to below the maximum allowable asbestos level, the AMS will obtain samples and have them analyzed in accordance with EPA and Colorado regulations.

### **5.2.1 Pre-Clearance Inspection**

Following the completion of clean up and lockdown operations, the Contractor shall notify the AMS at least 24 hours in advance that the work area is ready for clearance air-monitoring. At the conclusion of the abatement action and with only critical barriers still in place, the AMS will visually inspect the work area to determine whether all dust and debris has been removed. When critical barriers are removed for inspection purposes, the area behind the critical barrier shall be



cleaned and the critical barrier immediately replaced by the Contractor. If the AMS identifies areas requiring additional cleaning, the Contractor shall re-clean the area at no expense to the Owner.

### 5.2.2 Clearance Air Monitoring

The AMS shall collect air samples using aggressive techniques as described in 40 CFR Part 763 Appendix A of Subpart E using a leaf blower and box fans to suspend dust and keep the work area atmosphere in a turbulent state. Workers performing the aggressive sampling procedures will remain in appropriate protective clothing and respirators at all times. Stationary fans shall be placed in locations where they will not interfere with air monitoring equipment. Fans shall be directed towards abated surfaces. One fan shall be used for each 10,000 cubic feet of work space. All surfaces in the workspace will be swept with the leaf blower. In accordance with Asbestos Hazard Emergency Response Act (AHERA) and Regulation No. 8, a minimum of 5 samples will be collected from each work area.

**Samples will be analyzed by GRE for PCM analysis.** The contractor will allow 24 hours for sample collection and reporting of results by the AMS. The initial sampling will be conducted at the expense of the Owner. Sample results will be compared to the PCM clearance standard of 0.01 fibers per cubic centimeter.

## 6 SCHEDULE

A summary of the project schedule is provided below:

Contract Documents Available:	10/4/18
Contractor Site Inspection:	10/11/18 @ 11:00 a.m.
Questions Due Date:	10/12/18
Answers Issued:	10/15/18
Contractors Bid Due Date:	10/17/18
Anticipated Contract Selection:	10/18/18
Asbestos Permitting:	10/22/18
Asbestos Removal – Begin:	11/5/18
Asbestos Removal – Complete:	<del>XXXXXX</del> 11/16/18



## 7 SUBMITTALS

The following submittals shall be required at the specified intervals. Required submittals shall be submitted to the Owner and copies shall be submitted to the Owner's Representative. Contact information for providing submittals is listed below.

### **Bidder Information**

#### **(Due with Submittal of Bids)**

GRE Bid Form  
General Abatement Certificate  
Insurance Certificate(s)

### **On-Site Documents**

#### **(Available for Review during Removal)**

Respiratory Protection Program  
Hazard Communication Program  
Medical Response Program  
Labor Postings

### **Pre-Start Submittals**

#### **(Due upon Award of Contract)**

Proposed Disposal Facility Information  
List of Personnel with Certifications

### **Contract Closeout**

#### **(Due Two Weeks after Completion)**

Disposal Manifests  
Summary of Change Orders  
Daily Logs  
Daily Entry/ Exit Sign-in Sheets  
Visitor Documentation Forms  
24-hour Manometer Chart  
OSHA Air Monitoring Results  
Accident Reports

## **SUBMITTAL CONTACT INFORMATION**

### **OWNER'S REPRESENTATIVE:**

Mr. James Stavast  
Facilities Supervisor  
City of Grand Junction  
Grand Junction, Colorado

### **PROJECT CONSULTANT:**

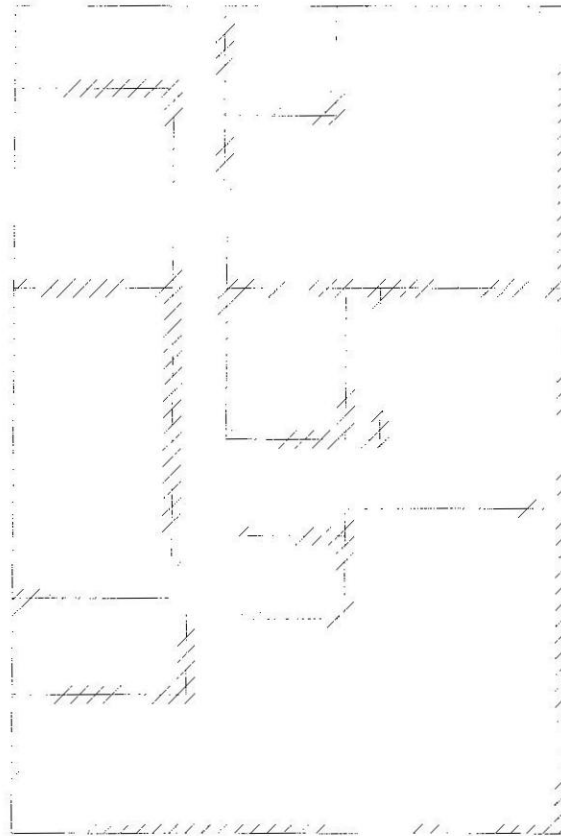
Mr. Jake Harris  
Project Manager  
Grande River Environmental, LLC  
562 Huntington Point Lane  
Clifton, CO 81520  
(970) 201-9731 phone  
[jakeh@granderiverenv.com](mailto:jakeh@granderiverenv.com)



# APPENDIX A

## FIGURES





## Explanation

Drywall with Joint Compound and Texture Walls



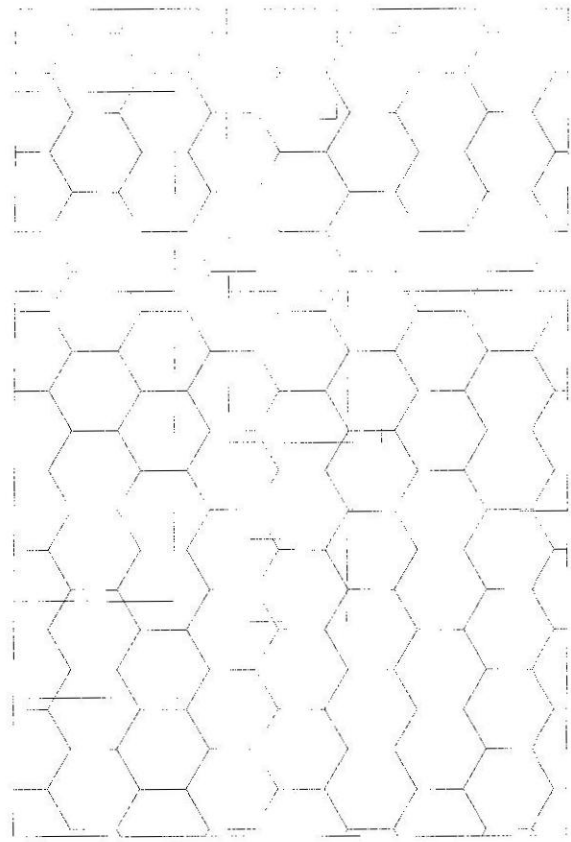
0 10 Feet  
Approximate Scale

GRANDE RIVER ENVIRONMENTAL, LLC

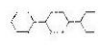
ACM Location Map  
Residential Structure  
729 27 Road  
Grand Junction, Colorado

Date: October 2018

Figure 1



## Explanation

 Drywall with Joint Compound and Texture Ceiling



0 10 Feet  
Approximate Scale

GRANDE RIVER ENVIRONMENTAL, LLC

ACM Location Map  
Residential Structure  
729 27 Road  
Grand Junction, Colorado

Date: October 2018

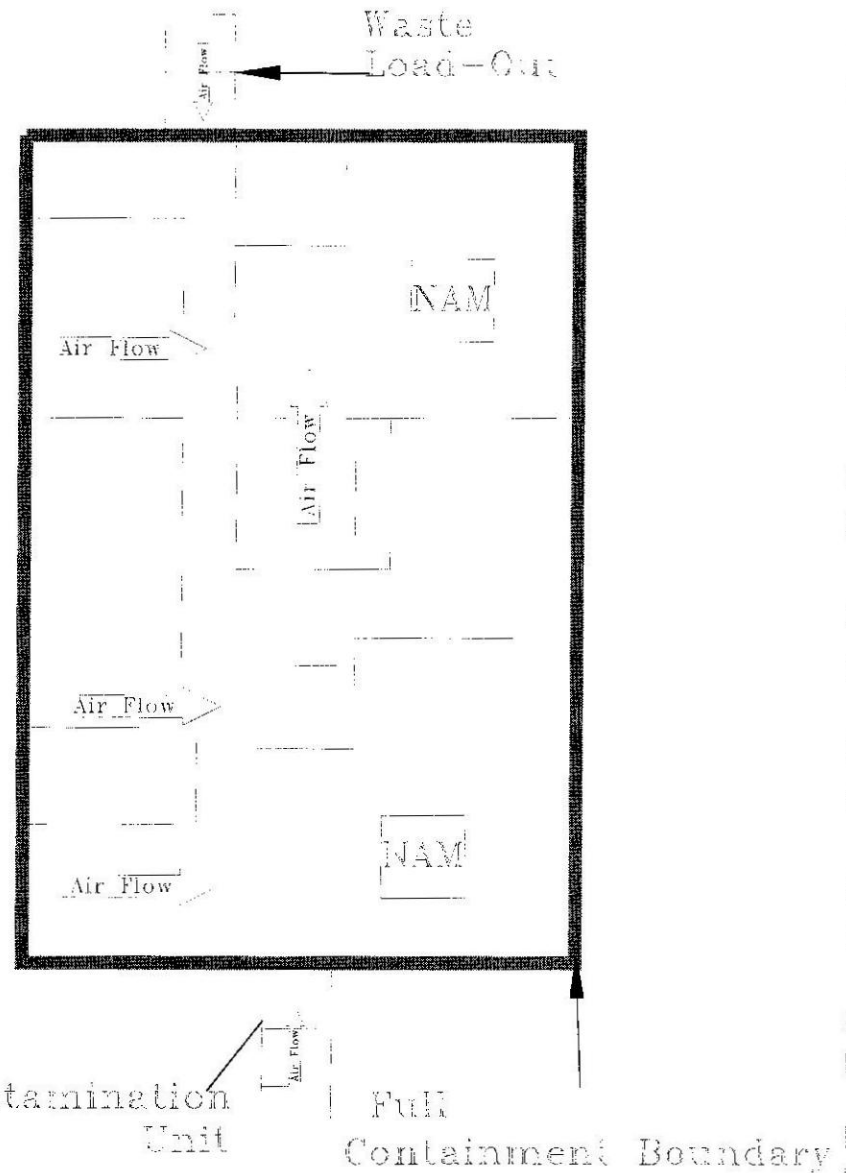
Figure 2

SIZING AND SPECIFICATIONS FOR FULL CONTAINMENT

Containment Area	1,350 sq. ft.
Average Ceiling Height	8 ft.
Volume of Work Area	10,800 cu. ft.
Average CFM/ Machine	1,500 cfm
Air Changes per Hour	4
Machine Calculations	1
Contingency Factor	
(1 or 25%; whichever is greater)	1
Total Negative Air Machines	2

Asbestos containing Drywall system is present in the building. The Drywall with Joint Compound shall be removed within a single contiguous full containment under a minimum negative pressure of 0.020 inches of water. All removal operations must be completed in accordance with the relevant regulatory requirements and the design document.

A decontamination unit and a separate waste load-out unit for equipment shall be constructed onto the containment to provide ingress and egress as required by Regulation No. 8. A direct dumpster load-out may be utilized to expedite waste handling activities; however, the load-out must be constructed in accordance with current industry standards and practices. Negative air machines must be arranged to maximize air flow throughout the entire work area. All removed materials must be properly packaged, labeled, and disposed as asbestos waste.



Explanation

— Full Containment Configuration



0 10 Feet  
Approximate Scale

GRANDE RIVER ENVIRONMENTAL, LLC

Full Containment Configuration  
Residential Structure  
729 27 Road  
Grand Junction, Colorado

Date: October 2018

Figure 3



**APPENDIX B**

**INSTRUCTIONS TO BIDDERS**

**BID FORM**



**BIDDING INSTRUCTIONS AND FORMS  
MULTI-UNIT RESIDENTIAL STRUCTURE FOR  
DEMOLITION/RENOVATION  
729 27 ROAD  
GRAND JUNCTION, COLORADO**

1. RECEIPT AND OPENING OF BIDS: Sealed bid shall be submitted referencing the following project information:

Project: Structure for Demolition and or renovation, 729 27 Road, Grand Junction, CO  
Bid by: (Name/Address of Bidder)  
Bid Due Date: 10/17/18

**OWNER'S REPRESENTATIVE:**

Mr. James Stavast  
Facilities Manager  
City of Grand Junction  
Grand Junction, Colorado

**PROJECT CONSULTANT:**

Mr. Jake Harris  
Project Manager  
Grande River Environmental, LLC  
562 Huntington Point Lane  
Clifton, CO 81520  
(970) 260-8398 phone  
[jakeh@granderiverenv.com](mailto:jakeh@granderiverenv.com)

The Owner may consider informal any bid not prepared and submitted in accordance with the provisions hereof and may waive any informalities or reject any or all bids. Any bid received after the time and date specified shall not be considered. A bidder may not withdraw a bid within 60 days after the actual date of bid opening.

2. PREPARATION OF BID: Bidders are required to use the bid forms contained herein. All blank spaces must be filled in with ink or typewriter; prices shall be in both words and numbers, the written words shall govern. The bid shall not be modified or conditioned in any manner. If the bid is sent by mail, use registered mail. Enclose the sealed bid envelope in the mailing envelope. The bid should contain the following information in the following order:

1. GRE Bid Form
2. Copy of Colorado GAC License
3. Certificate of Insurance on standard ACORD document

3. SIGNATURES: If the bidder is doing business as a corporation, the bid shall be signed by the President or Vice President. The signature of the officer signing shall be attested to by the Secretary and properly sealed. If the bidder is an individual or a partnership, the bid shall so indicate and be properly signed and witnessed.



4. **METHOD OF AWARD - Lowest Responsible Bidder:** The contract will be awarded to the Lowest Responsible Bidder. The Lowest Responsible Bidder will be the Contractor that submits the base bid determined to be the most advantageous to the Owner. The determination will be made by the Owner. The Owner reserves the right to reject all bids, reject portions of any bids, or accept the bid deemed most advantageous. The selected Contractor shall enter into a contract with the Owner.
5. **WITHDRAWAL OF BIDS:** Bidders may withdraw their bids prior to the opening of the bids.
6. **PAYMENT & PERFORMANCE BONDING:** Not Applicable
7. **INSURANCE:** The Contractor shall provide proof of and maintain adequate insurance throughout the project of at least \$2 Million in General Liability and \$1 Million in Residential Automotive.
8. **INCONSISTENCIES AND OMISSIONS:** Any seeming inconsistencies, or any matter seeming to require explanation, must be inquired into by the bidder at least 72 hours (excluding Sundays and holidays) prior to the time set for the opening of Proposals. Decisions of major importance on such matters will be issued in the form of addendum. All addenda shall become part of the Contract Documents and receipt must be acknowledged on the Bid Form.
9. **APPLICABLE LAWS AND REGULATIONS:** The bidder's attention is called to the fact that all work under this contract shall comply with the provisions of all federal, state, and local laws, building codes, ordinance and regulations which might in any manner affect the work to be done or those to be employed in or about the work. Attention is also called to the fact that the use of labor for the work shall be governed by the provisions of Colorado law.
10. **LIQUIDATED DAMAGES FOR FAILURE TO ENTER INTO CONTRACT:** Not Applicable
11. **TIME OF COMPLETION:** The selected contractor may begin work immediately following project award and receipt of the required asbestos abatement permits from the CDPHE. The project shall be completed in accordance with the schedule provided in the specifications.
12. **CONDITIONS OF WORK:** All bidders must inform themselves fully of the conditions relating to the construction of the project and the employment of labor thereon. Failure to do so will not relieve a Contractor of the obligation to furnish all material and labor necessary to carry out the provisions of the contract. Insofar as possible, the Contractor, in carrying out the work, must employ such methods or means as will not cause any interruption or interference with the work of any other contractor, or the Owner's scheduled use of the area surrounding the site.
13. **OBLIGATION OF THE BIDDER:** By submitting a bid, all bidders represent that they have inspected the site, and have become familiarized with local conditions under which the work is to be performed, and have read and are thoroughly familiar with the Contract Documents including all addenda. The failure or omission of any bidder to examine any form, instrument or document shall in no way relieve any bidder from any obligation in respect to their bid.



14. **INTERPRETATIONS:** No interpretation of the meaning of the Project Design document will be made to any bidder orally. Every request for such interpretation should be in writing addressed to the Project Consultant. Contact information is listed in item 1 above. Requests must be received before the date and time shown in the schedule.
15. **REVIEW OF DOCUMENTS:** Although measures are taken to control quality of released documents, errors in reproduction and collating sometimes occur. It shall be the responsibility of each bidder to check the contents of this Project Design document to assure that actual information agrees with the index. Any missing information will be provided by GRE.
16. **ADDENDA:** Any and all interpretations, supplemental instructions, and approvals of "approved substitute" materials shall be by Addendum, which will be faxed and/or mailed to all prospective bidders. Failure of any bidder to receive any such addendum shall not relieve such bidders from any obligation under their bid as submitted. All addenda shall become part of the Project Design document.
17. **SUBCONTRACTORS:** The Contractor shall submit information regarding subcontractors including company name, contact information, company and work history, insurance, and licensing (if applicable). All subcontractors are subject to the same conditions of the contract as the abatement contractor. The abatement contractor is responsible in all ways for the actions of the subcontractors. All bidders are advised that any person, firm, or other party to whom it is proposed to award a subcontract under this contract must be acceptable to the Owner. The Owner reserves the right to reject any subcontractor prior to the notice to proceed.
18. **POWER OF ATTORNEY:** Attorneys-in-fact who sign bid bonds or contract bonds must file with each bond a certified and effectively dated copy of their power of attorney.
19. **REVIEW OF FACILITIES:** A mandatory contractor walkthrough is scheduled for the date specified in the project schedule.

**END OF INSTRUCTIONS TO BIDDERS**



Firm Name: \_\_\_\_\_

**ASBESTOS ABATEMENT BID FORM**

**RESIDENTIAL STRUCTURE FOR DEMOLITION/RENOVATION  
729 27 ROAD  
GRAND JUNCTION, COLORADO**

The project consists of removal of all specified drywall systems and texture overspray, in accordance with Regulation 8 from the above-referenced structure prior to demolition and or renovation. The selected Contractor will enter into a contractual agreement with the Owner. The Contractor will be responsible for determining the actual quantity of ACM to be removed and the permitting requirements based on the quantity along with the appropriate engineering controls. The project schedule is provided in the specifications.

We hereby submit our bid in the amount stated in the blank of this bid form. Also the undersigned Bidder, having become thoroughly familiar with the terms and conditions of the document and with local conditions affecting performance and cost of the work at the place where the work is to be done, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the proposed schedule and by the specified deadline and in strict accordance with the contract for the following sum of money:

**PLEASE PROVIDE LUMP SUM PRICING FOR REMOVAL OF ACMs AS SPECIFIED IN THE ASBESTOS ABATEMENT PROJECT DESIGN:**

**Removal of Asbestos-Containing Materials from 729 27 Road as Specified in Design Table 1:**

\_\_\_\_\_ (\$ \_\_\_\_\_ )

Bids include all labor, materials, services, equipment, insurance, bonds, security, etc, necessary for the completion of the work. The above listed price shall not be exceeded without approval by the Owner in the form of an approved change order request. The Owner reserves the right to accept any or all of the bid items. By requesting bids for the above-listed item, the Owner is not in any way obligated to award or conduct the projects.

Contractor Anticipated Notification/ Permitting Requirements with CDPHE: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contractor Anticipated Variance Request(s) from CDPHE: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





**UNIT RATES**

Include costs for unit rates as indicated below. Assume you will already be onsite for determining your rates. If a mobilization is required to accomplish work using unit rates, the cost for mobilization will be added to the appropriate rate. Activities specified in the unit rates will be completed in accordance with the procedures outlined in these specifications and Colorado Regulation No. 8, Part B. Unit rates will be used to adjust the total project cost in the event of an increase or decrease in work activities included in the original scope of work. The rate to construct a full containment will be added to the cost to remove the specified material.

<b>UNIT PRICE LIST</b>		
<b>DESCRIPTION</b>	<b>UNIT</b>	<b>PRICE PER UNIT</b>
Drywall System and Overspray – Walls and Ceilings	SF	
<b>UNIT PRICE LIST</b>		
<b>CONTAINMENT CONSTRUCTION</b>		
<b>DESCRIPTION</b>	<b>UNIT</b>	<b>PRICE PER UNIT</b>
Full Containment <500 Square Feet	SF	
Full Containment >500 Square Feet	SF	
Mobilization/Demobilization	EVENT	
Water	DAY	
Generator	DAY	

NOTES: SF = square feet    LF = linear feet    CF = cubic feet

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**FIRM NAME AND ADDRESS:**

---

---

SIGNED BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTESTED BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

I understand the Owner reserves the right to reject this bid, and that this bid may not be withdrawn for a period of sixty (60) days after the bid opening date. I understand that if awarded the project, I will enter into and execute a contract on the basis of this bid. All work will be accomplished in accordance with contract documents and within specified calendar days after given notice to proceed. **I understand that required submittals specified in the Project Design Document must be submitted upon request by the Owner.**

By signing above I acknowledge that I have received the following addenda for the project.

I have received Addendum 1 (if applicable) \_\_\_\_\_ YES \_\_\_\_\_ NO

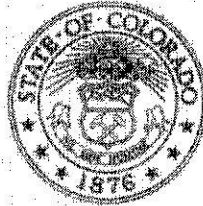
I have received Addendum 2 (if applicable) \_\_\_\_\_ YES \_\_\_\_\_ NO

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**APPENDIX C**

**PROJECT DESIGNER CERTIFICATIONS**



Colorado Department  
of Public Health  
and Environment

## ASBESTOS CERTIFICATION\*

This certifies that

**Travis Brophy**

Certification No.: 13477

has met the requirements of 25-7-507, C.R.S. and Air Quality Control  
Commission Regulation No. 8, Part B, and is hereby certified by the  
state of Colorado in the following discipline:

**Project Designer\***

Issued: February 02, 2018

Expires: February 05, 2019

*\* This certificate is valid only with the possession of a  
current Division-approved training course certification  
in the discipline specified above.*

  
Authorized APCD Representative

SEAL



CHC Training  
 Nationwide Training & Certification Experts  
 www.trainingchc.com  
 303.412.6360  
 (855) 60.CERTIFY

1775 West 55th Avenue  
 Denver, CO 80221,  
 United States of America

# CERTIFICATE OF ACHIEVEMENT

This certificate is awarded to:

## TRAVIS BROPHY

In recognition of satisfactory completion of the EPA-approved annual asbestos refresher training course under section 206 of the Toxic Substance Control Act (TSCA) and Colorado Regulation No. 8 entitled

### PROJECT DESIGNER

COURSE DATE:	DECEMBER 21, 2017
EXPIRATION DATE:	DECEMBER 21, 2018
COURSE HOURS:	8.0

Verify Credential



*Danaya N. Benudetto*  
 Co-Founder & CEO  
 Training Program Manager

Credential License ID: 11078646



*Daniel Beaver*  
 Instructor

CHC Training Certificate No.  
 R17-2166-APD-CO

Visit our Website





**Firm Name: Asbestos Professionals, Inc.**

**ASBESTOS ABATEMENT BID FORM**

**RESIDENTIAL STRUCTURE FOR DEMOLITION/RENOVATION**

**729 27 ROAD**

**GRAND JUNCTION, COLORADO**

The project consists of removal of all specified drywall systems and texture overspray, in accordance with Regulation 8 from the above-referenced structure prior to demolition and or renovation. The selected Contractor will enter into a contractual agreement with the Owner. The Contractor will be responsible for determining the actual quantity of ACM to be removed and the permitting requirements based on the quantity along with the appropriate engineering controls. The project schedule is provided in the specifications. We hereby submit our bid in the amount stated in the blank of this bid form. Also the undersigned Bidder, having become thoroughly familiar with the terms and conditions of the document and with local conditions affecting performance and cost of the work at the place where the work is to be done, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the proposed schedule and by the specified deadline and in strict accordance with the contract for the following sum of money:

**PLEASE PROVIDE LUMP SUM PRICING FOR REMOVAL OF ACMs AS SPECIFIED IN THE ASBESTOS ABATEMENT PROJECT DESIGN:**

**Removal of Asbestos-Containing Materials from 729 27 Road as Specified in Design Table 1:**

( \$ 21,780.60 )

Bids include all labor, materials, services, equipment, insurance, bonds, security, etc, necessary for the completion of the work. The above listed price shall not be exceeded without approval by the Owner in the form of an approved change order request. The Owner reserves the right to accept any or all of the bid items. By requesting bids for the above-listed item, the Owner is not in any way obligated to award or conduct the projects.

Contractor Anticipated Notification/ Permitting Requirements with CDPHE:

**Colorado 30 Day SFRD – Standard Full Containment, 30 Day**

Contractor Anticipated Variance Request(s) from CDPHE:

**We will not be requesting any variances with this project.**



**UNIT RATES**

Include costs for unit rates as indicated below. Assume you will already be onsite for determining your rates. If a mobilization is required to accomplish work using unit rates, the cost for mobilization will be added to the appropriate rate. Activities specified in the unit rates will be completed in accordance with the procedures outlined in these specifications and Colorado Regulation No. 8, Part B. Unit rates will be used to adjust the total project cost in the event of an increase or decrease in work activities included in the original scope of work. The rate to construct a full containment will be added to the cost to remove the specified material.

<b>UNIT PRICE LIST</b>		
<b>DESCRIPTION</b>	<b>UNIT</b>	<b>PRICE PER UNIT</b>
Drywall System and Overspray – Walls and Ceilings	SF	\$2.75 Per Sq Ft
<b>UNIT PRICE LIST</b>		
<b>CONTAINMENT CONSTRUCTION</b>		
<b>DESCRIPTION</b>	<b>UNIT</b>	<b>PRICE PER UNIT</b>
Full Containment <500 Square Feet	SF	\$6.00
Full Containment >500 Square Feet	SF	\$4.00
Mobilization/Demobilization	EVENT	\$1,500.00
Water	DAY	\$125.00
Generator	DAY	\$200.00

NOTES: SF = square feet    LF = linear feet    CF = cubic feet

COMMENTS: \_\_\_\_\_

**FIRM NAME AND ADDRESS:**

Asbestos Professional, Inc.  
 3596 Moline Street  
 Aurora, Colorado 80010

SIGNED BY: Dominic [Signature]

TITLE: CEO/CBNO

SIGNATURE: [Signature]

DATE: 10/17/2018

ATTESTED BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

*[Handwritten signature]*



I understand the Owner reserves the right to reject this bid, and that this bid may not be withdrawn for a period of sixty (60) days after the bid opening date. I understand that if awarded the project, I will enter into and execute a contract on the basis of this bid. All work will be accomplished in accordance with contract documents and within specified calendar days after given notice to proceed. **I understand that required submittals specified in the Project Design Document must be submitted upon request by the Owner.**

By signing above I acknowledge that I have received the following addenda for the project.

I have received Addendum 1 (if applicable)  YES  NO

I have received Addendum 2 (if applicable)  YES  NO

## APPENDIX C PROJECT DESIGNER CERTIFICATIONS





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
10/24/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Blue Sky Ins 88 Inverness Circle East Suite A-103 Englewood CO 80112		<b>CONTACT NAME:</b> Bill Vaughan <b>PHONE (A/C, No, Ext):</b> (303) 647-5477 <b>E-MAIL ADDRESS:</b> billv@bskyins.com		<b>FAX (A/C, No):</b>
<b>INSURED</b> Asbestos Professionals, LLC 3596 Moline St Unit 109 Aurora CO 80010		<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
		<b>INSURER A:</b> Starr Surplus Lines Insurance Company		13604
		<b>INSURER B:</b> SECURA		22543
		<b>INSURER C:</b> Pinnacle Assurance		41190
		<b>INSURER D:</b>		
		<b>INSURER E:</b>		
		<b>INSURER F:</b>		

**COVERAGES**      **CERTIFICATE NUMBER:** CL1862611747      **REVISION NUMBER:**

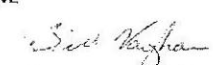
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Professional GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		Y	1000067022181	06/25/2018	06/25/2019	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 5,000,000 Employee Benefits \$
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CA3289040	06/25/2018	06/25/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	4184144	07/01/2018	07/01/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Contractors Pollution Liability			1000067022181	06/25/2018	06/25/2019	Each Occurrence 5,000,000 General Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Grand Junction is named as additional insured.

**CERTIFICATE HOLDER****CANCELLATION**

City of Grand Junction 250 N. 5th Street  Grand Junction CO 81501	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	--

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**Purchase Order  
No. 2018-00000737**

**DATE 11/30/2018**

**Ph. (970) 244-1513**

**Fax (970) 256-4022**

**Ship To**  
City of Grand Junction  
333 West Ave  
Building B  
Grand Junction, CO 81501

**Bill To**  
City of Grand Junction  
333 West Ave  
Building B  
Grand Junction, CO 81501

**Vendor**  
**VENDOR NO. 8520**  
Asbestos Professionals LLC  
3596 Moline St #109  
Aurora, CO 80010

**PAGE 1 of 1**  
**SHIP VIA**  
**DELIVER BY 11/30/2018**  
**FREIGHT TERMS**  
**Payment Terms: Net 30 Days**  
**Buyer Name: Susan Jill Hyatt**  
**Buyer Email: susanh@gjcity.org**

Ref: Contract 4579-18-SH: Invoice 002083

QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1.0000	Each	FACILITIES MAINTENANCE, EQUIPMENT AND SUPPLIES - Asbestos Abatement 729 27 Road - Home	21,780.6000	\$21,780.60
<b>PURCHASE ORDER TOTAL</b>				<b>\$21,780.60</b>

**Special Instructions:** PURCHASE ORDER No. MUST APPEAR ON ALL INVOICES, SHIPPERS, PACKAGES, CORRESPONDENCE  
**Tax Exempt No. 98-03544**

By: Susan J. Hyatt