



January 4, 2024

**Deputy Public Admin. For TTC
1315 Ameluxen Ave
Hacienda Heights Ca 91745
1 213 503 0246
Frankie Ibarra**

**Ref: Removal of water damage
drywall walls and ceiling in the
areas mention on A5 report.
Drywall joint compound contains
2% asbestos. Mold remediation to
at the work areas.**

Dear Ibarra:

Thank you for allowing Sky Blue Environmental, Inc. to submit a written proposal for your project located at the above address. The purpose of this document is to define the scope of work and the pricing structure, and to identify any conditions that would require coordination in order to complete your project in a safe and timely manner.

The pricing schedule and work terms, included in this bid proposal, are effective for thirty (30) days from today.

Sky Blue Environmental offers more than 20 years of combined knowledge and experience in the asbestos and lead abatement industry, as well as, mold remediation. We offer a number of benefits, as well as protective measures that may not be available from other contractors. Among these services are:

- Capacity to bid and perform services for any size project.
- In-house Project Quality Inspection Program that insures you the proper and safe control requirements and procedures on your project. All of our employees, in the job, containment area, have extensive training and are A.H.E.R.A. certified.
- Sky Blue Environmental, Inc. is licensed, bonded, insured, and registered with D.O.S.H.

We take great pride in submitting our proposal to you and hope that it meets with your approval. We look forward to working with you on your project. I will follow up by telephone to discuss the status of your project, but should you have any questions or require additional assistance, please do not hesitate to contact me. We at Sky Blue Environmental always strive to offer our customers the highest quality service, as well as the most reasonable price available.

Respectfully submitted,
George Caudillo
Estimator

**Sky Blue Environmental, Inc. 708 Arroyo Street San Fernando, Ca 91340
Ph: 818-768-1180 Fax: 818-768-1190 St. Lic. #758429, St. DOSH No. 697**

PROJECT PROPOSAL

Scope of work:

Removal of DJC containing 2%Asbestos.

Mold remediation to take place in opened cavities.

The contents need to be moved out prior to SBE arrival.

Removal of certain light fixtures and attempt to save.

Removal and disposal of the bath vanity and kitchen counter top and sink.

Removal of toilet and store on site.

Removal and disposal of any carpet in the work areas.

Power to be provided to the work site.

Bedroom:

- **Remove a 4 x 4-foot section of wall from the Northwest corner containing mold.**
- **Remove and dispose of insulation and any debris found within exposed wall cavities.**
- **Exposed wooden structural members exhibiting staining will be sanded, wire brushed, HEPA vacuumed, damp wiped, and HEPA vacuumed again.**

Master bathroom:

- **Remove all debris**
- **Remove all sink cabinetry.**
- **Remove entire ceiling.**
- **Remove north wall from floor to ceiling.**
- **Remove and dispose of insulation and any debris found within exposed wall cavities.**
- **Exposed wooden structural members exhibiting staining will be sanded, wire brushed, HEPA vacuumed, damp wiped, and HEPA vacuumed again.**

Master bedroom

- **Remove all debris.**
- **Remove all walls.**
- **Remove entire ceiling.**
- **Remove and dispose of insulation and any debris found within exposed wall cavities.**
- **Exposed wooden structural members exhibiting staining will be sanded, wire brushed, HEPA vacuumed, damp wiped, and HEPA vacuumed again.**

Atrium

- **Detail clean the containment area. Remove baseboards and lower wall ceiling drywall trim.**
- **Remove drywall on south, west, and north walls.**
- **Remove and dispose of insulation and any debris found within exposed wall cavities.**
- **Exposed wooden structural members exhibiting staining will be sanded, wire brushed, HEPA vacuumed, damp wiped and HEPA vacuumed again.**

Dining area:

- **Install an air scrubber and run up to 48 hrs.**

Kitchen:

- **Remove all debris**
- **Remove all sink cabinetry.**
- **Remove North wall from floor to four feet.**
- **Remove and dispose of insulation and any debris found within exposed wall cavities.**
- **Exposed wooden structural members exhibiting staining will be sanded, wire brushed, HEPA vacuumed, damp wiped and HEPA vacuumed again.**

We will observe the backside of removed walls materials and carefully evaluate for growth into adjacent areas.

We will inspect by looking up, down and to the side of the still covered wall and ceiling cavities.

**Any additional work beyond scope of work is excluded from this quote.
Additional work to approved by home owner as a change order.**

This quote excludes the replacement or repairs of drywall, flooring, cabinets counter tops and light fixtures.

1. Tenants/ owners will not have access to the containment areas until they receive clearances from the A5 CAC.
2. All contents to be moved out prior to SBE arrival.
3. 24 hrs Notifications to CAL-OSHA agencies. 10 working day AQMD notification.
4. Removal of the drywall walls and ceiling at the areas mention on A5 report.
5. Mobilization of certified asbestos crew, equipment, and supplies to the above listed address.
6. Set up and contain section or entire rooms at the kitchen, #1 bedroom, Master bedroom, master bathroom and the Atrium. Plus set up an air scrubber in the dining room area. We will contained the areas by placing 6 mil plastic critical barriers on the wall doorways, windows and floor to contain the areas. Plastic on walls not to be disturbed and plastics on the floors.

7. Setup 3-stage decontamination chamber to the containment area.
8. Establish negative air filtration to the containment area with the use of a negative air unit.
9. Workers to use P.P.E. (personal protective equipment) such as suits, respirators with HEPA filters, and gloves in the work area.
10. We will remove the drywall as mentioned on scope.
11. All drywall debris to be double bagged in 6 mil clear printed bags for disposal.
12. Place generator label in each bag and manifest for proper disposal.
13. Open wall cavities will also be Hepa vacuumed and wet wiped.
14. All exposed wood studs to be sanded or wired brushed.
15. Exposed wall cavity to be cleaned with an advanced cleaning solution.
16. We will HEPA vacuum the floor, ceiling, and walls with in the containment. We will also wet wipe all the surfaces within the containment.
17. We will then encapsulate the containment areas with the use of an encapsulant.
18. Return to tear down plastics and pick up equipment once management or owner has received clearances.
19. This quote excludes the repair or replacement of any materials removed or taped on.
20. This quote excludes any additional work not mention in this scope of work.

Labor, Materials, Mobilization, disposal and Equipment.....	\$11,990.00
Disposal of asbestos debris	\$1,300.00
Disposal of general debris.....	\$200.00
De-mobilization	\$500.00
AQMD Notifications fees	\$200.00
Total	\$14,190.00

Exclusions-Some or all may apply:

- 1) Repairs or replacement to walls or ceilings removed.
- 2) Replacement or replacement of cabinet counter tops or toilets.
- 3) Reinstalling of ceiling lights, fans or closet tracks/doors.
- 4) Responsibility/liability for any possible damages to but not limited to paint or stained surfaces, wallpaper surfaces or other surfaces we have to adhere our containment plastics to in order to achieve a protective barrier. ***We will try to be as careful as possible.***
- 5) Removing or moving of any contents in the containment areas being worked on. Client or others to remove the items prior to our arrival.
- 6) Replacement of any materials being removed.
- 7) Repair to any surface after our removal of the drywall or plaster. This also includes no repairs to possible wall plaster that may become damage during our ceiling removals. Sometimes the ceiling wire for the plaster connects to the upper wall plaster.
- 8) Hiring of or payment to the consultant for written Procedure 5 plan, testing fees, clearances, or any other charges before, during, or after our work even if clearances fail.
- 9) Removal of any other drywall or plaster on walls within the containment areas. Extra if requested.
- 10) Lead removal. Extra if requested.
- 11) Removal of any structural components.
- 12) Removal of vanity, cabinets, appliances, shelves, tile, tubs, shower doors or other materials not on this contract removal verbiage listed above. Extra cost if any work is requested beyond the scope listed above.

Sequence of Work:

Installing critical barriers, including 6-mil polyethylene sheeting covering all doors, windows, and openings will isolate the work area.

Signs and barricades will be posted around the work area so that an individual may take necessary steps to avoid exposure.

Air filtration unit(s) will draw air from the work area exhausting filtered air outside, creating negative air pressure inside the containment.

Conditions of the Proposal:

This proposal is based on private wage rates. Trained personnel will perform all supervision and labor. Heating, ventilating and air-conditioning equipment, supplying the work area, will be shut-off upon the discretion of Sky Blue Environmental foreman if deemed necessary. Damage to walls, ceilings, floors, and wall coverings may occur as a result of containment installation. This is necessary to insure the integrity of the containment. Every attempt will be made to keep such occurrence to a minimum. This proposal does not include the cost of any repair, which may be required as a result of our containment procedures. This proposal is based upon our Legal Terms and conditions as included as part of this proposal. This proposal is subject to change and may be withdrawn if not accepted within thirty (30) days of this date.

Legal Terms and Conditions: Some or all applies.

The Work: Sky Blue Environmental, Inc. will supply all work and material as described in the proposal, in accordance with the time schedule, if applicable. In mold projects, there is no guarantee that the remediation will be performed according to a certain time frame due to the fact that the mold severity is undetermined.

Schedule Change: Where a schedule is applicable, Sky Blue Environmental's obligation hereunder is based upon the Schedule, both as to duration and to sequence. In the event of any change in Schedule, the bid price and Schedule shall be equitably adjusted. Sky Blue Environmental shall also receive an equitable adjustment of the bid price if this contract is terminated otherwise than for Sky Blue Environmental's material breach.

Site Access: Customer agrees to insure that prior to any operations; the work area shall be vacated and shall remain closed to all persons (other than Sky Blue employees) for the duration of the project. In the event that any individual, other than Sky Blue Environmental employees, enters the containment area, the customer agrees that Sky Blue shall not be held liable for any claims relative to microbial, asbestos, or lead exposure arising there from and that Customer indemnify and defend Sky Blue environmental from all such claims. Customer agrees that all authorized visitors shall read and sign Sky Blue Environmental visitor policy and that if unauthorized visitors cannot be controlled, Sky Blue Environmental is entitled to monetary damages and/or the option of terminating this contract.

Supplied Property: Whenever the Customer, its employees, or contractors (other than Sky Blue Environmental) use ladders, scaffolding, tools, vehicles, equipment or property of any kind either owned or rented by Sky Blue, Customer shall indemnify and hold Sky Blue Environmental harmless from any and all claims, demands, damages, causes of action and suits of whatsoever nature and kind, arising out of or connected with the use of such ladders, scaffolding, tools, vehicles, equipment or property, except when said use is authorize by Sky Blue Environmental or is cause by the sole negligence of Sky Blue Environmental.

Differing Site Conditions: If Sky Blue Environmental encounters subsurface or latent physical conditions at the site differing materially from those stated in the bid documents, and/or unknown physical conditions at the site differing materially from those indicated in the bid documents, or unknown physical conditions at the site of an unusual nature, Sky Blue Environmental will notify the Customer. If such conditions cause an increase in the cost of, or the time required for, performance of any part of the Work, an equitable adjustment in price shall be made and the contract time modified accordingly.

Force Majeure: Sky Blue Environmental shall not be deemed in default nor be liable for damages for any failure or delay in performance of its work which may arise out of causes beyond its reasonable control. Such causes may include, without limitation, acts of God or the public enemy, acts of the Government in its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, material shortages, or unusually severe weather. In the event the Work is delayed by such causes, the time and cost for performance and repair will be equitably adjusted.

Legal Effect: This proposal offers to the customer the terms and conditions upon which Sky Blue Environmental will perform the work described herein and does not include any of the provisions in the Bid Documents unless such provisions are expressly incorporated herein by reference or otherwise agreed to in writing signed by Sky Blue. If Sky Blue has been requested to perform mold remediation on an area of the building that already has been identified as an area that presently has mold contaminates existing; therefore Sky Blue Environmental, Inc. holds no liability/responsibility for any possible legal actions arising against Sky Blue Environmental, Inc. now or in the future that could possible have claims due to these pre-existing contaminates. If mold returns after clearances it is not considered part of the same work scope or claim. This would be due to new moisture problems and would have to be treated as a new loss. Contracting party agrees to defend and indemnify Sky Blue Environmental, Inc. against any possible legal actions that may arise. Should any legal issues arise; the contracting party will be responsible for any and all legal and attorney fees for Sky Blue Environmental, Inc. if Sky Blue Environmental prevails.

Standard Billing and Payment Terms

Payment Terms:

Payment schedules:

10% or \$1,000.00 will be due upon contract acceptance.

A 4% fee will be applied if payment made via credit card

**Total of Labor, Material, Equipment, Mobilization
and Disposal..... \$14,190.00**

Notice to Owner:

Under California Mechanics Lien Law, any contractor, subcontractor, laborer, suppliers, or other person who helps improve your property, but is not paid for his/her work or work supplies, has a right to endorse his/her claim against your property. This means that after a court hearing, a court officer and the proceeds of the sale used to satisfy the indebtedness could sell your property. This could happen even if you have paid your contractor in full if the subcontractors, laborers or suppliers remain unpaid.

I hereby agree to this Sky Blue Environmental Inc. proposal, pages 1 through 7.

Date

Authorized Signature

Name typed or printed

Title

Note: If homeowner's signature is not obtained, a 20 day preliminary notice will be sent to homeowner.

To confirm and maintain starting date, we require a signed contract faxed or mailed to our office within 48 hours from the date the call was made to schedule the job.

Contractors State License Board, 9835 Goethe Road, Sacramento, CA (916) 255-3900
Sky Blue Environmental, Lic. #758429, DOSH #697