

Memorandum

To: Trustee Gianopulos
CC: Board of Trustees, Village President
From: Robert Kosin
Date: December 14, 2012
Subject: Mold Remediation

During the month of November during the asset room inventory, mold stains were found on the drywall of Room 211 and after a building wide review found in Room 269.

Neither room has public access and in terms of Room 269, an alcove in the utility room two.

The services of a mold remediation company, NES, was obtained and engaged in a program that removed the stained wall board, applied mold inhibitors and disposed of debris. Work area was photographed and when remediation concluded released to the carpentry services of Gilcor.

The wall board replacement inclusive of the remediation took four business days. The rooms were upon the end of the fourth available for their purpose. No disruption occurred to use and occupancy of the building during the remediation process.

November 13, 2012

Robert Kosin
Village of Barrington Hills
112 Algonquin Rd.
Barrington Hills, IL 60010

RE: Mold remediation activities

Dear Mr. Kosin:

On November 15th, NES, Inc. commenced mold remediation activities in the Mechanical Room and Police Storage Room on the second floor of the Village Hall/Police Station. NES employees utilized the following state-of-the-art work practices to address the visible mold in these areas:

- Critical barriers were installed and the work areas were contained using 4 MIL and 6 MIL poly sheeting.
- Negative pressure was established in the containment and exhaust to the exterior of the building utilizing HEPA filtration equipment.
- Visibly damaged drywall material were removed approximately 12" beyond the visible damage and inspect newly exposed materials for visible mold damage. To expedite the replacement process, additional drywall material was removed up to 4' from the floor.
- Damaged materials were bagged and sealed in 6 MIL bags. Bags were then removed from the building through the shortest available route out of the building.
- Work areas were cleaned utilizing HEPA vacuums and hard surfaces were scrubbed with an EPA approved biocide disinfectant.
- HEPA filtration continued to run overnight and the disinfected was allowed adequate time to dry.
- The following morning, the exposed wood studs were treated with a mold inhibitor and the containment was wiped down.
- The HEPA filtration unit was then disconnected and the containment was turned over to GILCOR to help with dust control during the replacement process.

There was no pre-cleaning or post-cleaning mold sampling included in NES, Inc.'s contract. As with all mold remediation projects, no guarantee can be made to remove all mold nor completely prevent any future mold growth. Mold is naturally occurring and NES, or any other mold remediation contractor, cannot control the introduction of new mold spores or water infiltration into a building. Proper utilization of the state-of-the-art work practices to obtain a visible clearance was intended to significantly reduce the presence of mold within the building and to improve the indoor air quality in regards to the mold that was detected and addressed in our scope of work. NES would recommend that additional investigation/sampling be conducted if there are any of the following:

- New moisture infiltrations
- Signs of visible mold growth
- Complaints of mold-related health conditions

We greatly appreciated the opportunity to work for you and hope to have the opportunity again.

Respectfully Submitted

Ron Sangiacomo



GILCOR CONSTRUCTION CORPORATION
GENERAL CONTRACTOR - CONSTRUCTION MANAGEMENT

December 17, 2012

Village Hall of Barrington Hills
112 Algonquin Rd.
Barrington Hills, IL. 60010

Attn: Mr. Bob Kosin

Re: Mold Remediation

Dear Mr. Kosin,

Gilcor Construction is pleased to inform you that remediation of the mold at the 2nd floor mechanical room and the adjacent storage room was completed in accordance with our proposal on Wednesday November 28th 2012.

Please contact me should you have any questions regarding this information.

Respectfully Submitted,

Dale Gilleland

Dale Gilleland
Gilcor Construction

Copy: File



11/16/2012



11/16/2012



11/15/2012



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SHEATHING

11/15/2012



11/15/2012



11/15/2012



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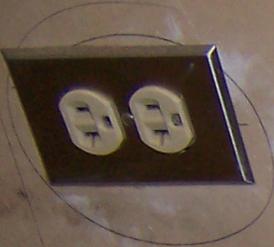


11/09/2012



Johnsonite

11/09/2012



11/09/2012



11/09/2012



Robert Kosin <rkosin@barringtonhills-il.gov>

Mold remediation follow up letter

1 message

Ron Sangiacomo <rsangiacomo@nesincorp.com>

Wed, Nov 28, 2012 at 4:00 PM

Reply-To: rsangiacomo@nesincorp.com

To: rkosin@barringtonhills-il.gov

Robert,

I have attached a follow up letter from the mold remediation work we performed. Because there was no pre and post sampling performed, I don't have any analytical information to include, however I did outline our process as well as indicated a "visual clearance" in the letter to help to any concerned mind at ease. The letter does also include our standard disclaimer language when dealing with mold, if you have any questions or would like more me to provide alternative wording before you circulate this letter, please let me know.

In addition to mold remediation, investigations, and sampling, NES also performs asbestos abatement and sampling, lead abatement and mitigation, and other environmental services. We are familiar with the more stringent Cook County requirements (and fees.) We are a union business and a certified MBE through the City of Chicago, CMS, the Capital Development Board, and the Minority Supplier Development Council. With nearly 13 years in business, we have an outstanding record and reputation with the regulatory agencies including OSHA, IDPH, IEPA, and Cook County. We have experience with working in properties on the National Historical Registry and with a variety of local and state government agencies.

We also have three certified Infrared Thermographers that can assist with a variety of applications (building envelope surveys, water infiltration investigation, roof inspections, electrical panel surveys, mechanical surveys, etc.)

Please feel free to contact me if you need an estimate or if you wish to get any additional information on our services. It was a pleasure to work for the Village and we would love to have an opportunity to work for the Village again.

Regards,

Ron Sangiacomo



Ron Sangiacomo

Phone: (708) 478-5497

Fax: (708) 478-5801

Cell: (815) 557-4939

 **Village of Barrington Hills 11-28-2012.pdf**
23K



INVOICE

GILCOR CONSTRUCTION CORPORATION

General Contractor • Construction Management

December 11, 2012

Invoice # 2108-1

Village of Barrington Hills

Attn: Mr. Bob Kosin
Village Manager

Location of Work: Mold Remediation

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For labor and equipment necessary to complete the removal of contaminated drywall, treat the area, and replace with new drywall as directed in accordance with the attached breakdown.

BALANCE DUE

\$11,487.00

We appreciate the opportunity of completing this work for you.

Thank you.

YOUR NAME
YOUR PHONE #
OTHER INFORMATION

Gilcor Construction Corp.
121 Harrison St.
Barrington, IL 60010

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12/11/2012
9:53 AM

Bid Item Cost Only w/Markups by Sequence
Bid VBHMOLDC: VBH MOLD REMEDIATION COST

Seq	Item Code	Description	Quantity	Unit	Approx. Unit Cost	Total Cost
1	1.301	SUPERVISION	19.00	MH	84.00	1,596.00
2	1.416	MOLD REMEDIATION	1.00	\$\$	5,250.00	5,250.00
3	1.701	CLEAN-UP				
4	5.101	DRYWALL CONTRACT	1.00	SF	1,002.84	1,002.84
5	5.104	DRYWALL TAPING	160.00	\$\$	6.16	986.08
6	9.001	PAINT CONTRACT	1.00	ALLOW	1,000.00	1,000.00
7	9.705	VINYL BASE	1.00	INC	0.00	
Subtotal -						9,834.92
General Condiitions - 9.00%						885.15
Fee - 7.00%						688.45
Insurance - 0.80%						78.68
*** BID TOTAL PRICE *** =						11,487.19

FINAL WAIVER OF LIEN

To All Whom It May Concern:

WHEREAS, the undersigned has been employed by (A) The Village of Barrington Hills
to furnish labor and materials for (B) mold remediation type
work,
under a contract (C) known as verbal authorization
for the improvement of the premises described as (D) Village Hall of Barrington Hills
112 Algonquin Road
in the Village (City-Village) of Barrington Hills County of,
Cook, State of Illinois
of which The Village of Barrington Hills
is the owner.

NOW, THEREFORE, this 11 th day of December 2012,
for and in consideration of the sum of (E) Eleven Thousand Four Hundred Eighty Seven Even, (\$11,487.00),
Dollars paid simultaneously herewith, the receipt whereof is hereby acknowledged by the undersigned,
the undersigned does hereby waive and release any lien rights to, or claim of lien with respect to and on
said above described premises, and the improvements thereon, and on the monies or other considerations
due or to become due from the owner, on account of labor, services, materials fixtures, apparatus or
machinery heretofore or which may hereafter be furnished by the undersigned to or for the above-
described premises by virtue of said contract.



(F) Gilcor Construction Corporation
(Name of sole ownership, corporation, or partnership)
[Signature]
(SIGNATURE)

Title: Vice President/Partner

INSTRUCTIONS FOR THE FINAL WAIVER

- (A) Person or firm with whom you agreed to furnish either labor, or services, or materials or both
- (B) Fill in nature and extent of work, strike the word labor or materials if not in your contract
- (C) If you have more than one contract on the same premises, describe the contract by number, if available, date and extent of work
- (D) Furnish an accurate enough description of the improvement and location of the premises so that it can be distinguished from any other property
- (E) Amount shown should be the amount actually received and equal to total amount of contract as adjusted
- (F) If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner