VILLAGE OF DOBBS FERRY BOARD OF TRUSTEES AGENDA

MEETING DATE: NOVEMBER 23, 2021
AGENDA ITEM SECTION: DISCUSSION ITEMS
AGENDA ITEM NO. : 3
AGENDA ITEM: REMEDIATION OF THE EMBASSY COMMUNITY CENTER BASEMENT STORAGE AREA
ITEM BACKUP DOCUMENTATION: 1. MEMORANDUM DATED NOVEMBER 18, 2021 FROM OFFICE OF THE VILLAGE ADMINISTRATOR TO MAYOR ROSSILLO AND THE BOARD OF TRUSTEES 2. LETTER AND ATTACHMENTS DATED OCTOBER 8, 2021 FROM GARRETT HEDTKE/HUDSON MOLD TESTING & CONSULTING TO ALISSA FASMAN/SECRETARY TO THE VILLAGE ADMINISTRATOR 3. SERVPRO OF TARRYTOWN ESTIMATE 4. UNITED RESTORATION SERVICES ESTIMATE 5. ALL PRO CLEANING & RESTORATION ESTIMATE 6. COMPARISON OF REMEDIATION PROPOSALS 7. DRAFT RESOLUTION

Village of Dobbs Ferry

Mayor
Vincent Rossillo

Board of Trustees
Donna Cassell – Deputy Mayor
Maura Daroczy
Christy Knell
Michael Patino
Nicole Sullivan
Lawrence Taylor

MEMORANDUM

Village Administrator
Richard Leins

Village Treasurer
Jeff Chuhta

Village Clerk
Elizabeth Dreaper

Village Justice
David Koenigsberg

From: Office of the Village Administrator

To: Mayor Rossillo and the Board of Trustees

Re: Embassy Center basement remediation

Date: November 17, 2021

The Village archival storage room in the Embassy Center basement suffered serious water damage over the years due to seepage from the exterior wall on the north side of the former gymnasium. As a result, mold set in in the basement despite prior attempts to remediate the problem.

The renovation of the Embassy Center, which included the shoring up of the exterior walls, has stemmed the basement water issues. Tony Briante of Dolph Rotfeld Engineering inspected the archival room, and confirms that water seepage is not currently an issue and the Village should move forward with a remediation project to make the storage space once again functional and to salvage invaluable documents and those the Village is legally required to retain.

We worked with Garrett Hedtke of Hudson Mold Testing and Consulting to evaluate the problem, run tests for mold, and draft a remediation plan.

The remediation plan was submitted to three contractors: ServPro of Tarrytown, United Restoration Services and All Pro Cleaning and Restoration. While the remediation of the physical space is somewhat straightforward and all three estimates were relatively similar, the treatment of the documents ranged substantially.

All three remediation companies report that they would normally recommend that all porous substances (including paper) be discarded. Due to our document retention obligations, we requested estimates from the three companies to treat the documents we are obliged to retain to a degree that would allow us to retain them without compromising the health and safety of Village employees who will need to handle them, and would allow us to re-box and store the documents in the storage room without re-introducing mold to the remediated space.

We recommend that the Village of Dobbs Ferry engage with ServPro of Tarrytown. The proposal for the remediation of the room is attached for the amount of $10,412.61. The estimated remediation of the documents is $62,009.08. We expect that the remediation of the documents will cost less than the proposed estimate because we anticipate discarding a significant number of documents, however we will not know until we sort through the boxes once the remediation begins.

In addition to the cost of remediation, we will need to engage a separate contractor for restoration. We will not know the cost of restoration until we know the extent of the damage after the remediation process begins. We expect to purchase shelving to for archives and storage which we estimate will cost approximately $5,000.

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October 8, 2021

Alissa Fasman
Village of Dobbs Ferry
112 Main Street
Dobbs Ferry, NY 10522

Attn: Alissa Fasman
Re: Mold Assessment: 60 Palisade Street, Dobbs Ferry, NY 10522

Dear Alissa:

Pursuant to your request, I have conducted an inspection of the embassy center located at 60 Palisade Street, Dobbs Ferry, NY following reported concerns of mold growth in the embassy club record storage room. This inspection was performed at ~11 am on October 6, 2021, and included the following:

- A visual inspection of conditions regarding mold throughout reasonably accessible areas.
- Moisture and/or humidity readings in select targeted areas.
- Mold in air and/or surface samples in areas of concern.

Below are our findings, sample results, project scope, recommendations, and mold remediation and/or cleaning protocol.

FINDINGS AND SAMPLE RESULTS

- On the day of inspection, the embassy club record storage room consisted of a large room with an adjoining crawlspace. A thick layer of dust was present on most horizontal surfaces.
- A previous history of water intrusions was reported due to drainage issues, which had reportedly since been repaired.
- Dehumidification was not utilized in the embassy club record storage room or the crawlspace, and humidity readings taken from both areas were elevated.
- Upon entry to the embassy club record storage room, a malodor was present. Evidence of water damage and suspect visible mold growth was observed on portions of the ceiling and walls in the rear left corner, possibly due to previous water intrusions associated with the drainage issues indicated above. Moisture readings taken from the affected ceiling and upper walls were normal; however,

moisture readings taken from affected lower walls confirmed excess moisture when compared to unaffected areas, possibly due to a water intrusion originating from the sump pump, which was not plugged in. A tape lift sample taken from an affected wall identified light to heavy amounts of four mold spore types and is considered unacceptable. Additional suspect visible mold growth was also observed on the lower walls along the rear and left walls. There was a significant amount of contents (documents) present, some with evidence of water damage and suspect visible mold growth. A tape lift sample taken from an affected document identified light to heavy amounts of three mold spore types and is considered unacceptable. A tape lift sample taken from an unaffected document to assess settled mold spore types identified rare amounts of one mold spore type and is considered acceptable.

- In the crawlspace, suspect visible mold growth was observed on portions of the insulation and the exposed wood overhead structure, likely associated with elevated humidity levels. A tape lift sample taken from the insulation identified rare amounts of three mold spore types and is considered acceptable; however, the tape was heavily covered with debris which might have occluded fungi.
- Mold in air samples were taken from the embassy club record storage room and the adjoining crawlspace and each sample was too overloaded with particulate to allow for analysis; however, the presence of Stachybotrys was identified in each sample.

PROJECT SCOPE AND RECOMMENDATIONS

- The embassy club record storage room should be separately contained from the crawlspace and the adjacent mechanical room.
- Any porous contents in the embassy club record storage room observed to exhibit contamination should be discarded. Semi to non-porous contents (wood, metal, plastic, etc.) may be cleaned using the HEPA method of cleaning with a solution not harmful to the contents.
- In the embassy club record storage room, the affected portions of the drywall ceiling and walls in the rear left corner ~75 sq. ft. and the affected lower drywall along the rear and left walls ~125 sq. ft. should be removed and discarded.
- In the crawlspace, the debris on the floor should be removed and discarded.
- If mold is discovered on any exposed wood framing or component, the affected area should be dried and cleaned. If staining remains following cleaning, a coat of antimicrobial sealer should be applied to the affected area.
- Any affected insulation in the exposed wall cavities should be removed and discarded.

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- Following the work indicated above, the embassy club record storage room should be completely cleaned using the HEPA method indicated below in conjunction with the use of air scrubbers to help clean the air back to normal levels.
- Air scrubbers should be operated in the adjacent crawlspace and mechanical room while this work is being performed and the floors should be HEPA vacuumed.
- A humidity level of ~50% or below should be maintained in the embassy club record storage room and the adjoining crawlspace.
- A qualified plumber should inspect the sump pump and any plumbing above the sump pump in the ceiling cavity in the embassy club record storage room and repair as needed.
- A qualified contractor should inspect the property and make any additional water proofing repairs as needed.
- Clearance testing shall be conducted in the embassy club record storage room and the crawlspace to ensure that the work has been performed in accordance with the project scope.

Please see the mold remediation and/or mold cleaning protocol below.

We appreciate your business! Please contact us with any questions or if we can be of further assistance.

Sincerely,

Garrett Hedtke
NY License MA00914

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MOLD REMEDIATION AND CLEANING PROTOCOL

A certified remediation contractor shall perform remediation under controlled conditions. The remediation contractor shall perform the work according to the guidelines and requirements specified in the accepted remediation practices of the Indoor Air Quality Association, Inspection Cleaning and Restoration Certification (IICRC) S500 and S520. General remediation specifications include as follows: All workers must wear proper protective gear when doing mold remediation and cleaning. Proper protective gear includes the following: 3M brand 6001 or equivalent mask, hooded tyvec suit with built-in shoe covers, and construction grade rubber gloves. The entire work area must be separately contained and ventilated with negative air pressure and High Efficiency Particulate Arresting (HEPA) filtration during the remediation and cleaning process. Adequate dehumidification and/or additional drying equipment is usually required to dry any wet components. During remediation, affected building materials must be removed 2 feet beyond contamination. Any contaminated substrate building material (insulation, etc.) must be removed. If contamination is discovered on exposed wood components (framing, etc.), abrasively clean and apply EPA approved antimicrobial encapsulant to the areas not respondent to cleaning. All contaminated building materials must be removed from the remediated area in 6 mil plastic bags. All porous contents observed to exhibit contamination should be discarded. Semi to non-porous contents (wood, metal, plastic, etc.) may be cleaned using the HEPA method of cleaning with a solution not harmful to the contents. This cleaning should take place under contained and negatively pressurized conditions and stored until remediation activities are complete. Any contents removed from the containment must be sealed in 3 mil plastic bags or equivalent. The bags must be clean prior to removal to not cross contaminate unaffected areas. HVAC systems and associated ductwork should be cleaned in accordance with National Air Duct Cleaners Association (NADCA). All cleaning and encapsulant chemicals shall be used in accordance with manufacturer's instructions after the consent of the property owner. Building notification for the project must be posted on entries to the building so occupants are aware of the location of the project. Notification shall remain until cleared by the mold assessor. The HEPA cleaning method indicated above refers to the "HEPA sandwich" method as recommended by the IICRC. This method includes a process of HEPA vacuuming, damp wiping, and HEPA vacuuming again.

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DISCLAIMER

The attached report, remediation/cleaning protocol, project scope, and recommendations herewith relates only to those areas required to be tested or areas specifically requested to be tested by the client.

The professional opinions expressed in this document are based solely on the scope of work conducted and sources referred to therein. The presented date was collected and analyzed using accepted industry methods, procedures, and practices in effect at the time this report was generated.

This report represents the levels of airborne/surface contaminants at the time of sampling. No inferences regarding other conditions, locations or materials at a later time may be based on the contents of this report. No other warranty, express or limited, is made. Hudson Mold Testing and Consulting, Inc did not collect asbestos, lead or other environmental or regulatory samples unless noted in this report. Work completed without such sampling is at Client, Client fiduciary, building owner or contractor liability at risk.

Hudson Mold Testing and Consulting, Inc's, liability and that of its contractor and subcontractors, arising from any services rendered hereunder, shall not exceed the total fee paid by the client to Hudson Mold Testing and Consulting, Inc. for this project.

This report was prepared for the sole use of our client. The use of this report by anyone other than our client or Hudson Mold Testing and Consulting, Inc. is prohibited without the expressed written consent of Hudson Mold Testing and Consulting, Inc. Portions of this report may not be used independently of the entire report.

Should there be any change in the conditions of the areas tested, Hudson Mold Testing and Consulting, Inc. should be contacted as soon as possible.

At the time of the writing there were no mandated standards concerning acceptable or unacceptable levels of fungal growth. All analytical date, statements and findings provided reflect conditions of the site at the time of our visit(s). Microbiological contamination may exist in areas that were not accessible or related to the incident or this project. Hudson Mold Testing and Consulting, Inc. does not guarantee or imply that fungal contamination will not re-occur.

SanAir Technologies Laboratory

The Identification Specialists

Analysis Report prepared for Hudson Mold Testing & Consulting

Report Date: 10/7/2021

Project Name: 60 Palisade Street

Project #: Dobbs Ferry, NY

SanAir ID#: 21054203

1551 Oakbridge Dr. Suite B | Powhatan, Virginia 23139-8061
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | IAQ@SanAir.com | SanAir.com

SanAir ID Number
21054203
FINAL REPORT
10/7/2021 4:46:57 PM

Name: Hudson Mold Testing & Consulting
Address: 349 Columbine Ct
Yorktown Heights, NY 10598
Phone: (914) 314-1385

Project Number: Dobbs Ferry, NY
P.O. Number: 00-218
Project Name: 60 Palisade Street
Collected Date: 10/6/2021
Received Date: 10/7/2021 9:45:00 AM

Dear Garrett Hedtke,

We at SanAir would like to thank you for the work you recently submitted. The 7 sample(s) were received on Thursday, October 07, 2021 via FedEx. The final report(s) is enclosed for the following sample(s): 1, 2, 3, 4, 5, 6, 7.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

L. Claire Macdonald

L. Claire Macdonald
Microbiology Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:
- Cover Letter
- Air Cassette Analysis
- Air Cassette Analysis
- Direct ID Analysis
- Disclaimers and Additional Information

Sample conditions:
- 7 samples in Good condition.

SanAir Technologies Laboratory

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SanAir ID Number
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Analyst: Macdonald, Claire

Air Cassette Analysis

ND = None Detected. Blank spaces indicate no spores detected.

SanAir ID Number	21054203-001		
Analysis Using STL	105C		
Sample Number	1		
Sample Identification	Exterior		
Sample Type	Air Cassette - Allergenco-D		
Volume	75 Liters		
Analytical Sensitivity	13 Count/M^3		
Background Density	2		
Fungal Identification	**Raw Count**	**Count/M^3**	**%**
Alternaria species	1	13	< 1
Ascospores	57	760	6
Aspergillus/Penicillium	6	80	< 1
Basidiospores	784	10453	84
Cladosporium species	76	1013	8
Polythrincium species	1	13	< 1
Smuts/Myxomycetes	12	160	1
TOTAL	**937**	**12493**	

Signature: L. Claire Macdonald Date: 10/7/2021 Reviewed: Johnathan Wilson Date: 10/7/2021

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Analyst: Macdonald, Claire

Direct Identification Analysis

SanAir ID: 21054203-004 Sample #:4 Embassy Club Record Storage - Wall

D1 - Direct Identification Analysis on Bio-Tape using STL 104

Direct ID of Mold

Fungi	Estimated Amount
Acremonium species	Light
Aspergillus/Penicillium	Heavy
Stachybotrys species	Heavy

SanAir ID: 21054203-005 Sample #:5 Embassy Club Record Storage - Damaged Document

D1 - Direct Identification Analysis on Bio-Tape using STL 104

Direct ID of Mold

Fungi	Estimated Amount
Acremonium species	Light
Aspergillus species	Light
Stachybotrys species	Heavy

SanAir ID: 21054203-006 Sample #:6 Embassy Club Record Storage - Undamaged Document

D1 - Direct Identification Analysis on Bio-Tape using STL 104

Direct ID of Mold

Fungi	Estimated Amount
Stachybotrys species	Rare

Estimated Amount	Indication of Growth	Evidence of Mycelial Fragments/Conidiophores
Rare	Not Likely	None
Light	Possible	Some, 10 to 25% of Tape Covered
Moderate	Probable	Abundant, 25 to 50% of Tape Covered
Heavy	Significant	Throughout, 50 to 100% of Tape Covered

*Refer to additional information page for further details

Signature: L. Claire Macdonald
Date: 10/7/2021

Reviewed: Johnathan Wilson
Date: 10/7/2021

SanAir Technologies Laboratory

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Project Number: Dobbs Ferry, NY
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Collected Date: 10/6/2021
Received Date: 10/7/2021 9:45:00 AM

Analyst: Macdonald, Claire

Direct Identification Analysis

SanAir ID: 21054203-007 Sample #:7 Embassy Club Crawlspace - Insulation

D1 - Direct Identification Analysis on Bio-Tape using STL 104

Direct ID of Mold

Fungi	Estimated Amount
Ascospores	Rare
Pithomyces species	Rare
Stachybotrys species	Rare

Tape was heavily covered with debris which might have occluded fungi.

Estimated Amount	Indication of Growth	Evidence of Mycelial Fragments/Conidiophores
Rare	Not Likely	None
Light	Possible	Some, 10 to 25% of Tape Covered
Moderate	Probable	Abundant, 25 to 50% of Tape Covered
Heavy	Significant	Throughout, 50 to 100% of Tape Covered

*Refer to additional information page for further details

Signature: L. Claire Macdonald
Date: 10/7/2021

Reviewed: Jonathan Wilson
Date: 10/7/2021

SanAir Technologies Laboratory

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Received Date: 10/7/2021 9:45:00 AM

Analyst: Macdonald, Claire

Modified Air Cassette Analysis

SanAir ID: 21054203-002 Sample #:2 Embassy Club Record Storage

A4 - Modified Air Cassette Analysis on Air Cassette - Allergenco-D using STL 105C

Modified Air Cassette Analysis

Fungi
Aspergillus/Penicillium
Basidiospores
Cladosporium species
Stachybotrys species

A modified air cassette analysis was performed on samples identified as having a background density of 4. This indicates that the sample(s) was too overloaded with particulate to allow for the standard air cassette analysis. The fungi reported may not be inclusive of all mold spores present due to the excessive amount of debris. Additional sampling is needed for a standard air cassette analysis report.

SanAir ID: 21054203-003 Sample #:3 Embassy Club Crawlspace

A4 - Modified Air Cassette Analysis on Air Cassette - Allergenco-D using STL 105C

Modified Air Cassette Analysis

Fungi
Aspergillus/Penicillium
Cladosporium species
Stachybotrys species

A modified air cassette analysis was performed on samples identified as having a background density of 4. This indicates that the sample(s) was too overloaded with particulate to allow for the standard air cassette analysis. The fungi reported may not be inclusive of all mold spores present due to the excessive amount of debris. Additional sampling is needed for a standard air cassette analysis report.

Signature: L. Claire Macdonald Reviewed: Johnathan Wilson

Date: 10/7/2021 Date: 10/7/2021

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Project Number: Dobbs Ferry, NY
P.O. Number: 00-218
Project Name: 60 Palisade Street
Collected Date: 10/6/2021
Received Date: 10/7/2021 9:45:00 AM

Organism Descriptions

The descriptions of the organisms presented are derived from various reference materials. The laboratory report is based on the data derived from the samples submitted and no interpretation of the data, as to potential, or actual, health effects resulting from exposure to the numbers of organisms found, can be made by laboratory personnel. Any interpretation of the potential health effects of the presence of this organism must be made by qualified professional personnel with first hand knowledge of the sample site, and the problems associated with that site.

Acremonium species - Acremonium species are found growing in plant-decaying matter, plant debris, soils, and decaying organic matter. Some species are found indoors.
Health Effects: Reported to be allergenic. It can produce mycetomas, infections of the nails, onychomycosis, corneal ulcers, eumycotic mycetoma, endophthalmitis, meningitis, and endocarditis.
References: de Hoog, G.S. et al. Atlas of Clinical Fungi. 4th ed. Foundation Atlas of Clinical Fungi. 2020

Alternaria species - This genus compromises a large number of saprobes and plant pathogens. It is one of the predominate airborne fungal spores indoor and outdoor. Outdoors it may be isolated from samples of soil, seeds, and plants. It is one of the more common fungi found in nature, extremely widespread and ubiquitous. Conidia are easily carried by the wind, with peak concentrations in the summer and early fall. It is commonly found in outdoor samples. It is often found in indoor environments, on drywall, ceiling tiles, in house dust, carpets, textiles, and on horizontal surfaces in building interiors. Often found on window frames.
Health Effects: In humans, it is recognized to cause allergic responses. Because of the large size of the spores, it can be deposited in the nose, mouth and upper respiratory tract, causing nasal septum infections. It has been known to cause Baker's asthma, farmer's lung, and hay fever. It has been associated with hypersensitivity pneumoniti, sinusitis, deratomycosis, onychomycosis, subcutaneous phaeohyphomycosis, and invasive infection. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchiospasms, chronic cases may develop pulmonary emphysema.
References: Flannigan, Brian, Robert A. Samson, and J. David Miller, eds. Microorganisms in Home and Indoor Work Environments. London and NY: Taylor & Francis, 2001.de Hoog, G.S. et al. Atlas of Clinical Fungi. 4th ed. Foundation Atlas of Clinical Fungi. 2020

Ascospores - From the fungal Subphylum Ascomycotina. Ascospores are ubiquitous in nature and are commonly found in the outdoor environment. This class contains the "sac fungi" and yeasts. Some ascospores can be identified by spore morphology, however; some care should be excercised with regard to specific identification. They are identified on tape lifts and non-viable analysis by the fact that they have no attachment scars and are sometimes enclosed in sheaths with or without sacs. Ascomycetes may develop both sexual and asexual stages. Rain and high humidity may help asci to release, and dispurse ascospores, which is why during these weather conditions there is a great increase in counts.
Health Effects: This group contains possible allergens.

Aspergillus species - A genus of fungi containing over 180 recognized species. Members of this genus have been recovered from a variety of habitats, but are especially common as saprophytes on decaying vegetation, soils, stored food, and feed products in tropical and subtropical regions. Some species are xerophilic. Some species are parasitic on insects, plants and animals, including man. Some species are reported mycotoxin producers. Both Penicillium and Aspergillus spores share similar morphology on non-viable analysis and therefore are lumped together into the same group. Only through the visualization of reproductive structures can the genera be distinguished.
Health Effects: Can produce type I and III fungal hypersensitivities. All of the species contained in this genus should be considered allergenic. Various Aspergillus species are a common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchiospasms. Chronic cases may develop pulmonary emphysema. Members of this genus are reported to cause a variety of opportunistic infections of the ears and eyes. Severe pulmonary infections may also occur.
References: Flannigan, Brian, Robert A. Samson, and J. David Miller, eds. Microorganisms in Home and Indoor Work Environments: Diversity, Health Impacts, Investigation, and Control. London and New York: Taylor & Francis, 2001.

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Aspergillus/Penicillium - These spores are easily aerosolized. Only through the visualization of reproductive structures can the genera be distinguished. Also included in this group are the spores of the genera Acremonium, Phialophora, Verticillium, Paecilomyces, etc. Small, round spores of this group lack the necessary distinguishing characteristics when seen on non-viable examination.
Health Effects: Can cause a variety of symptoms including allergic reactions. Most symptoms occur if the individual is immunocompromised in some way (HIV, cancer, etc). Both Penicillium and Aspergillus spores share similar morphology on non-viable analysis and therefore are lumped together into the same group.

Basidiospores - From the Subphylum Basidiomycotina which contains the mushrooms, shelf fungi, and a variety of other macrofungi. They are saprophytes, ectomycorrhizal fungi or agents of wood rot, which may destroy the structure wood of buildings. It is extremely difficult to identify a specific genera of mushrooms by using standard culture plate techniques. Some basidiomycete spores can be identified by spore morphology; however, some care should be exercised with regard to specific identification. The release of basidiospores is dependant upon moisture, and they are dispersed by wind.
Health Effects: Many have the potential to produce a variety of toxins. Members of this group may trigger Type I and III fungal hypersensitivity reactions. Rarely reported as opportunistic pathogens.

Cladosporium species - The most commonly identified outdoor fungus. The outdoor numbers are reduced in the winter and are often high in the summer. Often found indoors in numbers less than outdoor numbers. It is commonly found on the surface of fiberglass duct liner in the interior of supply ducts. A wide variety of plants are food sources for this fungus. It is found on dead plants, woody plants, food, straw, soil, paint and textiles. Often found in dirty refrigerators and especially in reservoirs where condensation is collected, on moist window frames it can easily be seen covering the whole painted area with a velvety olive green layer.
Health Effects: It is a common allergen. It can cause mycosis. Common cause of extrinsic asthma. Acute symptoms include edema and bronchiospasms, chronic cases may develop pulmonary emphysema. Illnesses caused by this genus can include phaeohyphomycosis, chromoblastomycosis, hay fever and common allergies.
References: Flannigan, Brian, Robert A. Samson, and J. David Miller, eds. Microorganisms in Home and Indoor Work Environments. London and NY: Taylor & Francis, 2001.de Hoog, G.S. et al. Atlas of Clinical Fungi. 4th ed. Foundation Atlas of Clinical Fungi. 2020

Pithomyces species - Grows on dead grass in pastures and decaying plant material.
Health Effects: Causes facial eczema in ruminants.
References: St-Germain, Guy, and Richard Summerbell. Identifying Filamentous Fungi: A Clinical Laboratory Handbook. California: Star Publishing Co., 1996.

Polythrincium species - This fungus is often associated with leaves and other plant material. There are no reports of any clinical significance or allergenic properties.
References: Ellis, Martin B., Ellis, Pamela, Microfungi on Land Plants: An Identification Handbook. England, The Richmond Publishing Co. Ltd., 1997.

Smuts/Myxomycetes - Smuts and Myxomycetes are parasitic plant pathogens. They are typically grouped together due to their association with plants, the outdoors and because they share similar microscopic morphology.
Health Effects: Can produce type I fungal hypersensitivity reactions.
References: Martin, G.W., C.J. Alexopoulos, and M.L. Farr. The Genera of Myxomycetes. Iowa City, Iowa: University of Iowa Press, 1983.

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Stachybotrys species - This organism is rarely found in outdoor samples. It is usually difficult to find in indoor air samples unless it is physically disturbed because the spores are in a gelatinous mass. Grows well on wet media, preferably containing cellulose. It proliferates in the indoor environment with long term water damage, growing on wallpaper, gypsum board, and textiles. As a general rule, air cultures for Stachybotrys yields unpredictable results, mainly due to the fact that this fungus is usually accompanied by other fungi such as Aspergillus and Penicillium that normally are better aerosolized than Stachybotrys. This is a slow growing fungus on media. It does not compete well with other rapidly growing fungi. The black fungi grow on building material with high cellulose content and low nitrogen content. Appropriate media for the growth of this organism will have high cellulose content and low nitrogen content.
Health Effects: It has worldwide distribution and has been reported to cause dermatitis, cough, rhinitis, and headache, although no definitive reports of human infections have been verified. It has the ability to cause type I hypersensitivity. It is a documented mycotoxin producer.
References: Flannigan, Brian, Robert A. Samson, and J. David Miller, eds. Microorganisms in Home and Indoor Work Environments: Diversity, Health Impacts, Investigation, and Control. London and New York: Taylor & Francis, 2001.

Additional Information

Air Cassette Analyses

Air cassette reports indicate the genus and concentration of viable (living) and non-viable mold spores detected on the slide (A2 Analysis). Whether or not these spores are viable cannot be determined using this type of analysis. However, keep in mind that spores can remain allergenic even after cellular death. Other possible allergens include dander, pollen and fibers which are included in air cassette reports for the A1 Analysis. A1 and A2 analyses are performed on several types of air cassettes. Light microscopy at a 400 to 1000x magnification is used for air cassette sample analysis. SanAir always analyzes 100% of the impacted slide.

Explanation of Background Densities

The background density of an air cassette aids in the overall interpretation of results as it indicates the level of background debris present (e.g. dander, pollen, fibers, insect parts, soot, fly ash, etc.). Excessive background debris may mask the presence of fungal spores thereby reducing the accuracy of the count. It may also serve as an alert that the volume of air pulled was too high or too low. The following table explains background densities.

Air Cassette Density	Amount of Particulate on Slide	Explanation
1	Insignificant	Should not skew any counts
1+	Low	Should not skew any counts
2	Low to Moderate	Should not skew any counts
2+	Moderate to High	May cause occlusion of small spores
3	High	May cause occlusion of small to medium spores
3+	Very High	Will cause occlusion of spores
4	Overloaded	Level of particulate too high to perform analysis

A Note About the Fungal Spores

In some instances certain groups of fungi cannot be identified due to a lack of distinguishing characteristics. These fungi will be categorized as "unknown spores" on the final report.

The genera *Aspergillus* and *Penicillium* are typically composed of small, round spores that are difficult to distinguish from each other; therefore, they are grouped into the category *Aspergillus / Penicillium*. Other fungi that produce spores of similar characteristics may also be placed into this category, including *Paecilomyces*, *Gliocladium*, and *Trichoderma*, among others.

Stachybotrys and *Memnoniella* spores are coated with a sticky "slime" layer that may inhibit aerosolization.

Any genus of fungi detected on an air cassette with a high raw count (i.e. exceeding 500 spores) may be estimated. Any estimate higher than 12,000 spores will be reported as >12,000.

Understanding the Air Cassette Report

Each sample has 3 columns of information provided. The left is the raw count which is the number of spores for that fungal type detected on the trace. The middle column is the count per cubic meter (Count/m^3) which is the raw count converted based on the total volume pulled for that sample. It represents the number of spores that should be expected in a cubic meter of air from the location in question *if* the spores were distributed evenly throughout the air. This column is helpful for interpreting results when the samples were pulled at different total volumes. In other words, the raw count of a cassette pulled at 75 liters should not be compared to the raw count of a cassette pulled at 150 liters because there may be higher counts associated with the higher volume. By comparing the "Count/m^3" columns the difference in volumes are accounted for.

Revision Date: 3/10/2021

The limit of detection is the lowest spore count detectable with reasonable certainty, and it is calculated this way using a raw count of one. Keep in mind there are 1,000 liters in a cubic meter.

1 x (1,000 / Total Volume in Liters)

How to calculate the count per cubic meter:

Raw Count x (1,000 / Total Volume in Liters)

The last column on the right shows the percentage for which each spore type comprised the total spore count.

Understanding the Air Cassette Graph (If included in the final report)

The graph is a visual representation of the baseline sample (usually the outdoor air sample) compared individually against each indoor sample. Each spore type found on the indoor sample is compared to what was found outdoors per cubic meter.

The graph shows the percentile representation of each indoor spore count derived by dividing the indoor Count/m^3 by the outdoor Count/m^3. If the percentage is below 50% of the outside count, then the bar is below 50 on the chart, which corresponds to "Within 50% of Baseline Count/m^3." If the percentage is between 50 and 100%, then the bar on the chart will stop between 50 and 100, which corresponds to "Count/m^3 comparable to Baseline." If the percentage is greater than 100%, then the bar will be above 100 on the chart, which corresponds to "Count/m^3 higher than Baseline."

Each organism is given a threshold level for the Count/m^3. If this threshold level is not met in an inside sample, then the organism will not be graphed on the chart. This is used to prevent the graph from showing every spore type that is commonly found outside and doesn't typically indicate a possible moisture problem inside. For example, most common outdoor spores (e.g. ascospores, basidiospores, and *Cladosporium*) have a threshold level of 100. Therefore, in order to show up on the chart, the inside Count/m^3 must be above 100. On the other hand, fungi that may indicate water damage (e.g. *Stachybotrys*, *Ulocladium*, *Chaetomium*, *Memnoniella*, etc.) are given lower threshold levels. These fungi have a higher water activity value and therefore require more moisture to grow. *Stachybotrys* and *Chaetomium* have threshold values of 14 and 30, respectively, as even a low count of those types of spores may indicate an issue with excess moisture.

Keep in mind that this graph is to be used only as a tool in the inspection of a building. Visual examination and knowledge of water damage, past remediation, and weather conditions, among other elements, is essential in the decision regarding the indoor air quality of a building.

Assistance with Remediation Projects

more information pertaining to interpretation of results is available on our website www.sanair.com

For assistance in a remediation project you may consult the Institute of Inspection, Cleaning and Restoration Certification's (IICRC) S500 and S520 protocols. The S500 is a reference guide for water-damage restoration and the S520 pertains specifically to mold remediation. Other standards and guidelines regarding Indoor Air Quality that may assist in remediation projects:

AIHA (Recognition, Evaluation, and Control of Indoor Mold)
AIHA (The Facts About Mold)
NADCA (ACR 2006)
IESO (Standards of Practice for the Assessment of Indoor Air Quality)
EPA (Mold Remediation in Schools and Commercial Buildings)
New York City Department of Health and Mental Hygiene (Guidelines on Assessment and Remediation of Fungi in Indoor Environments)

Disclaimer

SanAir Technologies Laboratory does not make contamination corrections to reports based upon analysis of laboratory and/or field blanks.

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. SanAir assumes no responsibility for the method of sample procurement. SanAir assumes no responsibility for information provided by the client on the COC such as project number, project name, collection dates, po number, special instructions, samples collected by technician name, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. Evaluation reports are based solely on the sample(s) in the condition in which they arrived at the laboratory and on the information provided by the client on the COC. SanAir will not provide any opinion on the safety of a building as visual inspection and knowledge of water damage, past remediation and weather conditions during sampling, among other elements, is essential in this decision. All samples are disposed of after 90 days unless otherwise requested by the client. SanAir is accredited by AIHA-LAP, LLC in the EMLAP program. Refer to our accreditation certificate or www.aihaaccreditedlabs.org for an up to date list of the Fields of Testing for which we are accredited.

This report does not constitute endorsement by AIHA-LAP, LLC/NVLAP and/or any other U.S. governmental agencies; and may not be certified by every local, state and federal regulatory agency.

LELAP Lab ID#05088

AIHA Lab ID: LAP-162952

Additional Information

Direct Identification Analyses

Direct identification analyses can be performed on tape, bulk, dust and swab samples. Direct identification reports indicate the evidence of possible active growth for each genus of fungi present. Whether or not these spores are viable or nonviable cannot be determined using this type of analysis; the sample would have to be cultured in order to determine viability. Keep in mind that this report can only be inferred for the exact spot in which the sample was taken. Light microscopy at a 400 to 1000x magnification is used for direct identification analysis.

It is encouraged to include a blank tape sample in order to check for contamination during sampling or shipment. Be sure to check the expiration date of any tape. It is recommended not to use expired tapes as the gel on the slide deteriorates thereby losing the tackiness necessary to retain fungi.

The genera *Aspergillus* and *Penicillium* are typically composed of small, round spores that are difficult to distinguish from each other without the presence of intact conidiophores (structures from which spores are formed and released). In this case, they are grouped into the category *Aspergillus / Penicillium*. Other fungi that produce spores of similar characteristics to *Aspergillus* and *Penicillium* may also be placed into this combined category in the absence of intact conidiophores (e.g. *Paecilomyces*, *Gliocladium*, *Trichoderma*, etc.).

NOTE: Swabs are not the best media to use for direct analyses as all organisms may not be recovered intact, if at all, when analyzed.

NOTE: Tapes should not be overloaded with debris as that may occlude fungi.

D1 Analysis: Fungal Identification with "Evidence of Growth" Description

Results for the direct identification analysis describe the amount of evidence indicating possible fungal growth. The presence of associated mycelial fragments and conidiophores help the analyst to determine which description to use: rare, light, moderate, or heavy. Please refer to the following table for interpretation of direct identification results.

Estimated Amount	Indication of Growth	Evidence of Mycelial Fragments / Conidiophores
Rare	Not Likely	None
Light	Possible	Some, 10 to 25% of Tape Covered
Moderate	Probable	Abundant, 25 to 50% of Tape Covered
Heavy	Significant	Throughout, 50 to 100% of Tape Covered

Disclaimer

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The information provided in this report applies only to the samples submitted and is relevant only for the date, time and exact location of sampling.SanAir assumes no responsibility for the method of sample procurement. SanAir assumes no responsibility for information provided by the client on the chain of custody such as project name, project number, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. Evaluation reports are based solely on the sample(s) condition in which they arrived at the laboratory. ***SanAir will not provide any opinion on the safety of a building as visual inspection and knowledge of water damage and past remediation, among other elements, is essential in this decision.*** *SanAir is accredited by AIHA-LAP, LLC in the EMLAP program. Refer to our accreditation certificate or www.aihaaccreditedlabs.org for an up to date list of the Fields of Testing for which we are accredited.*
This report does not constitute endorsement by AIHA-LAP, LLC/NVLAP and/or any other U.S. governmental agencies; and may not be certified by every local, state and federal regulatory agencies.

LELAP LAB ID #05088

AIHA Lab ID: LAP-162952

SanAir Technologies Laboratory
1551 Oakbridge Dr. STE B
Powhatan, VA 23139
804.897.1177 / 888.895.1177
Fax 804.897.0070
sanair.com

Microbiology
Chain of Custody
Form 68, Revision 5, 1/20/2017

SanAir ID Number: 21054203

Company: Hudson Mold Testing & Consulting	Project Number: Dobbs Ferry, NY	Phone #: (914) 314-1385
Address: 349 Columbine Ct	Project Name: 60 Palisade Street	Phone #:
City, State, Zip: Yorktown Heights, NY 10598	Date Collected: 10-6-2021	Fax #:
Samples Collected By: Garrett Hedtke	P.O. Number: 00-218	Email:
Account #:		Email:

Sample Types		Analysis Types	Turn Around Time
AC	Air Cassette	A1 - Identification and Enumeration of Fungal spores, plus total dander, fiber, and pollen count	3/6/24/48 Hour
		A2 - Identification and Enumeration of Fungal spores only	3/6/24/48 Hour
T B S	Tape Bulk Swab	D1 - Direct Identification of Fungi	3/6/24/48 Hour
		D2 - Direct Identification of Mites, Insects, Pollen, etc.	3/6/24/48 Hour
		D3 – Direct Identification and Enumeration of Fungi	3/6/24/48 Hour
AP B S	Air Plate Bulk Swab	C1 - Culture Identification and Enumeration of Fungi only	5-10 Days
		C2 - Culture Identification and Enumeration of Bacteria only	2-4 Days
		C3 - Culture Identification and Enumeration of Fungi and Bacteria	5-10 Days
		C4 - Culture Identification and Enumeration of Thermophilic Bacteria with C2 or C3 analysis	2-4 or 5-10 Days
D	Dust	DA1 – Dust Mite Allergen Test	3/6/24/48 Hour

SanAir offers *Legionella* testing and other specialized culture analyses. Please call for details, COC and pricing.

Sample #	Sample Identification	Sample Type	Analysis Type(s)	Turn Around Time	Flow Rate (Liters/min)	Total Volume (L) or Area (in²)	Time Start – Stop	
1	Exterior	AC	A2	6	15	75		
2	Embassy Club Record Storage	↓	↓	↓	↓	↓		
3	Embassy Club Crawlspace	↓	↓	↓	↓	↓		
4	Embassy Club Record Storage - Wall	T	D1	6				
5	Embassy Club Record Storage - Damaged Document							
6	Embassy Club Record Storage - Undamage Document							
7	Embassy Club Crawlspace - Insulation							

Special Instructions	

Relinquished by	Date	Time	Received by	Date	Time
	10-6-2021	1544	SAH	10/7/21	9:45am

If no technician is provided, the primary contact for your account will be selected. Unless scheduled, the TAT for all samples received after 3 pm Friday will begin at 8 am Monday morning. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3 hr. TAT rate. There is a minimum charge of $100 for weekend work. SanAir covers Standard Overnight FedEx shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

SERVPRO of Tarrytown/Elmsford #9937

SERVPRO of Tarrytown/Elmsford #9937
1000 N Division Street, Ste 11 A
Peekskill, NY 10566-1830
914-358-9000 / 914-788-4699 (fax)
Tax ID: 33-1111279

Client:	Dobbs Ferry Community Center (Alissa Fasman)	Business:	(914) 231-8512
Property:	60 Palisades Street Dobbs Ferry, NY 10522		
Operator:	BOBC		
Estimator:	Bob Charles	Business:	(914) 358-9000
Business:	1000 N Division Street, Ste 11A Peekskill, NY 10566	E-mail:	bobc@jdcrestoration.com
Reference:		Business:	(914) 358-9000
Company:	Bob Charles	E-mail:	bobc@jdcrestoration.com
Business:	1000 N Division Street, Ste 11A Peekskill, NY 10566-1830		

Type of Estimate:	Other		
Date Entered:	10/14/2021	Date Assigned:	10/13/2021
Date Est. Completed:	10/14/2021	Date Job Completed:	

Price List:	NYWP8X_OCT21
Labor Efficiency:	Restoration/Service/Remodel
Estimate:	DOBBS_FERRY_CC-MOLD
File Number:	Self Pay

The budgetary estimate for this Structure scope of work (SOW) is **$10413 tax exempt** based on service being performed during normal business hours M-F 8:00 AM - 4:00 PM. After hours charges shall apply for service outside of normal business hours or on holidays. Client shall provide tax exempt id prior to commencing service otherwise tax shall be due and payable.

This estimate is based on the condition that the current contents, consisting of boxes of village paperwork and documents, have been previously removed from the work area. As these documents potentially or are mold impacted a separate estimate for treatment of those documents shall provided under separate cover.

This estimate is subject to revision (up or down) to reflect actual services performed and conditions encountered during remediation. All such adjustments shall be applied to the final invoice.

This estimate conforms to the Remediation Plan (RP) provided by a mold assessor (i.e. hygienist) Garrett Hedtke of Hudson Mold Testing & Consulting (Hudson) hired by Client.

This estimate does not include repair, replacement, or rebuild costs except as specifically referenced within this SOW. A separate estimate for such services can be provided if requested.

To insure containment of affected area, painter/duct tape, spray glue, or staples may be used to secure the containment material to structural surfaces. It has been our experience that any surface that these products come in contact with may need to be repaired or painted. These repairs are considered part of the entire loss and will be handled by the general contractor who is contracted for all other repair work.

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Line items representing man-hour related services (ex. equipment set up/take down, monitoring, hazardous labor) shall be adjusted based on the actual man-hours incurred at the price list rates used to develop the initial estimate.

Personal Protective Equipment (PPE) shall be adjusted based on the actual quantity used billed at the price list rates used to develop the initial estimate.

Low grain dehumidifier (DH), desiccant dehumidifier (DDH), air movers (AIR), cavity drying (CAVITY), floor mats (MAT), air filtration devices (AFD), or ozone generator (OZONE) shall be adjusted based on the quantity, size, and days rental used billed at the price list rates used to develop the initial estimate. If Client does not want mechanical drying and/or air filtration performed they will be required to sign a Limitation Of Liability (LOL) form acknowledging that they have been offered and declined such service, and thereby Client accepts all liability and shall indemnify and hold harmless Servpro of Tarrytown/Elmsford (SOTE) for all actions which may arise directly or indirectly from failure to perform such services.

DEBRIS usage in excess of the quantity or size dumpster or van allowed in the initial estimate shall be provided as additional billable services billed at the price list rates used to develop the initial estimate, or the pro rata portion of additional van load debris charges billed at $215.07/van.

Post remediation testing (Clearance Testing) is required and must be performed not less than 48 hours nor more than 1 week after completing remediation, and must be performed prior to starting repairs to confirm that the structure has been returned to Condition 1 status (i.e. normal ecological environment). The Client will be required to sign a LOL form if the Client does not have Clearance Testing performed. This form represents Client informed acknowledgment that they have declined such testing and that SOTE cannot guarantee that mold counts have been returned to acceptable levels post remediation or that other areas of the structure are not cross contaminated, which cross contamination may have occurred prior to remediation.

If Clearance Testing fails, Client understands that SOTE must consult with a mold assessor hired by Client regarding additional services which may be required to pass Clearance Testing. Client shall be financially responsible for all such consultation fees, and additional services as may be required to be performed by SOTE. A separate estimate for such additional services shall be developed and presented to the Client for review and approval. If Client does not authorize in writing such additional services to pass Clearance Testing, Client shall assume all liability for failure to complete such additional services, and shall indemnify and hold harmless SOTE for all actions which may arise directly or indirectly from such failure to complete additional services.

Due to the environmental nature of this project and its potentially changing conditions, this estimate is only good for 14 days. Work will be performed in accordance with Article 32 of the NYS DOL mold laws, the IICRC S-500 Water Remediation Protocol, the IICRC S-520 Mold Remediation Protocol, and the NYC Department of Health and Mental Hygiene "Guidelines on Assessment and Remediation of Fungi in Indoor Environments - November 2008".

Unless this is an insurance covered project, payment terms are 50% upon signing of contract to schedule services and final adjusted payment due upon completion of work. To guarantee receipt of the balance upon completion of work Client will be required to provide credit card information to our office prior to commencing work. The credit card information will be kept on file and will only be charged for the outstanding balance if directed by the Client as the chosen method of payment, or if payment is not received within 72 hours of presentation of the final invoice. All payments made by credit card shall incur a 2.8% service fee to cover the bank processing fees. Work will be deemed complete upon passing of Clearance Test or when SOTE equipment has been removed from the premises, whichever is appropriate. If this is an insurance covered project Client shall pay deductible due prior to commencing work unless the insurance carrier has directed SOTE not to collect the deductible.

Please indicate your approval and email or fax back to our office at (914) 788-4699 so that we can get you into our schedule in a timely manner.

_____ _____

Signature Date

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Peekskill, NY 10566-1830
914-358-9000 / 914-788-4699 (fax)
Tax ID: 33-1111279

DOBBS_FERRY_CC-MOLD

Job

DESCRIPTION	QTY
1. Containment Barrier/Airlock/Decon. Chamber 6 mil poly containment to isolate work area - over access hatch to crawlspace - over door to storage room - over vent panel by door to storage room	120.00 SF
2. Equipment setup, take down, and monitoring (hourly charge) moisture mapping, Dry Book (electronic log) set up, equipment set up/take down, monitoring	10.00 HR
3. Add for personal protective equipment (hazardous cleanup) tyvek suits 2 men x 4 days x 2 sets/man-day	16.00 EA
4. Respirator - Full face - multi-purpose resp. (per day) respirator 2 men x 4 days x 1 set/man-day	8.00 DA
5. Respirator cartridge - HEPA only (per pair) dual HEPA cartridges for respirator 2 men x 4 day x 0.25 set/man-day	2.00 EA
6. Personal protective gloves - Disposable (per pair) disposable gloves 2 men x 4 days x 4 sets/man-day	32.00 EA
7. Haul debris - per pickup truck load - including dump fees debris disposal	1.00 EA

Lower Level

Utility **Height: 7' 10"**

DESCRIPTION	QTY
8. Negative air fan/Air scrubber (24 hr period) - No monit. 1 AFD x 6 days/each; 500 cfm HEPA filter equipped air filtration device (AFD) - 4 days remediation - 2 days post remediation - 0 days clearance testing	6.00 DA
9. Add for HEPA filter (for negative air exhaust fan) pro rata charge for HEPA filter for 500 cfm AFD	0.25 EA

File Storage **Height: 7' 10"**

Subroom: Vent (1) **Height: 7' 10"**

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DESCRIPTION	QTY
10. Hazardous Waste/Mold Cleaning Technician - per hour remove for disposal miscellaneous debris on floor through out work area move and reset racks/shelving units to facilitate structural remediation	2.00 HR
11. Tear out wet drywall, cleanup, bag - Cat 3 remove for disposal affected drywall ceiling and wall in left rear corner (by sump pump) - approx. 75 sf of ceiling - approx. 125 sf of walls	200.00 SF
12. Tear out and bag wet insulation - Category 3 water remove for disposal insulation exposed by drywall removal	200.00 SF
13. HEPA Vacuuming - Detailed - (PER SF) HEPA vacuum all structural surfaces	2,497.06 SF
14. HEPA Vacuuming - hourly charge HEPA vacuum all storage racks/shelves and filing cabinets	3.00 HR
15. Clean the walls and ceiling damp wipe with detergent ceiling and walls - includes exposed ceiling and wall cavities/framing	1,736.56 SF
16. Clean floor damp wipe with detergent floors	760.50 SF
17. Clean light fixture - fluorescent - Large damp wipe with detergent lights	4.00 EA
18. Clean door (per side) damp wipe with detergent both sides of room door and crawlspace access door	3.00 EA
19. Clean shelving - wood damp wipe with detergent racks/shelving units	400.00 LF
20. Clean file cabinet - four drawer - metal damp wipe with detergent exterior of horizonal filing cabinets	2.00 EA
21. Hazardous Waste/Mold Cleaning Technician - per hour damp wipe with detergent plumbing, sprinkler pipes, and miscellaneous fixtures not listed elsewhere	2.00 HR
22. Deodorize building - Hot thermal fog fog work area with and EPA registered botanical antimicrobial	5,957.25 CF
23. Negative air fan/Air scrubber (24 hr period) - No monit. 1 AFD x 6 days/each; 500 cfm HEPA filter equipped air filtration device (AFD) - 4 days remediation - 2 days post remediation - 0 days clearance testing	6.00 DA
24. Add for HEPA filter (for negative air exhaust fan) pro rata charge for HEPA filter for 500 cfm AFD	0.25 EA
25. Dehumidifier (per 24 hour period) - Large - No monitoring 1 DH x 6 days/each; 70-109 pint/day dehumidifier (DH) to maintain 50% or less relative humidity during service - 4 days remediation - 2 days post remediation - 0 days clearance testing	6.00 EA

Crawlspace **Height: 2' 5"**

DESCRIPTION	QTY

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Peekskill, NY 10566-1830
914-358-9000 / 914-788-4699 (fax)
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CONTINUED - Crawlspace

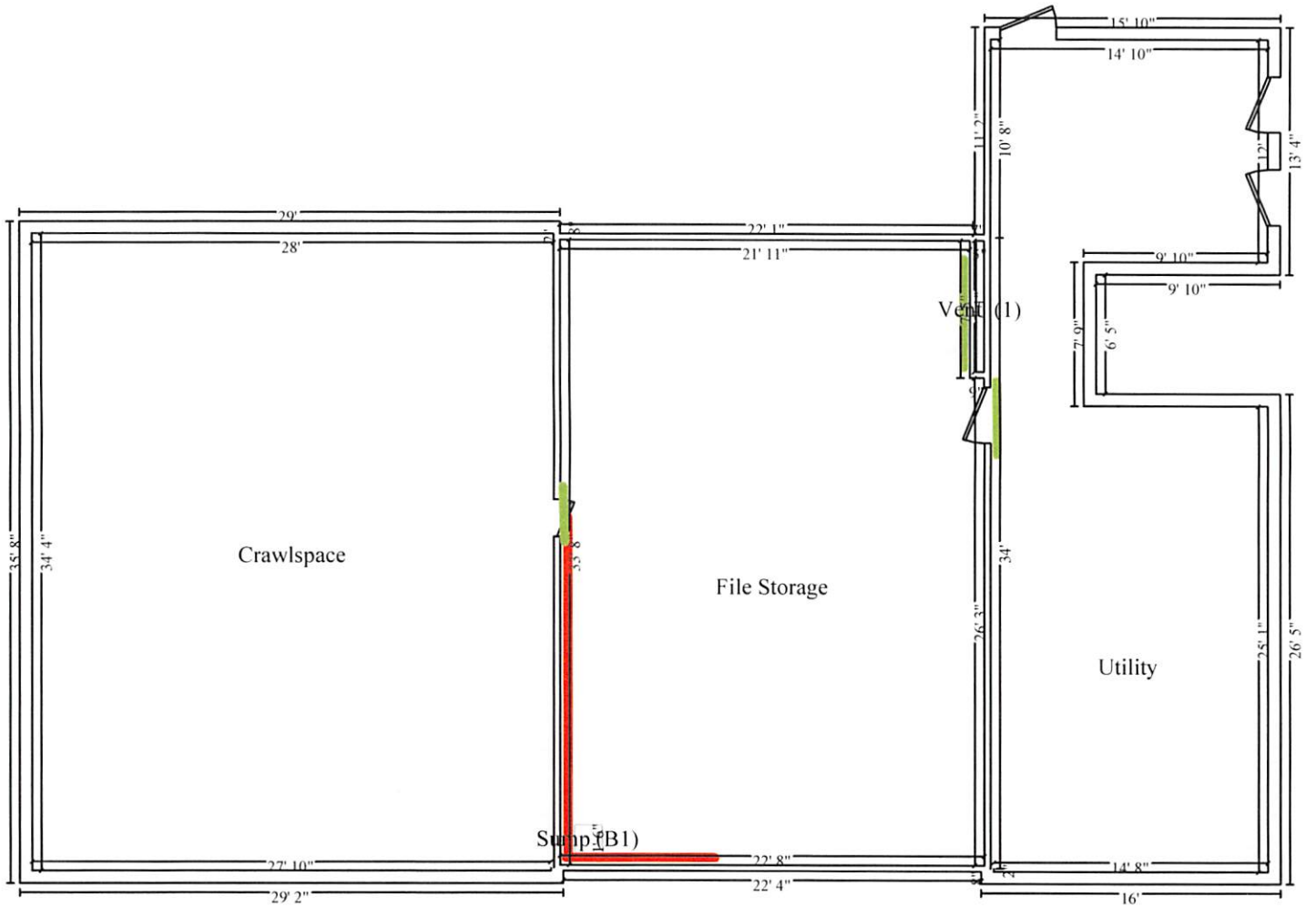
DESCRIPTION	QTY
26. Hazardous Waste/Mold Cleaning Technician - per hour remove for disposal miscellaneous debris through out crawlspace	1.00 HR
27. Negative air fan/Air scrubber (24 hr period) - No monit. 1 AFD x 6 days/each; 500 cfm HEPA filter equipped air filtration device (AFD) - 4 days remediation - 2 days post remediation - 0 days clearance testing	6.00 DA
28. Add for HEPA filter (for negative air exhaust fan) pro rata charge for HEPA filter for 500 cfm AFD	0.25 EA

Grand Total $10,412.61

Bob Charles

Grand Total Areas:

2,280.46	SF Walls	2,310.60	SF Ceiling	4,591.06	SF Walls and Ceiling
2,310.60	SF Floor	256.73	SY Flooring	372.00	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	391.00	LF Ceil. Perimeter
2,310.60	Floor Area	2,480.65	Total Area	2,280.46	Interior Wall Area
1,629.90	Exterior Wall Area	249.67	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



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Lower Level

United Restoration Services

72 North State Road, #401
Briarcliff Manor, NY 10510
(800) 959-1188
www.unitedrestoration.com
Federal Tax ID# 13-2958176

Client:	Dobbs Ferry Community Center
Property:	60 Palisade St Dobbs Ferry, NY 10522
Operator:	MLUTZ

Estimator:	Mario Lutz	Business:	(914) 491-0453
Company:	United Restoration Services	E-mail:	mlutz@unitedrestoration.com
Business:	72 North State Rd #401 Briarcliff Manor, NY 10510		

Type of Estimate:	mold		
Date Entered:	10/27/2021	Date Assigned:	

Price List:	NYWP8X_OCT21
Labor Efficiency:	Restoration/Service/Remodel
Estimate:	2021-10-27-1322

License # 00009

Attached please find our estimate for the mold remediation required at above mentioned location. This estimate is based on a review of Hudson Mold Testing & Consulting recommendations and report as well as a physical inspection. We will perform our remediation using guidelines set forth in the New York State DOL Law. Our intention will be to pass a final clearance test. **Please note that we have added a jobsite container, a dumpster and supply of plastic containers, however this can be removed at your request if they will be provided by you.**

Please take note of the following:
1. Containment should not be removed until clearance has been achieved. Due to the inherent nature of the installation of containment, damages can occur when containment is removed. Post remediation testing is recommended and the responsibility of the client.
2. The cause of the moisture problem will not be addressed in this proposal.
3. As with any mold remediation, it is possible during the normal course of work that something may be uncovered which will change the scope outlined. Should this be the case, you will be notified in writing as to the change and any additional costs.
4. This estimate does not include the cost of rebuild.

Please do not hesitate to call if you have any questions or if you would like to schedule this project.

Best Regards,

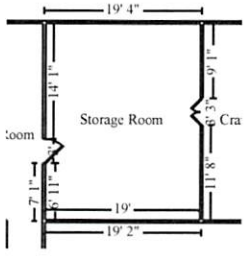
Mario Lutz
Lic# MS01585
United Restoration Services Inc.
800-959-1188

United Restoration Services

72 North State Road, #401
Briarcliff Manor, NY 10510
(800) 959-1188
www.unitedrestoration.com
Federal Tax ID# 13-2958176

2021-10-27-1322

Basement



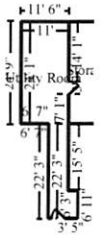
Storage Room **Height: 8'**

688.00 SF Walls	456.00 SF Ceiling
1,144.00 SF Walls & Ceiling	456.00 SF Floor
50.67 SY Flooring	86.00 LF Floor Perimeter
86.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Tear out wet drywall, cleanup, bag - Cat 3	250.00 SF	2.29	0.00	47.95	620.45
Tear out and bag wet insulation - Category 3 water	250.00 SF	1.97	0.00	41.25	533.75
Tear out baseboard and bag for disposal	86.00 LF	1.52	0.00	10.95	141.67
Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	6.00 DA	0.00	121.37	60.99	789.21
1 large air scrubber, 6 days					
Dehumidifier (per 24 hour period) - Large - No monitoring	4.00 EA	0.00	72.50	24.29	314.29
1 dehumidifier, 4 days to dry building materials after demolition					
Hazardous Waste/Mold Cleaning Technician - per hour	128.00 HR	0.00	93.57	1,003.07	12,980.03
4 techs, 4 days to sort, clean, repack, organize, or discard all affected contents. This is an estimation ----- Exact time will be billed upon completion of this project. Worker's Time Sheet documentation will be supplied.					
HEPA Vacuuming - Light - (PER SF)	1,600.00 SF	0.00	0.60	80.40	1,040.40
Apply anti-microbial agent to more than the walls and ceiling	1,600.00 SF	0.00	0.44	58.96	762.96
Clean more than the walls and ceiling	1,600.00 SF	0.00	0.80	107.20	1,387.20
Seal the surface area w/anti-microbial coating - one coat	150.00 SF	0.00	1.41	17.71	229.21
Paint exposed wooden building materials after cleaning is complete					
Totals: Storage Room				1,452.77	18,799.17

United Restoration Services

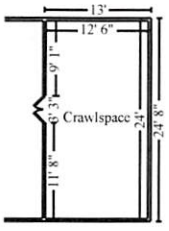
72 North State Road, #401
Briarcliff Manor, NY 10510
(800) 959-1188
www.unitedrestoration.com
Federal Tax ID# 13-2958176



Utility Room **Height: 8'**

954.67 SF Walls	377.45 SF Ceiling
1,332.12 SF Walls & Ceiling	377.45 SF Floor
41.94 SY Flooring	119.33 LF Floor Perimeter
119.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
HEPA Vacuuming - Light - (PER SF)	377.45 SF	0.00	0.29	9.17	118.63
Clean floor	377.45 SF	0.00	0.47	14.86	192.26
Totals: Utility Room				24.03	310.89



Crawlspace **Height: 3'**

219.00 SF Walls	300.00 SF Ceiling
519.00 SF Walls & Ceiling	300.00 SF Floor
33.33 SY Flooring	73.00 LF Floor Perimeter
73.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Negative air fan/Air scrubber (24 hr period) - No monit.	4.00 DA	0.00	71.37	23.91	309.39
1 scrubber, 4 days					
Clean the floor	300.00 SF	0.00	0.80	20.10	260.10
HEPA Vacuuming - Light - (PER SF)	300.00 SF	0.00	0.60	15.08	195.08
Totals: Crawlspace				59.09	764.57
Total: Basement				**1,535.89**	**19,874.63**

Miscellaneous

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Containment Barrier/Airlock/Decon. Chamber	500.00 SF	0.00	1.39	58.21	753.21
Plastic bag - used for hazardous waste cleanup - Medium	350.00 EA	0.00	1.94	56.87	735.87

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CONTINUED - Miscellaneous

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Add for personal protective equipment - Heavy duty	10.00 EA	0.00	39.58	33.15	428.95
Heavy PPE during demolition					
Add for personal protective equipment (hazardous cleanup)	25.00 EA	0.00	14.02	29.35	379.85
Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	775.00	0.00	64.91	839.91
Optional					
Job-site cargo/storage container - 16' long - per month	2.00 MO	0.00	79.85	13.37	173.07
Optional --- Storage Pods to serve as a "Clean Room"					
Storage bin / Box / Cube	120.00 EA	0.00	21.00	211.05	2,731.05
Optional ---- New plastic file storage bins to replace affected cardboard file boxes. ----- Actual amount of bins will be billed upon completion of remediation.					
Job-site cargo container - pick up/del. (each way) 16'-40'	2.00 EA	0.00	99.40	16.65	215.45
Totals: Miscellaneous				483.56	6,257.36

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Cleaning labor minimum	1.00 EA	0.00	12.90	1.08	13.98
Painting labor minimum	1.00 EA	0.00	124.96	10.47	135.43
Totals: Labor Minimums Applied				11.55	149.41
Line Item Totals: 2021-10-27-1322				**2,031.00**	**26,281.40**

United Restoration Services

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Grand Total Areas:

1,861.67	SF Walls	1,133.45	SF Ceiling	2,995.12	SF Walls and Ceiling
1,133.45	SF Floor	125.94	SY Flooring	278.33	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	278.33	LF Ceil. Perimeter
1,133.45	Floor Area	1,211.12	Total Area	1,861.67	Interior Wall Area
1,423.67	Exterior Wall Area	186.33	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

United Restoration Services

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Federal Tax ID# 13-2958176

Summary

Line Item Total	24,250.40
Storage Rental Tax	30.02
Subtotal	24,280.42
Total Tax(Rep-Maint)	2,000.98
Replacement Cost Value	**$26,281.40**
Net Claim	**$26,281.40**

Mario Lutz

United Restoration Services

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Briarcliff Manor, NY 10510
(800) 959-1188
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Federal Tax ID# 13-2958176

Recap of Taxes

	Total Tax(Rep-Maint) (8.375%)	Clothing Local Tax (4.375%)	Clothing State Tax (4%)	Manuf. Home Tax (8.375%)	Storage Rental Tax (8.375%)
Line Items	2,000.98	0.00	0.00	0.00	30.02
Total	**2,000.98**	**0.00**	**0.00**	**0.00**	**30.02**

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Recap by Room

Estimate: 2021-10-27-1322

Area: Basement		
Storage Room	**17,346.40**	**71.53%**
Utility Room	**286.86**	**1.18%**
Crawlspace	**705.48**	**2.91%**
Area Subtotal: Basement	**18,338.74**	**75.62%**
Miscellaneous	**5,773.80**	**23.81%**
Labor Minimums Applied	**137.86**	**0.57%**
Subtotal of Areas	**24,250.40**	**100.00%**
Total	**24,250.40**	**100.00%**

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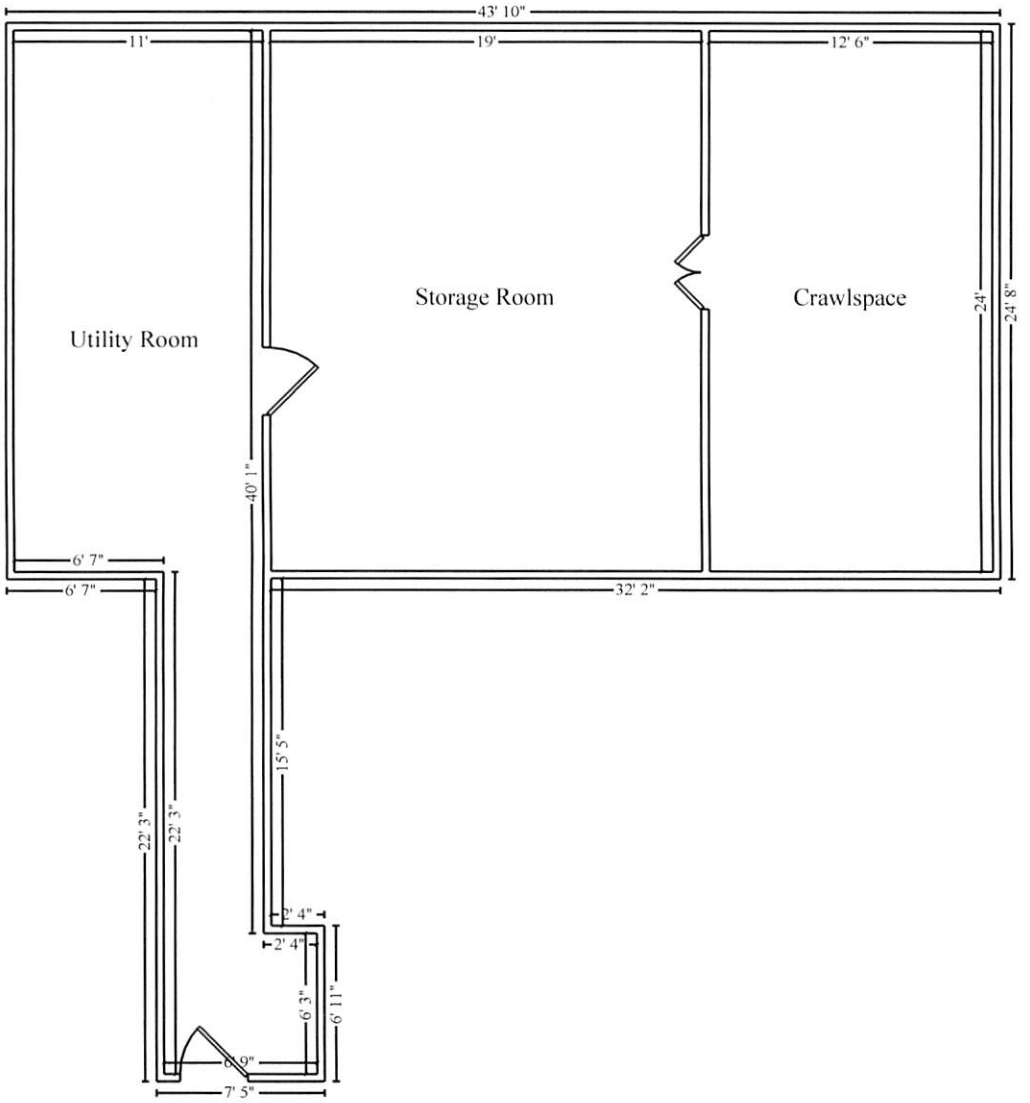
Recap by Category

Items	Total	%
CLEANING	299.76	1.14%
CONTENT MANIPULATION	358.50	1.36%
GENERAL DEMOLITION	1,970.72	7.50%
HAZARDOUS MATERIAL REMEDIATION	18,474.96	70.30%
HOUSEWARES - HOME DECOR	2,520.00	9.59%
PAINTING	336.46	1.28%
WATER EXTRACTION & REMEDIATION	290.00	1.10%
Subtotal	24,250.40	92.27%
Storage Rental Tax	30.02	0.11%
Total Tax(Rep-Maint)	2,000.98	7.61%
Total	26,281.40	100.00%


43' 10"
11'
19'
12' 6"
Utility Room
Storage Room
Crawlspace
24'
24' 8"
40' 1"
6' 7"
6' 7"
32' 2"
15' 5"
22' 3"
22' 3"
2' 4"
2' 4"
6' 3"
6' 11"
6' 9"
7' 5"

N

Basement

All Pro Cleaning & Restoration

13 Haven Street | Elmsford, NY 10523
Ph: (914)592-2849 | Fax: (914)592-1367
Tax ID: 84-1309171

Client:	Embassy Community Center	Home:	(914) 231-8512
Property:	60 Palisade Street Dobbs Ferry , NY 10522		
Operator:	PATRICK		
Estimator:	Luis Minchalo	Business:	(914) 592-2849
Business:	13 Haven St Elmsford , NY 10523	E-mail:	patrick@allprorestoration.com
Type of Estimate:	Mold		
Date Entered:	10/29/2021	Date Assigned:	
Price List:	NYWP8X_OCT21		
Labor Efficiency:	Restoration/Service/Remodel		
Estimate:	EMBASSY-COMMUNITY		

Mold Remediation Estimate

NOTE: *This estimate based on normal business hours Monday through Friday.*

All Pro Cleaning & Restoration

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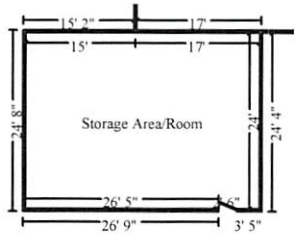
Ph: (914)592-2849 | Fax: (914)592-1367
Tax ID: 84-1309171

EMBASSY-COMMUNITY

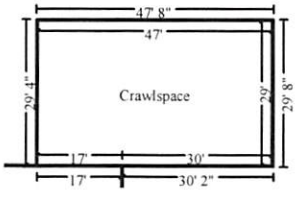
Main Level



Storage Area/Room **Height: 9'**

1,008.00	SF Walls	768.00	SF Ceiling
1,776.00	SF Walls & Ceiling	768.00	SF Floor
85.33	SY Flooring	112.00	LF Floor Perimeter
112.00	LF Ceil. Perimeter		

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Containment Barrier/Airlock/Decon. Chamber	250.00 SF	0.00	1.94	40.62	525.62
Peel & seal zipper - heavy duty	2.00 EA	0.00	21.46	3.59	46.51
Tear out wet drywall, cleanup, bag - Cat 3	379.00 SF	3.21	0.00	101.89	1,318.48
Hazardous Waste/Mold Cleaning Technician - per hour	120.00 HR	0.00	135.00	1,356.75	17,556.75
HEPA vacuum, antimicrobial wipe and move boxes outside the building					
Tear out and bag wet insulation - Category 3 water	348.00 SF	2.81	0.00	81.90	1,059.78
HEPA Vacuuming - Light - (PER SF) floor walls and ceiling	5,088.00 SF	0.00	0.86	366.46	4,742.14
Above line item is for the "HEPA sandwich" method. Which refers to vacuuming the work area twice.					
Clean floor walls and ceiling	2,544.00 SF	0.00	1.26	268.46	3,473.90
Apply anti-microbial agent to floor walls and ceiling	2,544.00 SF	0.00	0.60	127.84	1,654.24
Neg. air fan/Air scrub.-Large (per 24 hr period)- 1 unit 6 daus	6.00 DA	0.00	121.37	60.99	789.21
Dehumidifier (per 24 hour period) - Large - 1 unit 6 days	6.00 EA	0.00	72.50	36.43	471.43
Seal the surface area w/anti-microbial coating - one coat	379.00 SF	0.00	1.93	61.26	792.73
Totals: Storage Area/Room				2,506.19	32,430.79



Crawlspace **Height: 3'**

456.00	SF Walls	1,363.00	SF Ceiling
1,819.00	SF Walls & Ceiling	1,363.00	SF Floor
151.44	SY Flooring	152.00	LF Floor Perimeter
152.00	LF Ceil. Perimeter		

All Pro Cleaning & Restoration

13 Haven Street | Elmsford, NY 10523
Ph: (914)592-2849 | Fax: (914)592-1367
Tax ID: 84-1309171

CONTINUED - Crawlspace

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Containment Barrier/Airlock/Decon. Chamber	10.00 SF	0.00	1.94	1.62	21.02
Peel & seal zipper - heavy duty	1.00 EA	0.00	21.46	1.80	23.26
Hazardous Waste/Mold Cleaning Technician - per hour	40.00 HR	0.00	135.00	452.25	5,852.25
LAbor to remove debris from the floor (confine space) and dispose					
HEPA Vacuuming - Light - (PER SF) floor walls and ceiling	6,364.00 SF	0.00	0.86	458.37	5,931.41
Above line item is for the "HEPA sandwich" method. Which refers to vacuuming the work area twice.					
Clean floor walls and ceiling	3,182.00 SF	0.00	1.26	335.78	4,345.10
Apply anti-microbial agent to more than the walls and ceiling	3,182.00 SF	0.00	0.61	162.56	2,103.58
Negative air fan/Air scrubber (24 hr period) - 2 units 6 days	12.00 DA	0.00	72.88	73.24	947.80
Dehumidifier (per 24 hour period) - Large - 1 init 6 days	6.00 EA	0.00	72.50	36.43	471.43
Totals: Crawlspace				1,522.05	19,695.85

Miscellaneous

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Single axle dump truck - per load - including dump fees	1.00 EA	486.35	0.00	40.73	527.08
Add for personal protective equipment (hazardous cleanup)	40.00 EA	0.00	13.92	46.63	603.43
4 men x 5 days x 2 suits per day					
Equipment setup, take down, and monitoring (hourly charge)	4.00 HR	0.00	135.00	45.23	585.23
Equipment decontamination charge - per piece of equipment	4.00 EA	0.00	73.07	24.48	316.76
Disinfect - fog / spray - per SF (SteraMist)	1,760.00 SF	0.00	1.27	187.20	2,422.40
Totals: Miscellaneous				344.27	4,454.90
Total: Main Level				**4,372.51**	**56,581.54**
Line Item Totals: EMBASSY-COMMUNITY				**4,372.51**	**56,581.54**

All Pro Cleaning & Restoration

13 Haven Street | Elmsford, NY 10523
Ph: (914)592-2849 | Fax: (914)592-1367
Tax ID: 84-1309171

Grand Total Areas:

1,464.00	SF Walls	2,131.00	SF Ceiling	3,595.00	SF Walls and Ceiling
2,131.00	SF Floor	236.78	SY Flooring	264.00	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	264.00	LF Ceil. Perimeter
2,131.00	Floor Area	2,214.06	Total Area	1,464.00	Interior Wall Area
1,515.67	Exterior Wall Area	233.67	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

All Pro Cleaning & Restoration

13 Haven Street | Elmsford, NY 10523
Ph: (914)592-2849 | Fax: (914)592-1367
Tax ID: 84-1309171

Summary

Line Item Total	52,209.03
Total Tax(Rep-Maint)	4,372.51
Replacement Cost Value	**$56,581.54**
Net Claim	**$56,581.54**

Luis Minchalo

Terms & Conditions

- All workers involved in the actual remediation will have an appropriate New York State License.
- All Pro carries one million occurrences, two million aggregate, five million occurrence umbrella, one million pollution, general and automobile liability with statutory workers compensation insurance.
- Department of Buildings permits and sign offs to be provided by others.
- Work area must be cleared of all furniture, debris, etc., by others to allow non-restricted access to removal zones.
- Work to be performed on regular time.
- All mold waste generated will be properly transported to a fully licensed and permitted transfer station for disposal as conventional waste.
- Pricing is valid for 60 days.
- Payment terms are 50% at project start, and 50% after final clearance testing and breakdown.

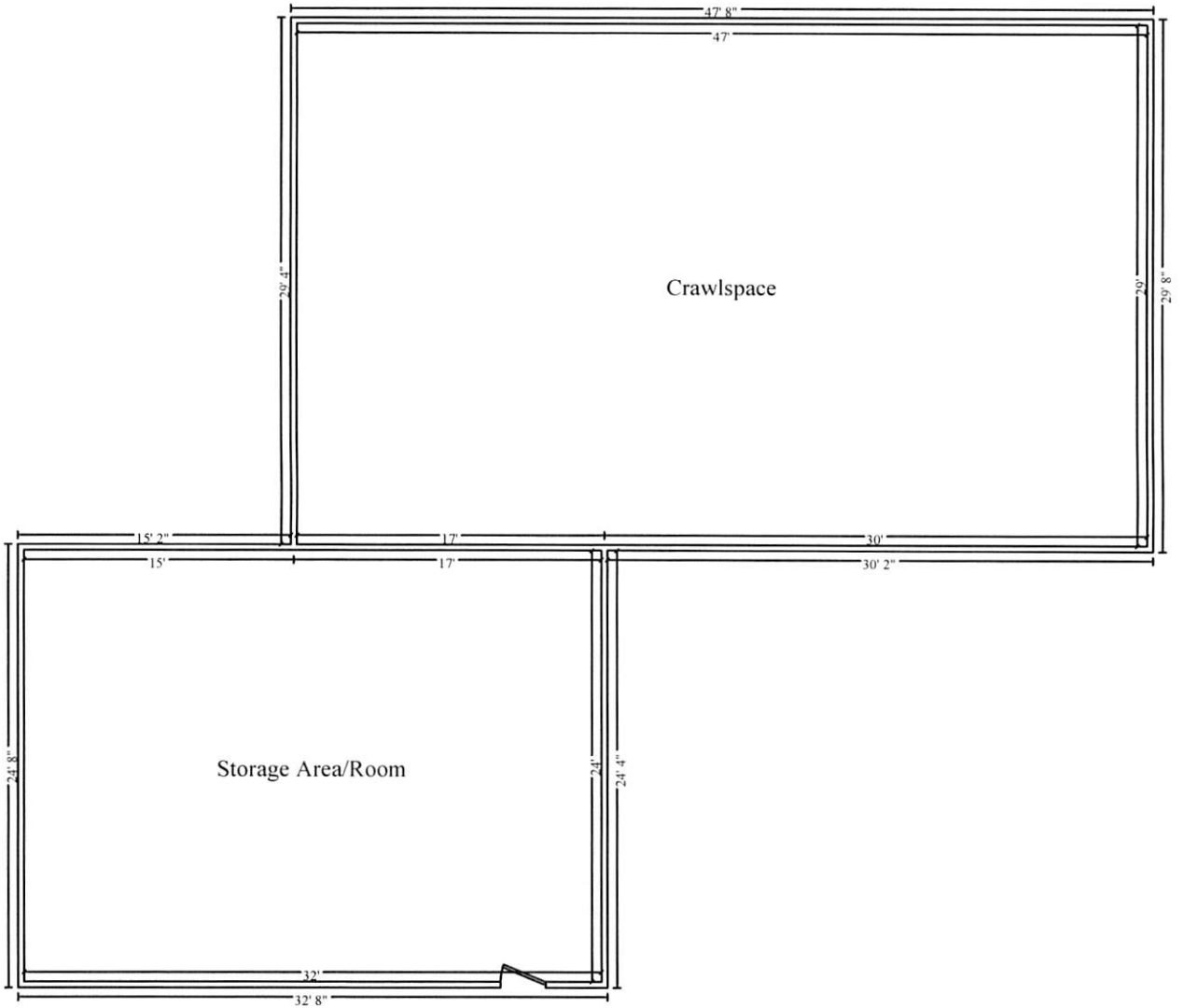
Exclusions

- Reconstruction is **NOT** included in the scope of work.
- Clearance testing must be scheduled in conjunction with project start date to avoid delays at completion time.
- If not promptly and properly addressed any amount of water damage, or other adverse environmental conditions, may result in the growth of fungal organisms. Therefore, addressing water infiltration and building humidity issues is a crucial step that is not covered by this proposal. Correcting such problems, including sealing off the property and building water tightness, is to be provided by others.
- All Pro is not responsible for re-occurrence of mold in the work area or any other part of the property.
- Due to the work area locations it is recommended that the unit is not occupied during the work .
- All Pro will not be responsible for any increased electrical/utility costs due to the installation of dehumidifiers, fans, negative air machines, or any other equipment. We will also not be responsible for increased costs due to the use of A/C and/or heat to assist in the remediation process.
- All Pro will never be responsible for third party testing fees for any reason.
- As noted above, All Pro makes no representations or warranties as to whether the scope of the remediation plan or those methods proscribed in the remediation plan will be effective or appropriate to resolve the problem. As such, acceptance of this proposal releases All Pro from any liability for errors or omissions made in the preparation of the assessor's remediation plan.

Agreed and accepted by:

Signature _____ Date _____

Print Name _____


47' 8"
47'
29' 4"
Crawlspace
29'
29' 8"
15' 2"
17'
30'
15'
17'
30' 2"
24' 8"
Storage Area/Room
24'
24' 4"
32'
32' 8"

N

Main Level

COMPARISON OF REMEDIATION PROPOSALS

	SERV PRO TARRYTOWN	UNITED RESTORATION SERVICES	ALL PRO CLEANING AND RESTORATION
Cost of storage room remediation	Total cost of remediation for physical spaces: **$10,412.61**	**$18,799.17**	**$32,430.79**
Cost of crawl space remediation	Above	**$764.57**	**$19,695.85**
Cost of utility room remediation	Above	**$310.89**	
Cost of document remediation	Total cost of document remediation **$61,215**.	**$6257**	**$4,454.90**
TOTAL COST	**$71,627.61**	**$26,131.63** This number will be revised. Based on revised approach to document remediation.	**$56,581.54**
Approach to document remediation	Estimates 68 small and 68 large boxes to not require restoration, 67 small and 67 large boxes to require document restoration Boxes not requiring document restoration will receive topical Hepa Vaccuum of the box, and exposed file edges while in storage room, then staged in utility room, DF staff will relocate and re-box in plastic containers or throw away. Boxes requiring document restoration will be packed for transport to off-site facility in Tennessee	For boxes that have been exposed to water, damaged by mold, and require document restoration, they advise these documents will need to be thrown away/shredded. There is no way to properly restore/clean them. For documents partially damaged, they will Hepa Vac boxes and exposed areas, but not every page. They may also apply ozone treatment but need to confirm – not. If documents re-boxed in plastic bins, and humidity kept t 60% with dehumidifiers, little risk of re-contamination.	Hepa Vacuum, anti-microbial wipe and move boxes outside. Dobbs Ferry staff will sort and re-box into plastic bins. Bins will be moved into storage container and will be treated with stera-mist fog.

	Use of gamma radiation on documents and other topical cleaning		
Number of days	4 days remediation, 2 days post-remediatation	4 days	5 days
Number of people	2	4	4
Methods used	Hepa Vaccuum, Hot Thermal Fog with antimicrobial Detergent	Hepa vacuum, Anti-microbial agent, surface sealant, painting wooden surfaces after cleaning,	Hepa vacuum, Anti-microbial agent, surface sealant, Hepa sandwich method – vacuuming twice
Notes on other differences	Does not appear to include dumpster, but dump runs with truck. Does not include plastic containers for boxes or assistance with moving boxes not in need of full restoration. Does not include storage unit for boxes that require re-boxing.	Does include dumpster, two storage units, and plastic containers for boxes, but this is optional. They will also re-box.	No mention of dumpster or disposal methods

Resolution #

Resolution of the Board of Trustees of the Village of Dobbs Ferry authorizing the Interim Village Administrator to enter into an agreement with ServPro of Tarrytown to remediate the water and mold damage in the archival storage room of the Embassy Center basement in an amount not to exceed $72,422.

Be it resolved that the Board of Trustees of the Village of Dobbs Ferry does hereby authorize the Interim Village Administrator to enter into an agreement with ServPro of Tarrytown to remediate the water and mold damage in the archival storage room of the Embassy Center basement in an amount not to exceed $72,422.