

Lakeland Joint School District #272

5506 N. Washington St.
Rathdrum, ID 83858
208-687-0431



**LJSD Vision: A community committed to academic excellence ...
dedicated to student success.**

Board Agenda Item **Request**

AGENDA ITEM: Budget Reallocation for Plant Facility Levy Funds

PURPOSE: Budget Reallocation for Plant Facility Levy Funds

MEETING DATE: October 9, 2024

PREPARED BY: Jessica Grantham, Adam Wilson

INFORMATIONAL SUMMARY:

The Facilities Department identified several classrooms/rooms within the 8th-grade hallway at Lakeland Middle School that will require asbestos abatement and flooring replacement. Due to the scope of the project, Christmas break does not provide enough time to complete the abatement work. We recommend that the work be completed as soon as school is out in June 2025.

We received three carpet tile replacement quotes, and are currently sourcing quotes for polished concrete. We are also seeking additional quotes on the abatement to comply with the Idaho Statutes and our Procurement Policy 7400. The project is estimated to cost \$210,000.

Carpet Tile Quotes:

Fairway Floor, Inc.	Accent Floor & Design	Comack's Flooring America
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Abatement Quote: (Need 3 per policy)

Compass Construction		
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Additionally, Lakeland High School's Tennis Courts are failing and have multiple dead spots throughout the playing surface. To make the surface playable for the Spring season, the existing failing patches need to be removed and repaired. This will be a temporary fix until we can replace the courts as recommended. (Replacement is estimated at \$625,000). The fix was quoted at [\\$74,620](#). The tennis courts will need to be repaired as soon as possible to ensure they are playable this Spring.

Plant Facility Levy Funds may only be used for Capital Projects or maintenance lasting greater than one year. These projects fall within the parameters of the levy requirements.

FINANCIAL CONSIDERATIONS:

The Board approved the following budget for the 2025 Plant Facility Levy.

Project	Estimated Amount	Encumbered	Expensed	Remaining Funds
FY24 - Building Budgets	\$98,070	\$2,836	\$56,123	\$39,111
FY24 - DO Security Upgrades	\$20,000			\$20,000
FY24 - Emergency Repairs Fund	\$100,000			\$100,000
FY24 - LMS Gym Floor	\$38,000	\$38,000		\$0
FY24 - LMS Gym Bleachers	\$105,000			\$105,000
FY24 - Concrete Projects	\$350,000			\$350,000
FY25 - Additional Concrete Projects	\$266,469			\$25,000
FY25 - Emergency Repairs Fund	\$100,000			\$100,000
FY25 - Building Budgets	\$100,000			\$100,000
FY25 - BKE/GE Playgrounds	\$120,000	\$47,152	\$70,728	\$2,120
FY25 - LHS Irrigation	\$20,000			\$20,000
FY25 - Parking Lot - AE	\$20,000			\$20,000
FY25 - Parking Lot - BKE	\$25,000			\$25,000
FY25 - Parking Lot - TLE	\$25,000			\$25,000
FY25 - Parking Lot - LHS	\$40,000			\$40,000
FY25 - Parking Lot - MVHS	\$15,000			\$15,000
FY25 - Parking Lot - LMS	\$25,000			\$25,000
FY25 - Safety Film on Windows	\$75,000			\$75,000
FY25 - Siding Project Change Order	\$107,000			\$107,000
FY25 - Siding Project - SLE Drip Edge	\$14,000		\$13,687	\$313
FY25 - Siding Project - Gutters SLE, AE	\$18,000		\$14,445	\$3,555
FY25 - BKE Carpet (whole building)	\$100,000			\$100,000
FY25 - AE, GE, LHS, SLE (continuation)	\$220,000			\$220,000
FY25 - VCT Tile - GE, BKE Cafeteria	\$40,000			\$40,000
Total Approved Budget	\$1,952,539	\$87,988	\$154,983	\$1,709,568

Our recommendation would be to utilize the funds set aside for the carpet continuation projects to complete the abatement and flooring at Lakeland Middle School (\$210,000). To complete the Lakeland High School Tennis Courts repair, we can utilize the remaining \$10,000 from the carpet continuation project, \$40,000 from the VCT tile project, with the remaining \$24,620 coming out of emergency repairs.

The forthcoming School Facilities Modernization Funds can be used to complete the carpet continuation and VCT tile projects that we are recommending to place on hold. As we are at the beginning of the school year, leaving funds available in the Emergency Repairs line items is imperative for future unknown issues.



Fairway Floor Abbey Carpet & Floor Inc.

(208)777-7711 Fax (208)777-7722
Location: Corner of Hwy. 41 & 16th Ave.
Mailing Address: P.O. Box 3310 Post Falls, ID
83877

Date: 9-16-24

Attention: Christine

Reference: LJHS

Carpet, Vinyl, Tile, Hardwood Flooring, Laminate Flooring and Countertops

If a specific service is not stated below it is not included!

Supply and install carpet tile and rubber base
Includes adhesive and minor floor prep

- Room #6 \$4427.00
- Room #7 \$4427.00
- Room #8 \$4427.00
- Room #9 \$4828.00
- Room #10 \$4427.00
- Room #14 \$4099.00
- Room #16 \$2021.00
- Room #17 \$3402.00

Thank You,
Ryan Wells
Contract Specialist

Terms are 75% down and balance upon completion. Add 3% Surcharge for all Credit Card Purchases. All past due balances will incur interest at a rate of 1.5% per month or 18% per annum. Minimum Finance charge will be \$39.00. Company Policy requires us to lien property 45 days from installation date. Fairway Floor Inc. is not responsible for damage to our installed products, or to any surrounding products caused by moisture intrusion from substrate, from leaks, or from topically applied water. Fairway Floor does not reconnect any gas appliances or water lines. Any unforeseen floor prep will be pre-approved by customer and charged at an hourly rate. Special order materials cannot be returned or refunded. Signing is your agreement of these statements and all above terms. Please confirm the accuracy of the above work prior to signing.

Customer Signature: _____ Date: _____

Proposal



Accent Floors & Design
 6040 N Government Way #401
 Coeur D Alene ID 83815
 208-664-8830

Proposal #: **1555**
 SaleDate: **9/20/2024**
 Next Install:
 Sales Rep: **Stephen Boyd**

SOLD TO:

LAKELAND SCHOOL DISTRICT 272
15506 WASHINGTON AVE
RATHDRUM ID 83858
208-687-0431 jessica.Grantham@lakeland272.org

SHIPPED TO

LAKELAND MIDDLE SCHOOL

MATERIALS	QUANTITY	PRICE	TOTAL
1 Bandwidth Carpet Tile 6 S/y-54.00 Ancient Root-883-011 CARPET TILE FOR CLASSROOMS 6,7,8,9,10,14,16,17	6,102.00 SqFt	\$2.99	\$18,244.98
2 Wall Base Ts Rubbr 4.5 Toe 4-31.25 Charcoal-400190001 4" RUBBER BASE COLOR TO BE SELECTED	1,080.00 LnFt	\$1.39	\$1,501.20
4 Finale Wall Base Adhesive 30oz-1.00 White 2040-finale-030	16.00 Each	\$10.33	\$165.28
5 Versatile Carpet Tile Adh 4gal-1.00 --versatile-4	16.00 Each	\$194.46	\$3,111.36

LABOR	QUANTITY	PRICE	TOTAL
1 CARPET INSTALLATION	6,102.00 SqFt	\$1.00	\$6,102.00
2 COVE BASE	1,080.00 LnFt	\$1.00	\$1,080.00
3 FLOOR PREP MINIMAL FLOOR PREP ETC.	1.00 Each	\$1,000.00	\$1,000.00

Comments: THIS BID IS FOR CARPET ,RUBBER BASE , AND LABOR ONLY.
 THERE IS NO DEMO OR ABATEMENT FOR ASBESTOS IN THIS BID.FLOOR
 PREP WILL BE ADDED TO BID AT TIME OF INSTALLATION

SubTotal: \$31,204.82
Misc Chg: \$0.00
Total: \$31,204.82
Payments: \$0.00
Balance: \$31,204.82

Accent Floors and Design would like to thank you for your business! We sincerely appreciate our clients! Continuing relationships and our client's peace of mind is our priority. We try to accomplish this through fair pricing, amazing customer service and strive to be an integral part of your project.

Material Only Orders require full payment at time of purchase.

Material and Installation orders require a 60% deposit. Balances are due at completion of job.

All pricing is based on cash or check payments. Credit cards add a 3% fee. Bank Transfers add a 1.2% fee.

PLEASE NOTE:

There are no returns on materials purchased. Accent Floors will not be held responsible for changes to a project that may result in product and or quantity changes after purchase. Client/Contractor assumes responsibility for any additional materials or labor required to complete the project. Material only orders require the client or contractor to be responsible for sq ft and quantity of materials requested. Overages can not be returned, and shortage is not the responsibility of Accent Floors and Design.

WAREHOUSE PICKUP REQUIREMENTS:

We offer warehouse pickups between 8am and 4pm Monday through Friday. Please give us 24 hours notice so we may be respectful of your time.

Thank you!
 Accent Floors and Design

COMACK'S FLOORING AMERICA
 8961 N COMMERCE DRIVE
 HAYDEN, ID 83835
 208.772.9579

Proposal #: CO002153
 Sale Date: 09/19/2024
 Install Date:
 Sales Rep: COMACK, G
 Sales Rep:

SOLD TO

LAKEland School District,
 15506 Washington Ave.
 Rathdrum ID 83858
 Adam 208-818-3747

SHIPPED TO

Printed 09/24/24 16:07:46

Lakeland Middle School Various classrooms
 15601 ID-41
 Rathdrum ID 83858

MATERIALS	QUANTITY	PRICE	TOTAL
(1) Change In Attitude TI-48.00	TBD		\$22,101.44
(2) Dynamic Pre-sen Adhesive 4gal-1.00	Pressure Sensitive Dbs-dynamic		\$1,307.04
(3) Cove Base 080 Vinyl 4 Cb 120'-0.00	TBD		\$1,260.00
Materials Subtotal:			\$24,668.48

LABOR	QUANTITY	PRICE	TOTAL
(1) Carpet-Glue Down --,			\$6,430.74
(3) Rubber Base Install --,			\$1,050.00
Labor SubTotal:			\$7,480.74

Comments:

Subtotal: \$32,149.22
Misc: \$0.00
Total: \$32,149.22
Payments: \$0.00
Balance: \$32,149.22



Compass Construction Inc

ESTIMATE

2503 E. Riverside
Spokane WA 99202
509-532-0055

Fed Tax ID: 91-1947756

Insured: Lakeland JR High_ Classrooms
Property: 15506 Washington Ave
Rathdrum, ID 83858

Claim Rep.: Daniel Burns
Position: Estimator
Company: Greater Inland Property Solutions
Business: 4529 S Napa Street
Spokane, WA 99223

Estimator: Daniel Burns
Position: Estimator
Company: Greater Inland Property Solutions
Business: 4529 S Napa Street
Spokane, WA 99223

Contractor: Business: (509) 532-0055
Company: Compass Construction Inc
Business: 2503 East Riverside
Spokane, WA 99202

Claim Number: N/A **Policy Number:** N/A **Type of Loss:** Addition

Date Contacted: 9/5/2024 11:44 AM
Date of Loss: 9/5/2024 12:00 AM Date Received: 8/16/2024 12:00 AM
Date Inspected: 9/5/2024 12:00 AM Date Entered: 9/5/2024 9:28 AM

Price List: IDCD8X_MAR23
Restoration/Service/Remodel
Estimate: LAKELAND_ASBESTOS



Compass Construction Inc

ESTIMATE

2503 E. Riverside
Spokane WA 99202
509-532-0055

Fed Tax ID: 91-1947756

Thank you for choosing Compass Construction for your Damage Repair needs. Compass is a full-service restoration contractor specializing in residential and commercial mitigation, content restoration, storage, abatement (mold and asbestos), and damage repair service provider.

This is a scope of work agreement only. The remaining terms and conditions governing the parties' rights and obligations will be set forth in a written contract between the parties following the execution of this scope of work agreement.

The full construction cost estimate document shall become a part of the construction contract upon signature by both parties to the contract.

Listed below you will find a damage repair estimate detailing the work necessary to restore the above-mentioned property to a pre-loss condition. This estimate uses materials and workmanship of like kind and quality at rates determined by the industry standards which are reasonable and customary for the local market.

The line-item pricing in this estimate does not represent the actual cost of goods or services. Pricing for this project is based on the entire scope of work and may change after any modifications of the scope, quality, or scheduling constraints.

Any change to this original estimate, including, but not limited to material goods, code requirements, and hidden or unforeseen damages will be included in a separate estimate unless otherwise noted.

Change in Conditions: This estimate is based solely on the observations Compass was able to make with the structure in its current condition at the time this estimate was written. If additional unseen or concealed conditions are discovered once work has commenced Compass Construction will document and communicate the change in conditions to owner/ insurance carrier.

Compass Construction will execute a change order and/or a supplement for any additional work. Change in condition may result in a temporary pause until an agreement can be reached.



Compass Construction Inc

ESTIMATE

2503 E. Riverside
 Spokane WA 99202
 509-532-0055

Fed Tax ID: 91-1947756

LAKELAND_ASBESTOS

Main Level

Main Level

DESCRIPTION	QTY	UNIT PRICE	TOTAL
GENERAL CONDITIONS			
1. Hazardous Waste/Mold Cleaning- Supervisory/Admin- per hour	80.00 HR @	109.80 =	8,784.00
Hazardous Waste / Asbestos - Supervisory/Admin- per hour OSHA requires the work and presence of a supervisor on asbestos abatement jobs. This function is not optional. The bill includes a minimal charge for the supervisor's real time, Including Initial walk through with customer and Coordinate Asbestos and Lead Testing and Abatement.			
2. Hazardous Waste/Asbestos Cleaning Technician - per hour	30.00 HR @	83.96 =	2,518.80
3. Equipment setup, take down, and monitoring (hourly charge)	28.00 HR @	83.96 =	2,350.88
Equipment setup, take down, and monitoring (hourly charge) - Initial Monitoring / Equipment Setup - Equipment Takedown (2.5) Unaccounted Job Labor: Additional technicians (10) Job documentation, billing, and processing (4)			
4. Neg. air fan/Air scrub.-XLrg (per 24 hr period)-No monit.	28.00 DA @	141.00 =	3,948.00
2 Negative Air Machines- Running length of project			
5. Add for HEPA filter (for negative air exhaust fan)	2.00 EA @	195.32 =	390.64
6. Ducting - lay-flat - Large	200.00 LF @	0.45 =	90.00
7. Add for HEPA filter (for canister/backpack vacuums)	2.00 EA @	73.85 =	147.70
8. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00 EA @	763.40 =	763.40
9. Plastic dumpster liner - 40 yard	1.00 EA @	225.00 =	225.00
10. Plastic bag - used for disposal of contaminated items	30.00 EA @	3.40 =	102.00
11. Equipment decontamination charge - per piece of equipment	2.00 EA @	37.15 =	74.30
12. Hazardous waste hauling & disposal - (Bid Item)	1.00 EA @	1,895.00 =	1,895.00
SAFETY INVENTORY			
13. PAPR cartridge - HEPA only (single cartridge)	10.00 EA @	27.41 =	274.10
14. Add for personal protective equipment (hazardous cleanup)	84.00 EA @	13.43 =	1,128.12

Class 6

Height: 8' 8"

Door	2' 11 13/16" X 6' 7 1/8"	Opens into MAIN_HALLWAY
Window	7' 11 3/8" X 4'	Opens into Exterior
Window	7' 11 1/16" X 4'	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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Compass Construction Inc

ESTIMATE

2503 E. Riverside
 Spokane WA 99202
 509-532-0055

Fed Tax ID: 91-1947756

CONTINUED - Class 6

DESCRIPTION	QTY	UNIT PRICE	TOTAL
DEMO / ABATEMENT PRACTICES:			
<i>Install necessary critical barriers on all windows and doors. Set up Negative pressure rooms in each class room during asbestos removal. Remove all carpet and all vinyl floor tile. Bag all asbestos containing materials and haul off to Graham Road Waste Management.</i>			
15. Containment Barrier/Airlock/Decon. Chamber Critical barriers_ Doors, Windows Ect...	306.38 SF @	0.89 =	272.68
16. Clean the walls and ceiling	1,754.24 SF @	1.09 =	1,912.12
17. Vacuuming - (PER SF) - Heavy	835.11 SF @	0.21 =	175.37
18. Tear out non-salvageable carpet, cut/bag_	835.11 SF @	1.01 =	843.46
19. Tear out asbestos vinyl floor tile	835.11 SF @	3.05 =	2,547.09
20. Remove asbestos floor mastic Removal of Glue Down carpet and Vinyl tile attached-	835.11 SF @	6.26 =	5,227.79
21. Tear out baseboard covebase and bag for disp. - Removal of cove base. this will be carefully removed to prevent as much wall damage as possible. It will be scored with a knife at the top of the base and peeled down.	112.66 LF @	1.89 =	212.93
22. Apply asbestos fiber encapsulating compound	835.11 SF @	1.07 =	893.57
23. Final cleaning - construction - Commercial	835.11 SF @	0.28 =	233.83

Class 7		Height: 8' 8"
Window	7' 10 11/16" X 4'	Opens into Exterior
Window	7' 11 1/4" X 4'	Opens into Exterior
Door	2' 11 11/16" X 6' 8 11/16"	Opens into MAIN_HALLWAY

DESCRIPTION	QTY	UNIT PRICE	TOTAL
DEMO / ABATEMENT PRACTICES:			
<i>Install necessary critical barriers on all windows and doors. Set up Negative pressure rooms in each class room during asbestos removal. Remove all carpet and all vinyl floor tile. Bag all asbestos containing materials and haul off to Graham Road Waste Management.</i>			
24. Containment Barrier/Airlock/Decon. Chamber Critical barriers_ Doors, Windows Ect...	306.57 SF @	0.89 =	272.85
25. Clean the walls and ceiling	1,755.97 SF @	1.09 =	1,914.01
26. Vacuuming - (PER SF) - Heavy	836.26 SF @	0.21 =	175.61



Compass Construction Inc

ESTIMATE

2503 E. Riverside
 Spokane WA 99202
 509-532-0055

Fed Tax ID: 91-1947756

CONTINUED - Class 7

DESCRIPTION	QTY	UNIT PRICE	TOTAL
27. Tear out non-salvageable carpet, cut/bag_	836.26 SF @	1.01 =	844.62
28. Tear out asbestos vinyl floor tile	836.26 SF @	3.05 =	2,550.59
29. Remove asbestos floor mastic	836.26 SF @	6.26 =	5,234.99
Removal of Glue Down carpet and Vinyl tile attached-			
30. Tear out baseboard covebase and bag for disp. -	112.76 LF @	1.89 =	213.12
Removal of cove base. this will be carefully removed to prevent as much wall damage as possible. It will be scored with a knife at the top of the base and peeled down.			
31. Apply asbestos fiber encapsulating compound	836.26 SF @	1.07 =	894.80
32. Final cleaning - construction - Commercial	836.26 SF @	0.28 =	234.15

Class 8

Height: 8' 8"

Door	3' 5/8" X 6' 8 5/16"	Opens into MAIN_HALLWAY
Window	7' 10 11/16" X 4'	Opens into Exterior
Window	8' 6 11/16" X 4'	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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DEMO / ABATEMENT PRACTICES:

Install necessary critical barriers on all windows and doors. Set up Negative pressure rooms in each class room during asbestos removal. Remove all carpet and all vinyl floor tile. Bag all asbestos containing materials and haul off to Graham Road Waste Management.

33. Containment Barrier/Airlock/Decon. Chamber	336.57 SF @	0.89 =	299.55
Critical barriers_ Doors, Windows Ect...			
34. Clean the walls and ceiling	1,996.20 SF @	1.09 =	2,175.86
35. Vacuuming - (PER SF) - Heavy	986.49 SF @	0.21 =	207.16
36. Tear out non-salvageable carpet, cut/bag_	986.49 SF @	1.01 =	996.35
37. Tear out asbestos vinyl floor tile	986.49 SF @	3.05 =	3,008.79
38. Remove asbestos floor mastic	986.49 SF @	6.26 =	6,175.43
Removal of Glue Down carpet and Vinyl tile attached-			
39. Tear out baseboard covebase and bag for disp. -	123.40 LF @	1.89 =	233.23
Removal of cove base. this will be carefully removed to prevent as much wall damage as possible. It will be scored with a knife at the top of the base and peeled down.			
40. Apply asbestos fiber encapsulating compound	986.49 SF @	1.07 =	1,055.54
41. Final cleaning - construction - Commercial	986.49 SF @	0.28 =	276.22

LAKELAND_ASBESTOS

9/6/2024

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Compass Construction Inc

ESTIMATE

2503 E. Riverside
 Spokane WA 99202
 509-532-0055

Fed Tax ID: 91-1947756

CONTINUED - Class 8

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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Class 9			Height: 8' 8"
Door	2' 11 9/16" X 6' 7 15/16"	Opens into MAIN_HALLWAY	
Window	7' 10 3/4" X 4'	Opens into Exterior	
Window	7' 11 5/16" X 4'	Opens into Exterior	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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DEMO / ABATEMENT PRACTICES:

Install necessary critical barriers on all windows and doors. Set up Negative pressure rooms in each class room during asbestos removal. Remove all carpet and all vinyl floor tile. Bag all asbestos containing materials and haul off to Graham Road Waste Management.

42. Containment Barrier/Airlock/Decon. Chamber Critical barriers_ Doors, Windows Ect...	306.64 SF @	0.89 =	272.91
43. Clean the walls and ceiling	1,756.18 SF @	1.09 =	1,914.24
44. Vacuuming - (PER SF) - Heavy	836.26 SF @	0.21 =	175.61
45. Tear out non-salvageable carpet, cut/bag_	836.26 SF @	1.01 =	844.62
46. Tear out asbestos vinyl floor tile	836.26 SF @	3.05 =	2,550.59
47. Remove asbestos floor mastic	836.26 SF @	6.26 =	5,234.99
Removal of Glue Down carpet and Vinyl tile attached-			
48. Tear out baseboard covebase and bag for disp. - Removal of cove base. this will be carefully removed to prevent as much wall damage as possible. It will be scored with a knife at the top of the base and peeled down.	112.77 LF @	1.89 =	213.14
49. Apply asbestos fiber encapsulating compound	836.26 SF @	1.07 =	894.80
50. Final cleaning - construction - Commercial	836.26 SF @	0.28 =	234.15

Main Hallway			Height: 8' 8"
Missing Wall - Goes to Floor	15' 7/16" X 7' 10"	Opens into Exterior	
Door	3' 1 3/8" X 6' 9 1/2"	Opens into Exterior	
Door	2' 11 11/16" X 6' 8 11/16"	Opens into CLASS_10	



Compass Construction Inc

2503 E. Riverside
 Spokane WA 99202
 509-532-0055

ESTIMATE

Fed Tax ID: 91-1947756

Door	3' 1 1/8" X 6' 9 7/8"	Opens into Exterior	
Door	2' 11 11/16" X 6' 9 7/8"	Opens into CLASS_14	
Door	2' 11 13/16" X 6' 8 5/16"	Opens into CLASS_16_2	
Door	3' 1/8" X 6' 9 1/2"	Opens into Exterior	
Door	2' 10 5/8" X 6' 10 5/16"	Opens into Exterior	
Door	3' 1/4" X 6' 6 3/8"	Opens into CLASS_17	
Missing Wall - Goes to Floor	4' 11 3/4" X 7' 10"	Opens into Exterior	
Door	2' 11" X 7' 1/4"	Opens into Exterior	
Door	2' 11 13/16" X 6' 6 3/4"	Opens into Exterior	
Door	2' 10 7/8" X 6' 7 1/2"	Opens into Exterior	
Missing Wall - Goes to Floor	9' 5 1/4" X 7' 10"	Opens into Exterior	
Window	3' 11 15/16" X 4'	Opens into Exterior	
Window	4' 3/16" X 4'	Opens into Exterior	
Window	3' 1 5/8" X 3' 2 3/16"	Opens into Exterior	
Door	3' 1 1/16" X 6' 7 1/8"	Opens into Exterior	
Door	3' X 6' 6 3/4"	Opens into Exterior	
Door	3' 1/8" X 6' 6 3/4"	Opens into Exterior	
Door	2' 10 1/2" X 6' 8 5/16"	Opens into ELECTRICAL_R	
Door	2' 11 9/16" X 6' 7 15/16"	Opens into CLASS_9	
Door	2' 11 11/16" X 6' 8 11/16"	Opens into CLASS_7	
Door	2' 11 13/16" X 6' 7 1/8"	Opens into CLASS_6	
Door	3' 5/8" X 6' 8 5/16"	Opens into CLASS_8	
Subroom: Main Hallway (1)			Height: 10'
Window	1' 5 3/4" X 6' 11 7/16"	Opens into Exterior	
Window	9' 7" X 1' 10"	Opens into Exterior	
Door	6' 2 1/8" X 7' 4 3/16"	Opens into Exterior	
Window	1' 5 1/2" X 6' 10 11/16"	Opens into Exterior	
Missing Wall - Goes to Floor	13' 7 15/16" X 8' 8"	Opens into MAIN_HALLWAY	
Subroom: Main Hallway (2)			Height: 10'
Window	1' 5 1/16" X 7' 2"	Opens into Exterior	
Window	9' 4" X 1' 10"	Opens into Exterior	
Door	6' 1 7/8" X 7' 6"	Opens into Exterior	
Window	1' 5" X 7' 2"	Opens into Exterior	
Missing Wall - Goes to Floor	13' 7 13/16" X 8' 8"	Opens into MAIN_HALLWAY	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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Asbestos Activities

51. Clean the walls and ceiling	7,824.85	SF @ 1.09 =	8,529.09
52. Containment Barrier/Airlock/Decon. Chamber	7,824.85	SF @ 0.89 =	6,964.12



Compass Construction Inc

ESTIMATE

2503 E. Riverside
 Spokane WA 99202
 509-532-0055

Fed Tax ID: 91-1947756

CONTINUED - Main Hallway

DESCRIPTION	QTY	UNIT PRICE	TOTAL
53. Vacuuming - (PER SF) - Heavy	3,641.73 SF @	0.21 =	764.76
54. Floor protection - self-adhesive plastic film	3,641.73 SF @	0.51 =	1,857.28
55. Final cleaning - construction - Commercial	3,641.73 SF @	0.28 =	1,019.68

Class 10			Height: 8' 8"
Window	7' 10 11/16" X 4'	Opens into Exterior	
Window	7' 11 1/4" X 4'	Opens into Exterior	
Door	2' 11 11/16" X 6' 8 11/16"	Opens into MAIN_HALLWAY	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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DEMO / ABATEMENT PRACTICES:

Install necessary critical barriers on all windows and doors. Set up Negative pressure rooms in each class room during asbestos removal. Remove all carpet and all vinyl floor tile. Bag all asbestos containing materials and haul off to Graham Road Waste Management.

56. Containment Barrier/Airlock/Decon. Chamber Critical barriers_ Doors, Windows Ect...	306.68 SF @	0.89 =	272.95
57. Clean the walls and ceiling	1,756.88 SF @	1.09 =	1,915.00
58. Vacuuming - (PER SF) - Heavy	836.85 SF @	0.21 =	175.74
59. Tear out non-salvageable carpet, cut/bag_	836.85 SF @	1.01 =	845.22
60. Tear out asbestos vinyl floor tile	836.85 SF @	3.05 =	2,552.39
61. Remove asbestos floor mastic	836.85 SF @	6.26 =	5,238.68
Removal of Glue Down carpet and Vinyl tile attached-			
62. Tear out baseboard covebase and bag for disp. - Removal of cove base. this will be carefully removed to prevent as much wall damage as possible. It will be scored with a knife at the top of the base and peeled down.	112.80 LF @	1.89 =	213.19
63. Apply asbestos fiber encapsulating compound	836.85 SF @	1.07 =	895.43
64. Final cleaning - construction - Commercial	836.85 SF @	0.28 =	234.32

Class 14			Height: 8' 8"
Window	11' 10 3/16" X 4'	Opens into Exterior	



Compass Construction Inc

ESTIMATE

2503 E. Riverside
 Spokane WA 99202
 509-532-0055

Fed Tax ID: 91-1947756

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Door	2' 11 11/16" X 6' 9 7/8"	Opens into MAIN_HALLWAY	
DEMO / ABATEMENT PRACTICES:			
<i>Install necessary critical barriers on all windows and doors. Set up Negative pressure rooms in each class room during asbestos removal. Remove all carpet and all vinyl floor tile. Bag all asbestos containing materials and haul off to Graham Road Waste Management.</i>			
65. Containment Barrier/Airlock/Decon. Chamber Critical barriers_ Doors, Windows Ect...	284.82 SF @	0.89 =	253.49
66. Clean the walls and ceiling	1,560.08 SF @	1.09 =	1,700.49
67. Vacuuming - (PER SF) - Heavy	705.60 SF @	0.21 =	148.18
68. Tear out non-salvageable carpet, cut/bag_	705.60 SF @	1.01 =	712.66
69. Tear out asbestos vinyl floor tile	705.60 SF @	3.05 =	2,152.08
70. Remove asbestos floor mastic Removal of Glue Down carpet and Vinyl tile attached-	705.60 SF @	6.26 =	4,417.06
71. Tear out baseboard covebase and bag for disp. - Removal of cove base. this will be carefully removed to prevent as much wall damage as possible. It will be scored with a knife at the top of the base and peeled down.	103.43 LF @	1.89 =	195.48
72. Apply asbestos fiber encapsulating compound	705.60 SF @	1.07 =	754.99
73. Final cleaning - construction - Commercial	705.60 SF @	0.28 =	197.57

Class 16		Height: 8' 8"
Door	2' 11 13/16" X 6' 8 5/16"	Opens into MAIN_HALLWAY
Window	12' 5/16" X 4'	Opens into Exterior
Door	2' 8 5/8" X 6' 8 5/16"	Opens into Exterior
Subroom: Class 16 (1)		Height: 7' 8"
Door	2' 11 11/16" X 6' 8 5/16"	Opens into Exterior
Missing Wall - Goes to Floor	13' 4 11/16" X 7' 5"	Opens into CLASS_16_2
Missing Wall - Goes to Floor	2' 5 1/2" X 7' 5"	Opens into CLASS_16_2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
DEMO / ABATEMENT PRACTICES:			
<i>Install necessary critical barriers on all windows and doors. Set up Negative pressure rooms in each class room during asbestos removal. Remove all carpet and all vinyl floor tile. Bag all asbestos containing materials and haul off to Graham Road Waste Management.</i>			
74. Containment Barrier/Airlock/Decon. Chamber Critical barriers_ Doors, Windows Ect...	403.84 SF @	0.89 =	359.42
75. Clean the walls and ceiling	2,354.34 SF @	1.09 =	2,566.23
76. Vacuuming - (PER SF) - Heavy	1,142.82 SF @	0.21 =	239.99



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ESTIMATE

2503 E. Riverside
 Spokane WA 99202
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CONTINUED - Class 16

DESCRIPTION	QTY	UNIT PRICE	TOTAL
77. Tear out non-salvageable carpet, cut/bag_	287.89 SF @	1.01 =	290.77
78. Tear out asbestos vinyl floor tile	1,142.82 SF @	3.05 =	3,485.60
79. Remove asbestos floor mastic	287.89 SF @	6.26 =	1,802.19
Removal of Glue Down carpet and Vinyl tile attached-			
80. Tear out baseboard covebase and bag for disp. -	146.71 LF @	1.89 =	277.28
Removal of cove base. this will be carefully removed to prevent as much wall damage as possible. It will be scored with a knife at the top of the base and peeled down.			
81. Apply asbestos fiber encapsulating compound	287.89 SF @	1.07 =	308.04
82. Final cleaning - construction - Commercial	1,142.82 SF @	0.28 =	319.99

Class 17

Height: 8' 8"

Window 11' 10 1/16" X 4' **Opens into Exterior**
Door 3' 1/4" X 6' 6 3/8" **Opens into MAIN_HALLWAY**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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DEMO / ABATEMENT PRACTICES:

Install necessary critical barriers on all windows and doors. Set up Negative pressure rooms in each class room during asbestos removal. Remove all carpet and all vinyl floor tile. Bag all asbestos containing materials and haul off to Graham Road Waste Management.

83. Containment Barrier/Airlock/Decon. Chamber Critical barriers_ Doors, Windows Ect...	270.41 SF @	0.89 =	240.66
84. Clean the walls and ceiling	1,446.12 SF @	1.09 =	1,576.27
85. Vacuuming - (PER SF) - Heavy	634.88 SF @	0.21 =	133.32
86. Tear out non-salvageable carpet, cut/bag_	634.88 SF @	1.01 =	641.23
87. Tear out asbestos vinyl floor tile	634.88 SF @	3.05 =	1,936.38
88. Remove asbestos floor mastic	634.88 SF @	6.26 =	3,974.35
Removal of Glue Down carpet and Vinyl tile attached-			
89. Tear out baseboard covebase and bag for disp. -	98.32 LF @	1.89 =	185.82
Removal of cove base. this will be carefully removed to prevent as much wall damage as possible. It will be scored with a knife at the top of the base and peeled down.			
90. Apply asbestos fiber encapsulating compound	634.88 SF @	1.07 =	679.32
91. Final cleaning - construction - Commercial	634.88 SF @	0.28 =	177.77



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ESTIMATE

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Health Room

Height: 8'

Door	1' 11 5/16" X 6' 9 1/2"	Opens into HEALTH_ROOM_
Door	2' 6 11/16" X 6' 8 11/16"	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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DEMO / ABATEMENT PRACTICES:

Install necessary critical barriers on all windows and doors. Set up Negative pressure rooms in each class room during asbestos removal. Remove all carpet and all vinyl floor tile. Bag all asbestos containing materials and haul off to Graham Road Waste Management.

92. Containment Barrier/Airlock/Decon. Chamber Critical barriers_ Doors, Windows Ect...	122.16	SF @	0.89 =	108.72
93. Clean the walls and ceiling	501.86	SF @	1.09 =	547.03
94. Vacuuming - (PER SF) - Heavy	135.37	SF @	0.21 =	28.43
95. Tear out asbestos vinyl floor tile	135.37	SF @	3.05 =	412.88
96. Remove asbestos floor mastic Removal of Glue Down carpet and Vinyl tile attached-	135.37	SF @	6.26 =	847.42
97. Tear out wood trim	45.11	LF @	0.53 =	23.91
98. Apply asbestos fiber encapsulating compound	135.37	SF @	1.07 =	144.85
99. Final cleaning - construction - Commercial	135.37	SF @	0.28 =	37.90

Health Room Toilet

Height: 9' 9"

Door	1' 11 5/16" X 6' 9 1/2"	Opens into HEALTH_ROOM
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DESCRIPTION	QTY	UNIT PRICE	TOTAL
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DEMO / ABATEMENT PRACTICES:

Install necessary critical barriers on all windows and doors. Set up Negative pressure rooms in each class room during asbestos removal. Remove all carpet and all vinyl floor tile. Bag all asbestos containing materials and haul off to Graham Road Waste Management.

100. Clean the walls and ceiling	130.06	SF @	1.09 =	141.77
101. Vacuuming - (PER SF) - Heavy	11.02	SF @	0.21 =	2.31
102. Remove Toilet_ Remove toilet	1.00	EA @	89.95 =	89.95
103. Tear out asbestos vinyl floor tile	11.02	SF @	3.05 =	33.61
104. Remove asbestos floor mastic Removal of Glue Down carpet and Vinyl tile attached-	11.02	SF @	6.26 =	68.99
105. Tear out wood trim	11.62	LF @	0.53 =	6.16
106. Apply asbestos fiber encapsulating compound	11.02	SF @	1.07 =	11.79
107. Final cleaning - construction - Commercial	11.02	SF @	0.28 =	3.09



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ESTIMATE

2503 E. Riverside
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Electrical Room

Height: 9' 7"

Door **2' 10 1/2" X 6' 8 5/16"** **Opens into MAIN_HALLWAY**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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DEMO / ABATEMENT PRACTICES:

Install necessary critical barriers on all windows and doors. Set up Negative pressure rooms in each class room during asbestos removal. Remove all carpet and all vinyl floor tile. Bag all asbestos containing materials and haul off to Graham Road Waste Management.

108. Containment Barrier/Airlock/Decon. Chamber Critical barriers_ Doors, Windows Ect...	165.75 SF @	0.89 =	147.52
109. Clean the walls and ceiling	660.43 SF @	1.09 =	719.87
110. Vacuuming - (PER SF) - Heavy	163.19 SF @	0.21 =	34.27
111. Remove Toilet_ Remove toilet	1.00 EA @	89.95 =	89.95
112. Tear out asbestos vinyl floor tile	163.19 SF @	3.05 =	497.73
113. Remove asbestos floor mastic Removal of Glue Down carpet and Vinyl tile attached-	163.19 SF @	6.26 =	1,021.57
114. Tear out wood trim	51.02 LF @	0.53 =	27.04
115. Apply asbestos fiber encapsulating compound	163.19 SF @	1.07 =	174.61
116. Final cleaning - construction - Commercial	163.19 SF @	0.28 =	45.69

Labor Minimums Applied

DESCRIPTION	QTY	UNIT PRICE	TOTAL
117. Plumbing labor minimum	1.00 EA @	128.11 =	128.11

Grand Total Areas:

12,740.66 SF Walls	10,765.64 SF Ceiling	23,506.30 SF Walls and Ceiling
10,765.64 SF Floor	1,196.18 SY Flooring	1,496.14 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,720.03 LF Ceil. Perimeter
10,765.64 Floor Area	11,197.90 Total Area	12,740.66 Interior Wall Area
7,771.20 Exterior Wall Area	920.17 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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ESTIMATE

2503 E. Riverside
Spokane WA 99202
509-532-0055

Fed Tax ID: 91-1947756

Summary for Dwelling

Line Item Total	140,708.35
Material Sales Tax	793.39
Subtotal	141,501.74
Overhead	14,150.24
Profit	14,150.24
Replacement Cost Value	\$169,802.22
Net Claim	\$169,802.22

Daniel Burns
Estimator



2503 E. Riverside
Spokane WA 99202
509-532-0055

Fed Tax ID: 91-1947756

Recap by Room

Estimate: LAKELAND_ASBESTOS

Area: Main Level	22,691.94	16.13%
Class 6	12,318.84	8.75%
Class 7	12,334.74	8.77%
Class 8	14,428.13	10.25%
Class 9	12,335.05	8.77%
Main Hallway	19,134.93	13.60%
Class 10	12,342.92	8.77%
Class 14	10,532.00	7.48%
Class 16	9,649.51	6.86%
Class 17	9,545.12	6.78%
Health Room	2,151.14	1.53%
Health Room Toilet	357.67	0.25%
Electrical Room	2,758.25	1.96%
<hr/>		
Area Subtotal: Main Level	140,580.24	99.91%
Labor Minimums Applied	128.11	0.09%
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Subtotal of Areas	140,708.35	100.00%
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Total	140,708.35	100.00%



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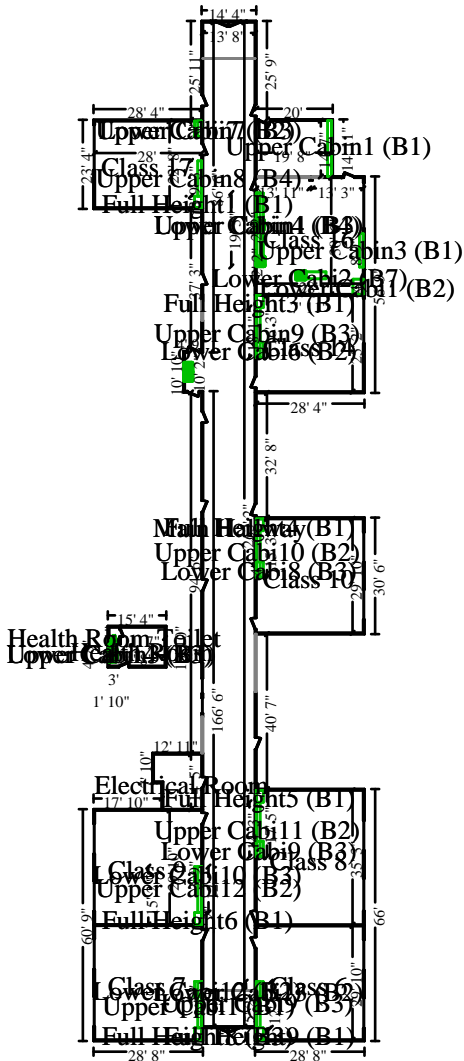
ESTIMATE

2503 E. Riverside
Spokane WA 99202
509-532-0055

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Recap by Category

O&P Items	Total	%
CLEANING	5,275.11	3.11%
GENERAL DEMOLITION	71,592.00	42.16%
HAZARDOUS MATERIAL REMEDIATION	60,881.61	35.85%
PLUMBING	128.11	0.08%
WATER EXTRACTION & REMEDIATION	2,831.52	1.67%
O&P Items Subtotal	140,708.35	82.87%
Material Sales Tax	793.39	0.47%
Overhead	14,150.24	8.33%
Profit	14,150.24	8.33%
Total	169,802.22	100.00%





9/23/2024

TO: Christine Anderson
Project Lead
Lakeland Joint School District #272
(208)-687-2248
canderson@lakeland272.org

FROM: Cody Taylor
Tennis Operations Manager
Beynon Sports Surfaces Inc.
503-539-7930
CTaylor@beynonsports.com

Lakeland HS 5 Tennis Courts

Beynon Sports is pleased to present this proposal. Court must be constructed within ASBA standards to provide a warranty.

OPTION #1 TENNIS COURT RESURFACING:	
Scope:	<ul style="list-style-type: none"> Remove unadheared Armor @ appx 1,440 linear feet. High pressure-wash the entire court surface as needed. Flood court surface and mark low areas that hold water over the depth of a nickel. Proper slope must be present to alleviate birdbaths. Patch and repair low areas, fill *cracks. Please note that cracking will return. Apply one coat of Acrylic Resurfacer to the entire court surface. Apply two textured Color Filler coats to the entire court surface. Apply one textured Color Finish coat to the entire court surface. Lines will be accurately laid out, taped, primed, and painted with two coats of Textured Line Paint. Striping to include 5 tennis courts.
Cost:	<u>\$ 53,140.00</u>
Add Alt #1:	<ul style="list-style-type: none"> Furnish and install appx 2,000 linear feet of Guardian Crack Repair System.
Cost:	<u>\$ 74,620.00</u>

OPTION #2 REPAIRS:	
Scope:	<ul style="list-style-type: none"> Remove center 6" of existing Armor @ appx 1,440 linear feet. High pressure-wash the court surface as needed. Fill *cracks at appx 2,000 linear feet. Please note that cracking will return. Apply one coat of Acrylic Resurfacer to repaired areas only. Apply two textured Color Filler coats to repaired areas only. Apply one textured Color Finish coat to repaired areas only. Replace lines as needed. Please note that repairs will not match existing, work will look like patches.
Cost:	<u>\$ 34,384.00</u>



Exclusions:

- This quotation excludes any design costs, engineered or stamped drawings, bonds, union or labor law levies, agency approval or associated fees, protection of sports surface after completion, permits(owners responsibility), moving/removal/replacing any utilities to include sprinklers, remediation of unsuitable soils, multiple mobilizations, logos or other unforeseen costs.
- Asphalt is manufactured with gravel, sand, and liquid petroleum. Most plants produce asphalt using gravel mined from hillsides. Mined gravel may contain clay balls and iron causing small insignificant voids and rust spots that may migrate to the acrylic surface. Since the producer's source of aggregate may vary from time to time, it is impossible to predict whether a particular batch of asphalt from a producer will contain clay balls or iron. If clay balls and or rust spots develop they will not hinder play or hurt the structural integrity of the court and are almost always eliminated after the first resurfacing. The most common problem with asphalt tennis courts is pavement cracking. Cracking in asphalt is caused, at least in part, by the natural tendency of asphalt to shrink as it weathers, oxidizes and ages. In addition, asphalt loses its flexibility as it ages, making it more brittle. Since shrinking and becoming more brittle with age are properties of the material, cracking in asphalt tennis courts is inevitable. This condition is beyond the control of Beynon Sports, its suppliers and sub-contractors. Therefore Beynon Sports will not assume any responsibility if such conditions appear.
- For concrete courts, surface coatings will not solve or eliminate reactive aggregates or ASR in the slab. This condition is beyond the control of Beynon Sports, its suppliers, and sub-contractors. Therefore, Beynon Sports will not assume any responsibility if such conditions appear.
- Unbound multi-layer surface coatings, bubbles, and/or peeling cannot be determined until the resurfacing preparation work has begun. If encountered, surfacing removal will be required at an additional cost.
- Standing water may not be eliminated due to waves in the profile of the courts and/or lack of slope. Staining, peeling, and delamination in these areas are not covered under warranty.
- Due to the uncertainty and volatility in raw materials supplies, material costs, and shipping delays, this proposal is valid for 30 days.
- *Cracks will appear/reappear with ground movement and temperature change cycles. Yearly maintenance on your part will be required to re-seal small cracks. **There is no warranty on crack repair.**
- **Fractures on membrane are to be expected.**
- Suitable water source must be provided by owner.
- Pricing does not include removal of boulders, foundations, or any other buried unforeseen impediments.

If you have any questions, please call me at 503-539-7930.

Sincerely,

Cody Taylor
Tennis Operations Manager
Beynon Sports Surfacing, Inc.



If you agree with the terms and conditions of this proposal please initial next to approved option(s), indicate total contract value below, sign and fax/mail back.

We hereby accept the conditions of this offer stipulated herein.

CONTRACT \$

NAME OF PROJECT: _____

Signed this _____ day of _____, 2024

Signature: _____

Printed Name: _____

Billing Name (if different): _____

Billing Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____

Colors
Inside _____ Outside _____

Beynon Sports Surfaces, Inc.

Signed this _____ day of _____, 2024

Accepted by: _____

Printed Name: _____

Materials remain property of Beynon Sports Surfaces, Inc. (BSS) until paid in full.

Purchase orders/Contracts should be sent to:
Beynon Sports Surfaces, Inc.
Attention : Peter Robison
19600 SW 129th Avenue Suite A
Tualatin, Oregon 97062
Tel: 800-423-5875 ext. 238 Fax: 503-692-0491
PRobison@beynonsports.com

The purchase price shall be payable to the contractor by way of check in accordance with the payment schedule. Contractor will issue an invoice to customer upon the occurrence of each of the events listed above, and payment of each invoice is due within ten (10) days following the date of the applicable invoice.

Be sure to visit our website at www.beynonsports.com.