

PISTONE (ABC)
FOIA RESPONSE
PART I

Subject: Fwd: lift...
From: Mary Brown
Date: 2/25/09, 10:20 AM
To: Tim Klayum

Tim, I'm an idiot! Forget the 2nd part of my message--GYM!!! I'm thinking Commons and Tim the Tech guy. I'll check into the mold issue but the part about the lift still stands. Mary

----- Forwarded message -----
From: Mary Brown <mbrown@d181.org>
Date: Wed, Feb 25, 2009 at 10:17 AM
Subject: Re: lift...
To: Tim Klayum <tklayum@d181.org>

The lift is at The Lane being used for the beam repair and can't be moved for a while. Also, absolutely NO ONE other than trained staff are allowed to use the lift. We had \$2,000 damage to the lift because a teacher at HMS tried to move the lift and it fell over. We had no idea that teachers were being allowed to ever use the lift--big liability. Sorry.

Where exactly is the mold. Isn't the flag over in the corner by the office? Please let me know and we'll have one of the guys go over there to check on it. Thanks, Mary

On Wed, Feb 25, 2009 at 9:48 AM, Tim Klayum <tklayum@d181.org> wrote:
I am in need of the lift for the gym to hang some conference banners.
Also I noticed mold on the drywall above the American Flag which was not painted.

thanks,

Tim

--
Tim Klayum
Hinsdale Middle School
Athletic Director
630-887-1370 x-301

--
Mary C. Brown, Assistant
Community Consolidated School District 181
Buildings & Grounds
1010 Executive Court - Suite 100
Westmont, IL 60559
ph: 630-887-1350 ext 280
fx: 630-655-9700

Subject: Re: lift...
From: Mary Brown
Date: 2/25/09, 10:27 AM
To: Tim Klayum

Thanks. Lorie knows about the lift situation--I'll let her name drop:)

On Wed, Feb 25, 2009 at 10:21 AM, Tim Klayum <tklayum@d181.org> wrote:

First I ever heard of the lift being damaged here. WOW!

The mold is in the same spot above the office and flag on the east end of the gym. It looks as if the mold wasn't completely painted over.

Thanks,

Tim

On Wed, Feb 25, 2009 at 10:17 AM, Mary Brown <mbrown@d181.org> wrote:

The lift is at The Lane being used for the beam repair and can't be moved for a while. Also, absolutely NO ONE other than trained staff are allowed to use the lift. We had \$2,000 damage to the lift because a teacher at HMS tried to move the lift and it fell over. We had no idea that teachers were being allowed to ever use the lift--big liability. Sorry.

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Also I noticed mold on the drywall above the American Flag which was not painted.

thanks,

Tim

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Tim Klayum
Hinsdale Middle School
Athletic Director
630-887-1370 x-301

--
Mary C. Brown, Assistant
Community Consolidated School District 181
Buildings & Grounds
1010 Executive Court - Suite 100
Westmont, IL 60559

Subject: Fwd: water leaking onto ceiling in room 120
From: "Rios, Tomas" <trios@d181.org>
Date: 10/17/11, 6:33 AM
To: Tom Rios

TALK WITH JIM AND HE SAID THAT THIS IF IS TAKEN CARE WILL BE ON THE NEXT HOLY DAY

----- Forwarded message -----

From: Prusa, Jim <jprusa@d181.org>
Date: 2011/10/14
Subject: Re: water leaking onto ceiling in room 120
To: "May, Rocky" <rmay@d181.org>
Cc: Tomas Rios <trios@d181.org>, Ruben Peña <rpena@d181.org>

Tomas what did you find on this water leak? Do you need assistance with this? None of the e-mails indicate what room this is so could you give me the room # . If you need help I can then tell whomever exactly where to go for this repair.

2011/10/13 May, Rocky <rmay@d181.org>

Jim -

I asked for the teacher e-mail that expressed concern over leaks in her ceiling, and she forwarded it to me. We have had some issues with students clogging toilets, but I don't think that is causing this issue. Potential mold is an issue that I hope you would make an extremely high priority. I need this leak fixed as soon as possible, and if you need me to displace this teacher in order to do so, please give us a heads up.

I am told that the junction box and a hole in the wall behind the door are the remaining issues in the portable.

Thank you for your attention to these issues.

----- Forwarded message -----

From: Wilkie, Theresa <twilkie@d181.org>
Date: Thu, Oct 13, 2011 at 12:14 PM
Subject: water leaking onto ceiling in room 120
To: Tomas Rios <trios@d181.org>
Cc: Ruben Peña <rpena@d181.org>

Hi, Tomas

Last week I asked you to come to my room after lunch, because I thought the 2nd floor bathrooms had overflowed again as water was running in my room during 8th period. Yesterday the problems returned and were worse. Between 4:00 and 4:30 the water started running across the ceiling and dripping onto a table. It smelled horrible. I had a newly transferred student and his parent present at the time. The parent was dripped on and we had to change places. It was embarrassing. Several brown spots are currently staining the ceiling

tiles. No students were present on the 2nd floor at the time, so the problem is not stemming from vandalism. Something is overflowing and/or broken.

I have several students with mold allergies and asthma this year. I do not want this problem to continue, causing them health problems. Please repair the leak(s) and replace the tiles.

Thanks, Theresa

--

Theresa Wilkie
Hinsdale Middle School
630.887.1370 x120
twilkie@d181.org

--

Theresa Wilkie
Hinsdale Middle School
630.887.1370 x120
twilkie@d181.org

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HMS
Tom Rios
Building Maintenance Engineer
Desk 630-887-1370 X-112
Cell 630-956-1691

Subject: Fwd: LEAK... from gym HVAC
From: "Rios, Tomas" <trios@d181.org>
Date: 11/8/11, 11:00 AM
To: Tim Klayum

Somehow he gets aware of the situation before I even sent him the pictures probably you see him upstairs he when I believe upstairs to the roof to check on the unit I don't know what the next step gone be because he never/commonly doesn't tell me anything...

Now if you sent me a ((question like: "do you know when this problem will be fix"???)) than I can forward it over adding whatever ells to see what he said...

----- Forwarded message -----

From: Klayum, Tim <tklayum@d181.org>
Date: Tue, Nov 8, 2011 at 9:06 AM
Subject: LEAK... from gym HVAC
To: Tomas Rios <trios@d181.org>

We have a leak again near the spot I reported last week. This time it is closer to the wall and dripping onto the mats that are attached to the wall. This might create a great place for mold to grow. and the other drip is beginning to run down the lettering on our wall!

Thanks,

Tim

--
Tim Klayum
Hinsdale Middle School
Athletic Director
630-887-1370 x-301

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Subject: Hinsdale Mold Remediation
From: "Karich, Brad" <bkarich@Hygieneering.com>
Date: 12/8/11, 10:59 AM
To: "jprusa@d181.org" <jprusa@d181.org>
CC: "Schneider,Dawn" <dbogus@Hygieneering.com>

Jim,

Here is the Turnkey proposal for the mold remediation at HMS. Please do not hesitate to call me should you have any questions and Thank You for the opportunity!

Thank You,

Brad S. Karich

Director of Environmental Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527

Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com, www.hygieneering.com

Cell: 630.742.6094

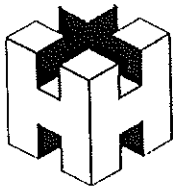


Hygieneering, Inc.

Environmental, Health & Safety Consulting Services



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- [Attachments-45/CCSD181.Pro10591.MoldRemediation.HinsdaleMidSchool.12-8-11.pdf](#)



Hygieneering, Inc.

industrial hygiene, safety and environmental consulting services

7575 Plaza Court, Willowbrook, IL 60527
(800) 444-7154 Fax (630) 789-3813

December 8, 2011

Via E-mail: jprusa@d181.org

Mr. Jim Prusa
Director of Buildings and Grounds
Community Consolidated School District #181
1010 Executive Court, Suite 100
Westmont, Illinois 60559

RE: A proposal to provide Professional Consulting and Turnkey Asbestos Mold Abatement at the Hinsdale Middle School located at 100 South Garfield Ave, Hinsdale, Illinois 60521.

Scope of Work

To support the above-defined project Hygieneering will develop a Mold Abatement Project Specification to properly remove the identified mold-contaminated drywall surfaces in the first floor Door S905B Entrance Vestibule at Hinsdale Middle School. This specification will be utilized to support the mold abatement utilizing a qualified IDPH licensed asbestos abatement contractor who is trained in mold remediation. The project is currently scheduled for December 19, 2011 to start at 7:00am.

The work includes:

- The water and mold damaged drywall wall along the South and West walls of the S905B entrance vestibule.
- The 1/4" masonite sheeting will be removed "full-height". The drywall will be removed to a minimum height of 4 feet from the floor and higher if needed until mold growth is no longer visibly observed.
- The interior wall cavity drywall and exterior insulation shall be removed to a height of 2-4 feet, or higher as needed along the South exterior wall underneath the staircase. The North wall under the adjacent staircase will be cleaned and sealed to minimize potential for additional growth.
- All fiberglass insulation behind drywall walls and all debris on the floor surfaces under both stairwells shall be cleaned and disposed. All surfaces shall also be treated with an anti-microbial disinfectant and then sealed with an anti-microbial encapsulant "white finish". Remaining floor surfaces and wall studs are to be treated and sealed.
- The school district shall remove the attached wall light fixture prior to work.
- Collection of mold spore trap samples is not included at this time. If sampling is desired it shall be conducted under separate proposal and conducted after all re-build work is completed.

All mold remediation activities are to be performed within HEPA filtered negative pressure enclosures. All remaining/exposed stud surfaces shall be cleaned/disinfected and sealed with a mold inhibitor sealer/primer. If additional/adjacent building materials are found to be mold contaminated (i.e. adjacent units, rooms, etc) during the performance of this work, the school district shall be notified to review/determine the extent of the work. The work is estimated to take one (1) eight (8) hour day to complete the work.

Hygieneering, Inc. is prepared to retain, coordinate and compensate SAFE Environment Corporation of Indiana to support this turnkey remediation project. The turnkey approach will reduce the district's project related tasks, provide additional insurance coverage and further remove the district from the mold abatement process thus further reducing the liabilities that are associated with the type of work activity.

Pricing

The following project pricing includes the total project costs associated with the project to include Mold Abatement Project Design/Contractor Bid Solicitation, On Site Project Management, Project Documentation, Abatement Contractor Costs and Turnkey Fees.

At this time, Hygieneering, Inc.'s **TOTAL** cost to support this project as defined in this proposal is **\$5,927.00**. **Note:** It is assumed at this point that there will be one (1) eight-hour shift to complete this work during the first shift (Monday – Friday) from 8:00am to 4:30pm. No premium work for Saturday or Sunday has been identified in this proposal.

Due the nature of mold growth and various moisture sources that are not under the control of Hygieneering, Hygieneering cannot warrantee or guarantee that mold growth will not reoccur within the areas that have been abated.

Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

To retain Hygieneering, Inc. to support this project as defined above, please review the attached terms and conditions, sign in the designated area below and fax this document back to my attention. We will then proceed accordingly in supporting this important project to meet and exceed your professional expectations for the performance of this project.

Acceptance of Proposal/Authorized Agent
Community Consolidated School District #181

Thank you for this continued opportunity to work with you and Community Consolidated School District #181 in meeting the legal and ethical standards as they apply to safety and environmental health.

Respectfully submitted,

Hygieneering, Inc.



Brad S. Karich
Director of Environmental Service

HYGIENEERING, INC.
GENERAL TERMS AND CONDITIONS

1. These General Terms and Conditions are an integral part of the Proposal dated December 8, 2011 to Community Consolidated School District #181 (hereinafter the "Client").
2. The term "Hygieneering" shall mean Hygieneering, Inc.
3. This proposal is valid for thirty (30) days from the date above written. Upon execution by the Client, this Proposal, including these Terms and Conditions, shall become our Agreement for Professional Services. Any additions, deletions, or changes to this Proposal or these Terms and Conditions by the Client shall be subject to an acceptance in writing by Hygieneering. Allowing Hygieneering to commence work or preparation of work will constitute acceptance by Client of this proposal and all of its Terms and Conditions.
4. Client acceptance of this proposal in writing, via email, a purchase order or other mechanism, followed by client cancelling or delaying work after Hygieneering has incurred costs to commence accepted work will require client to be charged and pay for such expenses incurred, regardless if the work is performed.
5.
 - (a) The scope of the project shall be only that as is described in this Agreement and include all and only such work as Hygieneering deems necessary to carry out and complete the project. The project scope shall not be altered except by mutual agreement and proper authorization to proceed.
 - (b) Unless otherwise expressly agreed, the fees and charges for the project as set forth in this Agreement constitute and are based on Hygieneering's best estimates of time and effort required to complete the project, and cannot be regarded as other than an approximation.
 - (c) The Client warrants that Hygieneering will be able to proceed with the project without delay or interruption.
 - (d) For those projects involving conceptual project development work, activities are often not fully definable in the initial planning. As the project progresses, the facts uncovered may dictate a change in direction which may alter the scope. Hygieneering will inform the client of identified unusual situations so that negotiation of change in scope can be accomplished if required.
 - (e) If, during the course of the prescribed work, additional services are requested, such additional scope of work and compensation shall be agreed to in writing prior to undertaking additional work. If, for any reason additional services, are requested by the Client, and this paragraph has not been complied with, Hygieneering shall be compensated in accordance with its then prevailing fee schedule or rate sheet as applicable.
6. Estimates, opinions and statement of probable construction cost prepared by Hygieneering are its best judgment as a design professional and are supplied for the general guidance of the Client. Because Hygieneering has no control over the costs of labor and material, over Contractor's methods of determining bid prices, or over competitive bidding or market conditions, Hygieneering cannot and does not guarantee that any such estimates, opinions or statements will not vary from Contractor's bids or actual cost to the client.
7. Unless such Contractor is a direct subcontractor to Hygieneering engaged as a part of this agreement, Hygieneering shall not be responsible for the Contractor's construction means, methods, techniques, sequence or procedures, or for safety precautions and programs in or for the safety and integrity of any such Contractors; or third persons work, or for the act or omissions of any Contractor or third person, or their agents or employees. Hygieneering disclaims any and all warranties, expressed or implied, for merchantability, fitness or otherwise.
8.
 - (a) Hygieneering makes no warranty, either expressed or implied, as to its findings, design, recommendations, plans, drawings, calculations, specifications, or professional advice except that they have been prepared in accordance with the current generally accepted professional practices.
 - (b) The Client shall make no demand for liquidated or actual damages for delays, and no liquidated damages may be assessed against Hygieneering for delays or causes attributed to other contractors or arising outside the scope of this proposal.
 - (c) The Client will make no demand for damages resulting from loss of use or lost business opportunities due to delays.
9. Drawings, calculations, and specifications as instruments of service are and shall remain at all times the exclusive property of Hygieneering whether the project for which they are made is executed or not. They are not to be used by the Client on other projects or extension to this project except by agreement in writing with and with appropriate compensation to Hygieneering.
10.
 - (a) Unless stated otherwise in the proposal, the Client shall pay Hygieneering monthly as the work proceeds, and the fees and reimbursable expenses shall be invoiced biweekly as the work progresses. Terms shall be net thirty (30) days. Overdue accounts are subject to a service charge of 1.5 percent per month on the unpaid balance. This is an annual rate of 18 percent.
 - (b) Invoices shall be considered correct as rendered if not questioned in writing within ten (10) calendar days of the date of the invoice.
 - (c) Failure to pay any invoice when due shall entitle Hygieneering to suspend or terminate all work on the project, at its option. In the event of such suspension or termination, Client waives all rights, claims, etc., which it might otherwise have against Hygieneering as a direct or indirect result of such suspension or termination.
 - (d) Should Hygieneering bring any action or proceeding at law or in equity to enforce payment of unpaid invoices, together with any and all service charges, and if Hygieneering recovers judgment in any sum, Hygieneering shall also recover as reasonable counsel fees 10 percent of the amount decreed due for principal, service charges and interest, as well as litigation and collection expenses, witness fees and court costs.
11. Hygieneering shall not be liable for an omission causing an increase in the cost of the related project which may have been a required part of the related project had Hygieneering not made the omission.
12.
 - (a) This Agreement may be terminated by either party upon seven (7) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.
 - (b) In the event this Agreement is terminated, Hygieneering shall be paid its compensation for services performed to the termination date, including reimbursable expenses then due and all termination expenses, pursuant to this paragraph.
13.
 - (a) Neither party shall hold the other responsible for damages or delay caused by acts of God, strikes, lockouts, accidents, or other events beyond the parties control.
 - (b) Hygieneering will not be responsible for special, accidental or consequential damages. Nor shall it be responsible for damage to its work by other parties. Any repair work necessitated by caused damage will be considered as an order for extra work.
 - (c) Under no circumstances will Hygieneering be liable for damages of any kind in excess of the value of this agreement.
14. In the event any provisions of this agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. Owner more waivers by either party of any provisions, terms, condition, or covenant shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party.
15. This Agreement shall be binding upon both parties and their respective successors, assigns, and personal representative. Neither party shall assign its or his interest in this Agreement without written consent of the other.
16. This Agreement constitutes the entire and integrated Agreement between the Client and Hygieneering, and supersedes all prior negotiations, representations or agreements, whether written or oral except as are specifically incorporated by reference. This Agreement may not be amended except by written instrument signed by both the Client and Hygieneering.
17. The client named on this proposal/ contract agrees that Hygieneering, Inc. incurs substantial recruiting, screening, administrative and marketing expenses in connection with the Hygieneering, Inc. employees that will provide services to support this proposal/ contract. The client agrees that if the client hires, directly or indirectly, any Hygieneering, Inc. employee within 180 days of the contracted service, the client will pay \$50,000 to Hygieneering, Inc.
18. This Agreement shall be governed by the laws of the State of Illinois.
19. Insurance Fees- A 1.5% insurance fee will be billed based on the total value of this project work. Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

Subject: double stairwells pics.
From: "Rios, Tomas" <trios@d181.org>
Date: 12/19/11, 2:47 PM
To: Jim Prusa

JIM

Just an FYI the guys who came over to take care of the problem with the double stairwell didn't take all the insulation out and didn't encapsulate all the mold under them, just in case you want to take a look before the other contractors start putting the new drywall back on...

--

HMS

Tom Rios

Building Maintenance Engineer

Desk 630-887-1370 X-112

Cell 630-956-1691

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PIC'S UNDER THE DOUBBLE STAIRWELLS 001.jpg

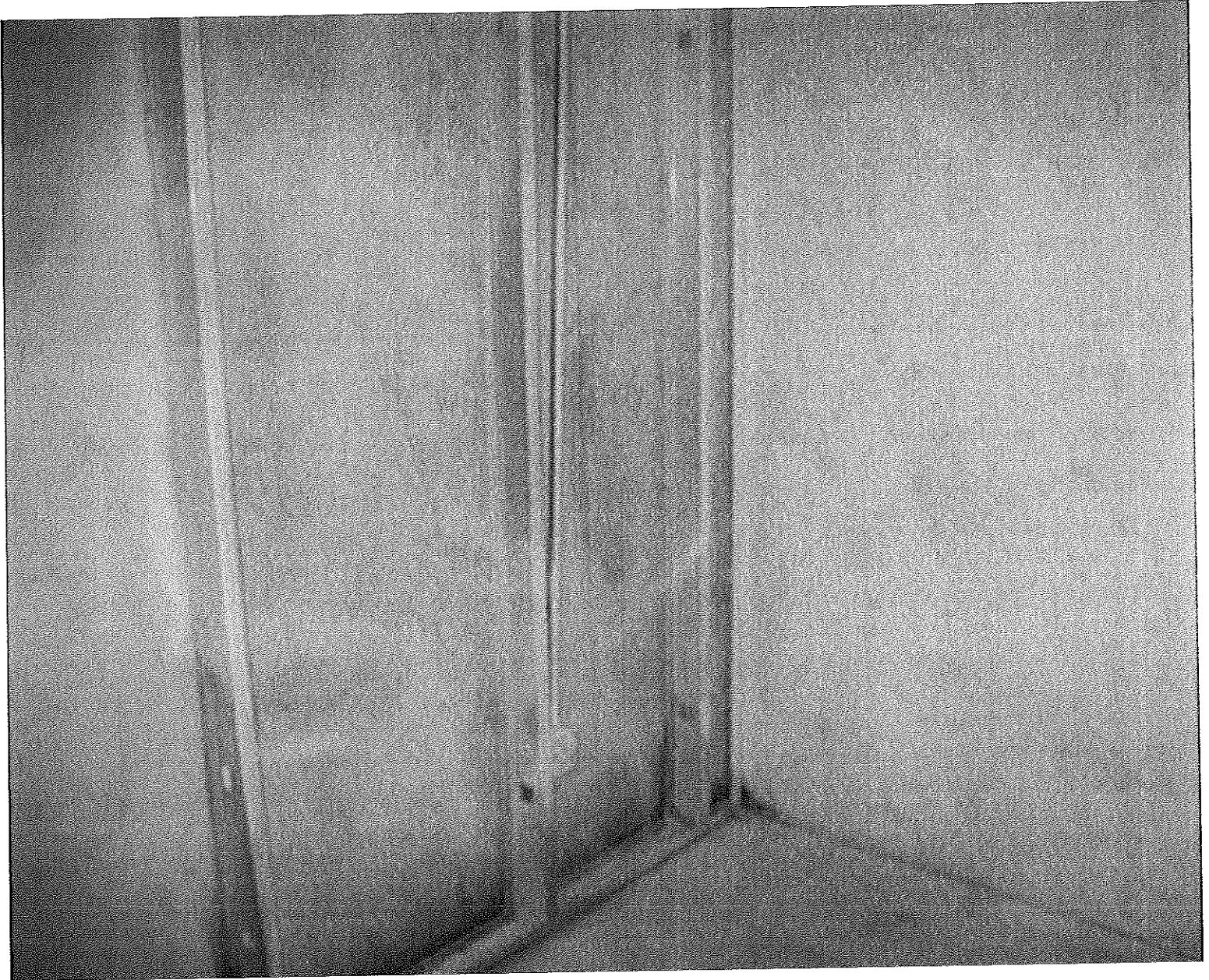
PIC'S UNDER THE DOUBBLE STAIRWELLS 003.jpg

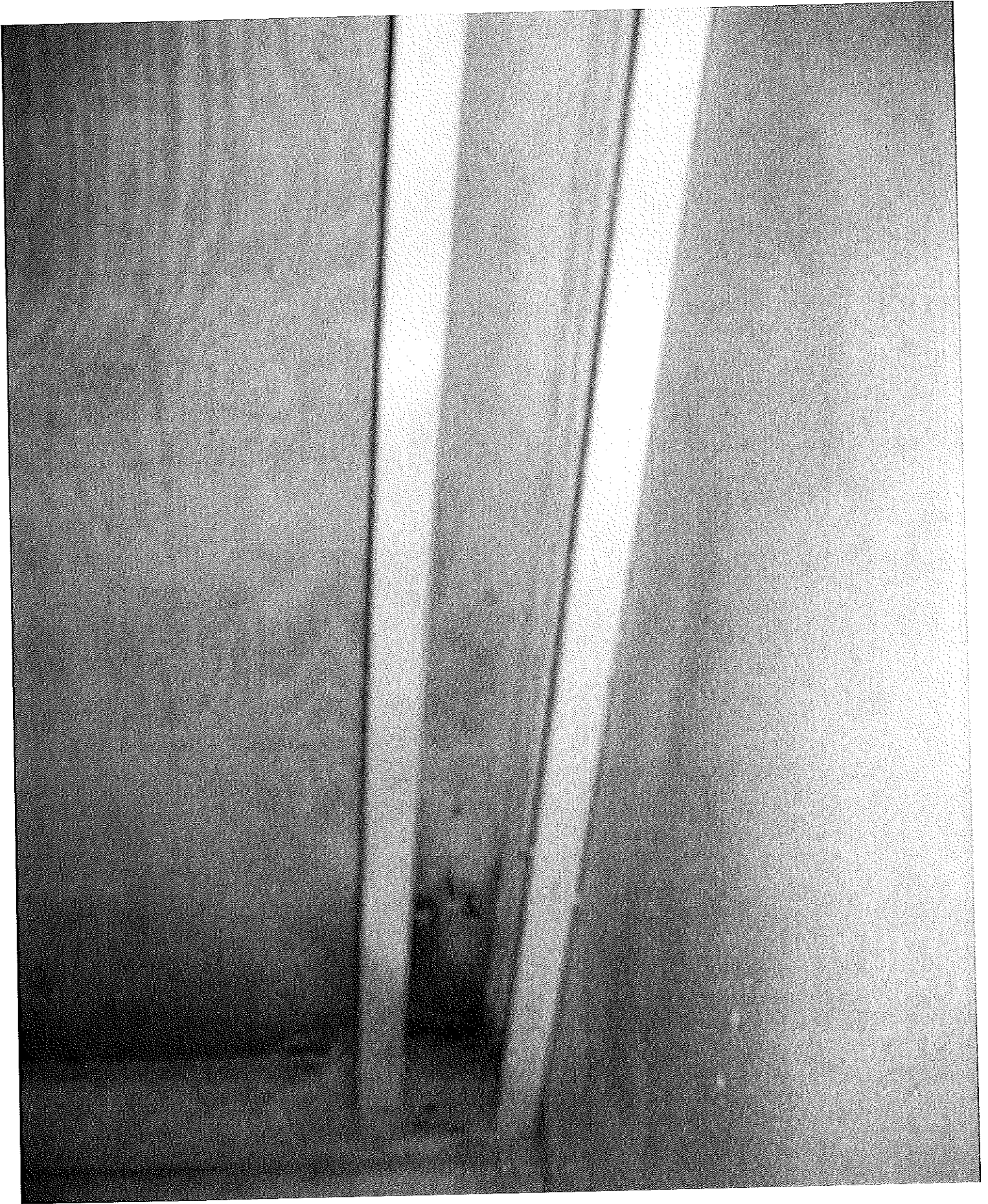
PIC'S UNDER THE DOUBBLE STAIRWELLS 007.jpg

PIC'S UNDER THE DOUBBLE STAIRWELLS 008.jpg

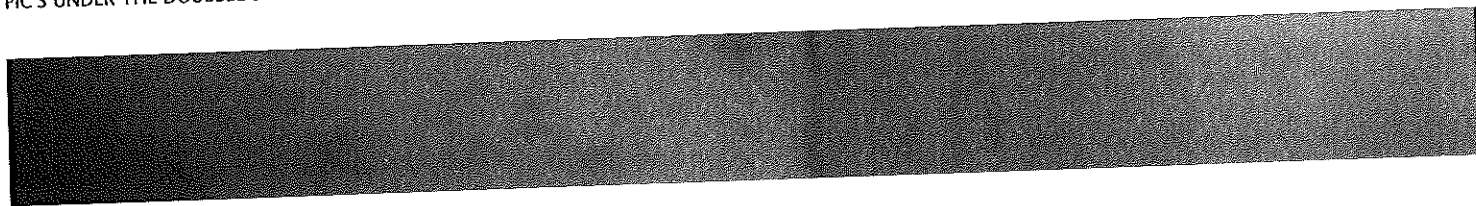
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- Attachments-47/PIC'S UNDER THE DOUBBLE STAIRWELLS 001.jpg
 - Attachments-47/PIC'S UNDER THE DOUBBLE STAIRWELLS 003.jpg
 - Attachments-47/PIC'S UNDER THE DOUBBLE STAIRWELLS 007.jpg
 - Attachments-47/PIC'S UNDER THE DOUBBLE STAIRWELLS 008.jpg

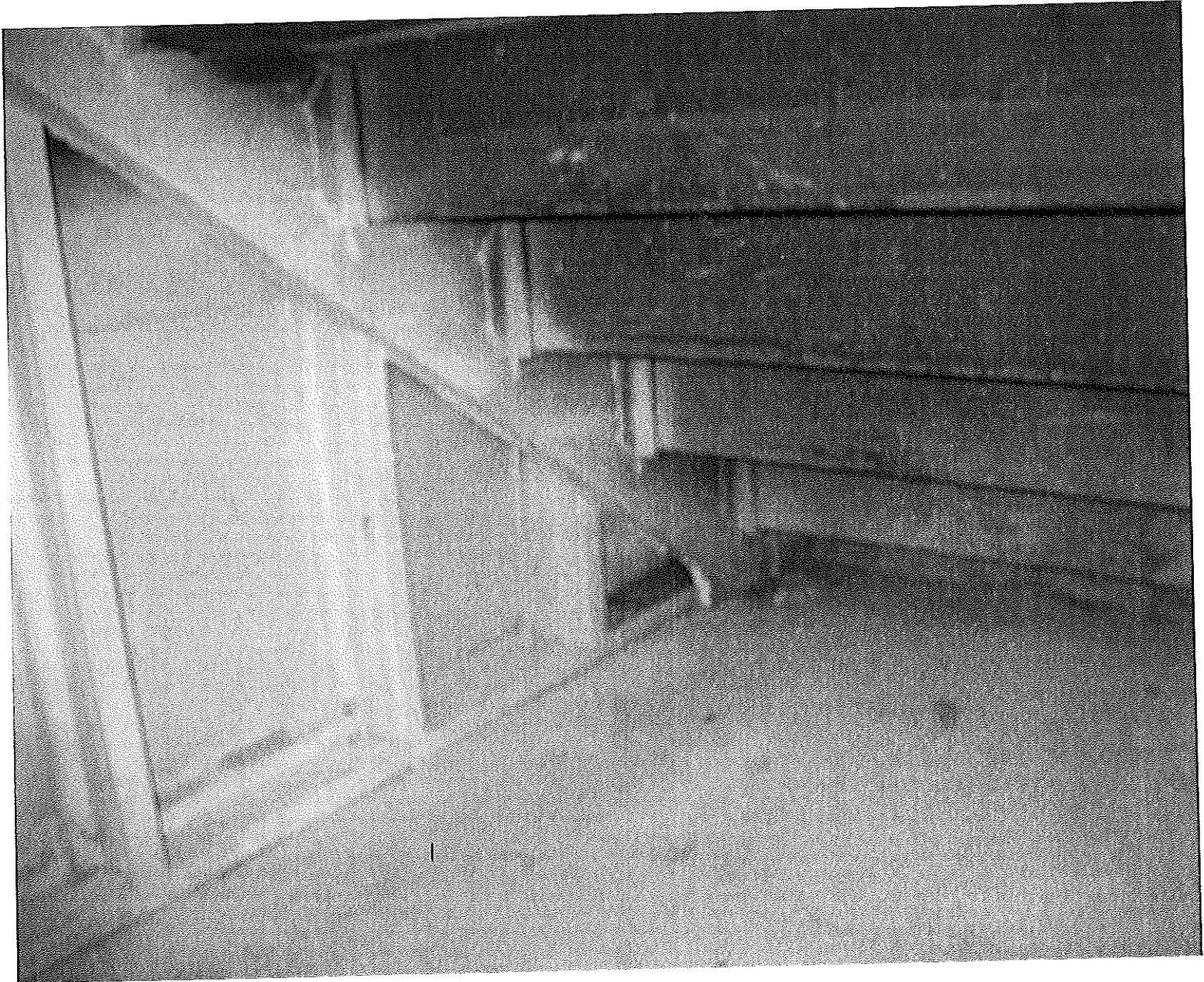






PIC'S UNDER THE DOUBBLE STAIRWELLS 007.jpg 2,736x3,648 pixels





Subject: Re: double stairwells pics.
From: "Prusa, Jim" <jprusa@d181.org>
Date: 12/21/11, 8:51 AM
To: "Rios, Tomas" <trios@d181.org>
CC: =?ISO-8859-1?Q?Ruben_Pe=F1a?= <rpena@d181.org>

Hygieneering, the contractor hired to address this issue has inspected the work that was done and has accepted it. When the new dry wall is installed they will be doing more air sampling to insure the indoor air quality in OK

On Mon, Dec 19, 2011 at 2:47 PM, Rios, Tomas <trios@d181.org> wrote:

JIM

Just an FYI the guys who came over to take care of the problem with the double stairwell didn't took all the insulation out and didn't encapsulate all the mold under them, just in case you want to take a look before the other contractors start putting the new drywall back on...

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HMS

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Subject: Re: Cooler

From: "Rios, Tomas" <trios@d181.org>

Date: 2/8/12, 11:02 AM

To: "Prusa, Jim" <jprusa@d181.org>

CC: Ruben Pena <rpena@d181.org>, Martha Henrikson <mhenrikson@d181.org>, "May, Rocky" <rmay@d181.org>

- first point They fix the thermostat meter and its OK at the moment.
- second point The toilet was clogged up (vandalize) again with a lot of papers a pen & a pencil

I think we should:

1)-Seal the back of that toilet all the way and not just the section that the (Glinkee Plumber) suggest us.

2)-We need to install tile in the wall instead plastic/base-mold as it is in other washrooms in the school, so the water that for any reason ends up in the floor will be force to go in to the drain floor.

At this time I believe the water its finding its way by going under and behind the existing base-mold.

When you have a chance stop by so you can decide what we should do...

On Wed, Feb 8, 2012 at 8:31 AM, Prusa, Jim <jprusa@d181.org> wrote:

Did the contractor come back to check on that thermostat?

Also, what caused the water leak in room 120? Rocky is asking me questions.

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Subject: Re: Toilet clogged up and overflow again

From: "Prusa, Jim" <jprusa@d181.org>

Date: 2/8/12, 12:52 PM

To: "Rios, Tomas" <trios@d181.org>

CC: Ruben Pena <rpena@d181.org>, Martha Henrikson <mhenrikson@d181.org>, "May, Rocky" <rmay@d181.org>, Troy Whalen <twhalen@d181.org>

Is there some way to identify those who are committing this vandalism and hold them accountable? Even if the floor was water tight and there was no leak to the room below this is a waste of a mans time having to go and remove what ever was put in the toilet to block it. Not to mention the potential of blockage farther down the sewer line by an accumulation of items that do get through the toilet. May be a video camera ,not in the rest room, at the entrance to the rest room to at least identify those who used that particular one.

On Wed, Feb 8, 2012 at 12:03 PM, Rios, Tomas <trios@d181.org> wrote:

Just FYI

I just came back from the same toilet in the second floor and the same story had happen, it overflow because the toilet get clogged up again. I found nothing ells just half of roll of toilet paper blockading it, preventing the water to flushed-away

On Wed, Feb 8, 2012 at 11:02 AM, Rios, Tomas <trios@d181.org> wrote:

- first point They fix the thermostat meter and its OK at the moment.

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- 1)-Seal the back of that toilet all the way and not just the section that the (Glinkee Plumber) suggest us.
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Desk 630-887-1370 X-112

Cell 630-956-1691

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Subject: Re: \$50 K Grant Coming Back
From: "Whalen, Troy" <twhalen@d181.org>
Date: 2/21/12, 1:48 PM
To: "Prusa, Jim" <jprusa@d181.org>

Sounds great! I will let you know when the application becomes available.

Thank you,
Troy

Dr. Troy Whalen
Assistant Superintendent for Business, CCSD #181
6010 S. Elm Street
Burr Ridge, IL 60527
630-887-1070 X 227

On Tue, Feb 21, 2012 at 11:05 AM, Prusa, Jim <jprusa@d181.org> wrote:
The HMS gutter/down spout issue would be a good one to try to get done. If we can add to that the replacement of the gutter ice melting system at CHMS that would be very, very nice!

On Tue, Feb 21, 2012 at 10:53 AM, Whalen, Troy <twhalen@d181.org> wrote:
I would think so. We can include that plus another \$50K in other maintainance work that you can think of.

Troy

Dr. Troy Whalen
Assistant Superintendent for Business, CCSD #181
6010 S. Elm Street
Burr Ridge, IL 60527
630-887-1070 X 227

On Tue, Feb 21, 2012 at 10:11 AM, Prusa, Jim <jprusa@d181.org> wrote:
Does the mold removal qualify for this grant?

On Tue, Feb 21, 2012 at 8:56 AM, Whalen, Troy <twhalen@d181.org> wrote:
Hi Jim-

It looks like the School Maintainance Grant is coming back. Be thinking of some projects that we need to get done over the summer. It is a matching grant so in order to take advantage of the \$50 K we would need to spend \$100 K.

Thank you,
Troy

Dr. Troy Whalen
Assistant Superintendent for Business, CCSD #181

Subject: Fwd: Mold at HMS
From: Ruben Pena
Date: 2/22/12, 11:36 AM
To: Renee Schuster

FYI

Begin forwarded message:

From: "May, Rocky" <rmay@d181.org>
Date: February 22, 2012 9:15:36 AM CST
To: Troy Whalen <twhalen@d181.org>, Jim Prusa <jprusa@d181.org>
Cc: Ruben Peña <rpena@d181.org>, Martha Henrikson <mhenrikson@d181.org>
Subject: Mold at HMS

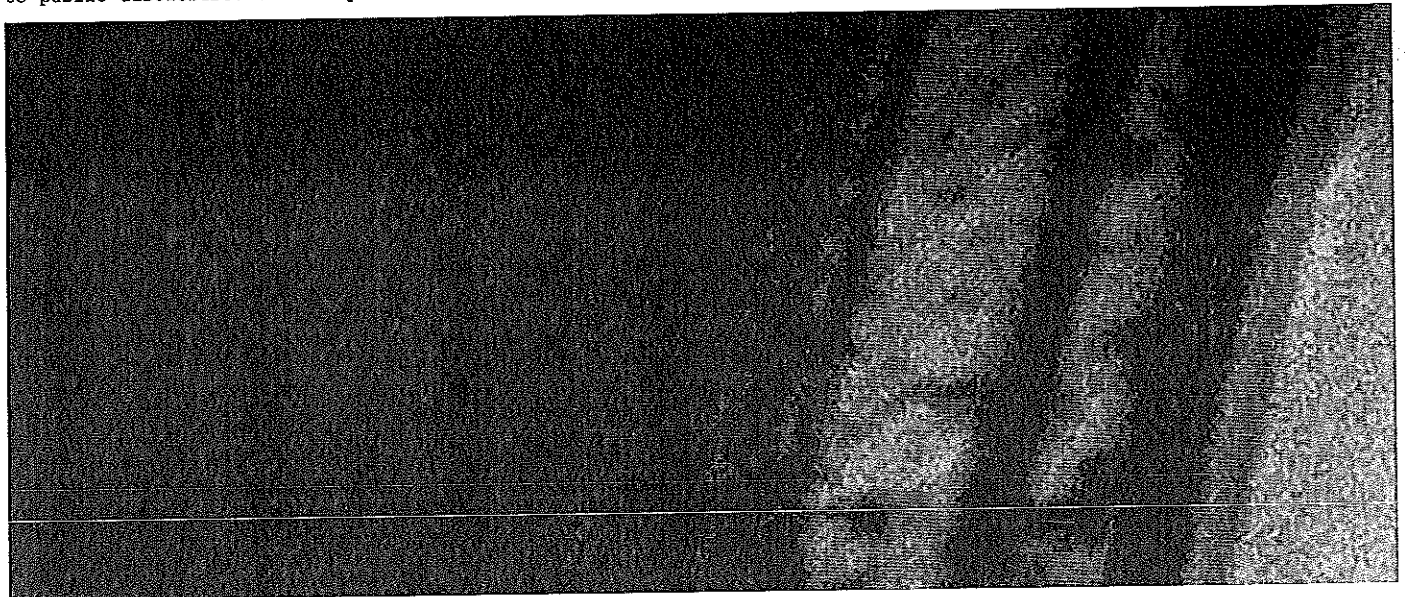
This is a picture of visible mold in the ceiling in the hallway directly above Room 120 at HMS.
The teacher in the room has been told by her doctor that she has mold in her system.
This is what's visible; I cannot vouch for what may be up in the ceiling out of view.
I will call both Troy and Jim later this morning, but this issue, which is not unique to this specific room, has the potential to be a huge problem.
Multiple requests have been made, and concerns have been raised prior to today, and I am extremely concerned.
If we need to shut down this space in order to do repairs, we are willing to do so. I will call later today to confirm receipt.


Rocky May, Dean of Students, Hinsdale Middle School, 630-654-6311

Student Services http://teachers.d181.org/~hmsstuservices/HMS_Student_Services/Student_Services.html

----- Forwarded message -----
From: Rocky May <rmay@d181.org>
Date: Wed, Feb 22, 2012 at 8:36 AM
Subject:
To: Rocky May <rmay@d181.org>

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Subject: Fwd: Report For Hinsdale Middle School - Focused Moisture and Mold Assessment
From: "Prusa, Jim" <jprusa@d181.org>
Date: 2/22/12, 1:42 PM
To: Debbie Prusch

----- Forwarded message -----

From: Karich, Brad <bkarich@hygieneering.com>
Date: Wed, Feb 22, 2012 at 11:36 AM
Subject: Report For Hinsdale Middle School - Focused Moisture and Mold Assessment
To: "jprusa@d181.org" <jprusa@d181.org>
Cc: "Zeidner, David" <dzeidner@hygieneering.com>, "Carbonaro, Jeanine" <jcarbonaro@hygieneering.com>

Jim,


Here is a copy of the report for the assessment & testing conducted at HMS in December 2011. Please call David or myself with any questions.

Thank You,

Brad S. Karich
Director of Environmental Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527
Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com, www.hygieneering.com

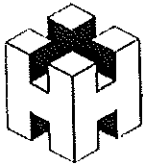
Cell: 630.742.6094

 **Hygieneering, Inc.**
Environmental, Health & Safety Consulting Services

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• Attachments-54/Community Consolidated SD 181 Hinsdale MS 2011-5421 RPT.pdf



Hygieneering, Inc.

Industrial hygiene, safety and environmental consulting services

7575 Plaza Court, Willowbrook, IL 60527

(630)654-2550/FAX:(630) 789-3813

January 18, 2012

Via Email: jprusa@d181.org

Mr. Jim Prusa
Director of Buildings and Grounds
Community Consolidated School District #181
1010 Executive Court, Suite 100
Westmont, Illinois 60559

RE: Focused Mold & Moisture Assessment – Hinsdale Middle School

Dear Mr. Prusa:

Thank you for the opportunity for Hygieneering, Inc. (Hygieneering) to provide professional industrial hygiene consulting services to Community Consolidated School District #181. This letter presents the findings from the visual assessment, moisture survey, and limited airborne mold spore testing performed in the Hinsdale Middle School building located at 100 South Garfield Street in Hinsdale, Illinois on December 28, 2011. Hygieneering was engaged to perform this mold and moisture assessment in response to a potential mold growth concern in the Hinsdale Middle School building.

Scope of Work

In summary, the following 3 main tasks were to be conducted:

- Task 1 – Perform a visual inspection within the areas sampled.
- Task 2 – Perform moisture survey on the building materials within the areas sampled.
- Task 3 – Perform limited airborne mold spore within the areas sampled.

Background

According to Mr. Jim Prusa, Director of Buildings and Grounds for Community Consolidated School District #181, there are a few isolated locations in Hinsdale Middle School building where either water infiltration or water staining has occurred. Additionally, mold growth in the south stairwell area was remediated. Hygieneering was engaged to perform a focused mold and moisture assessment on December 28, 2011 to address these areas.

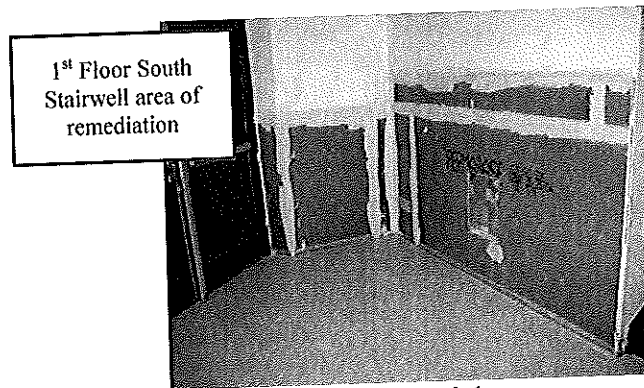
Assessment

Mr. Austin DeBaene, Health & Safety Consultant and Mr. David L. Zeidner, MS, CMR, WRT, LEED AP, Director of IAQ & Emergency Response Services of Hygieneering conducted the mold and moisture assessment on December 28, 2011. Hygieneering performed a visual assessment, moisture survey, and limited airborne mold spore sampling within the 1st Floor South Stairwell, Classroom 115, Classroom 120, Classroom 200, Classroom 216, Hallway adjacent to Classroom 228, the West Library, and 3rd Floor Gymnasium. Classrooms 115 and 120 were assessed as non-complaint areas and used as building background sampling locations.



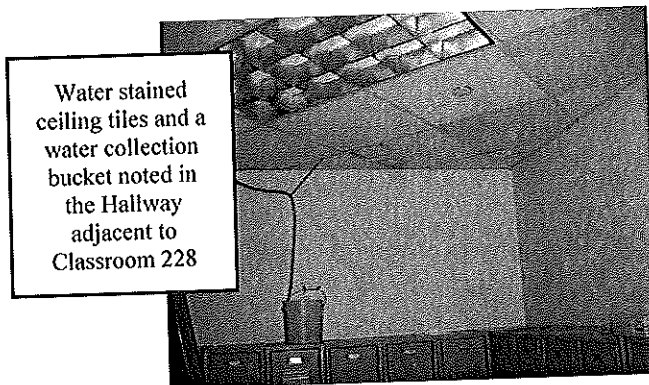
Interior Visual Inspection

Hygieneering conducted a visual assessment within the 1st Floor South Stairwell, Classroom 115, Classroom 120, Classroom 200, Classroom 216, Hallway adjacent to Classroom 228, the West Library, and 3rd Floor Gymnasium. During the time of the assessment, Hygieneering noted newly installed wallboard in the remediated area within the 1st Floor South Stairwell. There were no signs of any unusual staining, water damage, and/or visible mold growth on the remaining visually accessible building materials (Photograph 1).

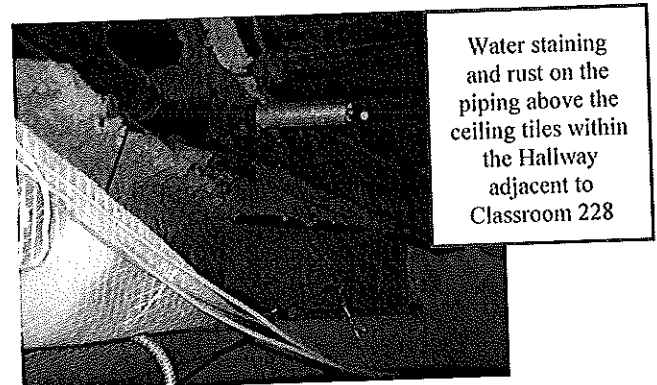


Photograph 1

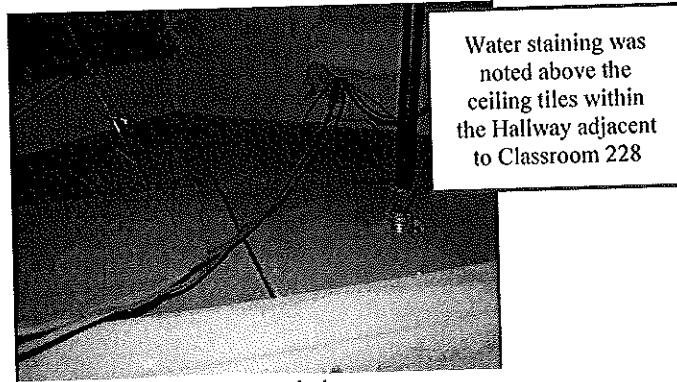
Hygieneering noted water stained ceiling tiles located in the Hallway adjacent to Classroom 228. Mr. Prusa indicated the water stained ceiling tiles were due to a previous water leak in the southwest corner of the hallway. Hygieneering noted rust on building materials above the drop ceiling indicating a water infiltration issue. Additionally, a water diversion system was installed to catch rainwater in a bucket (Photograph 2). No elevated moisture was noted within this area during the time of the assessment. Photographs 2 through 4 displays the typical conditions noted above.



Photograph 2

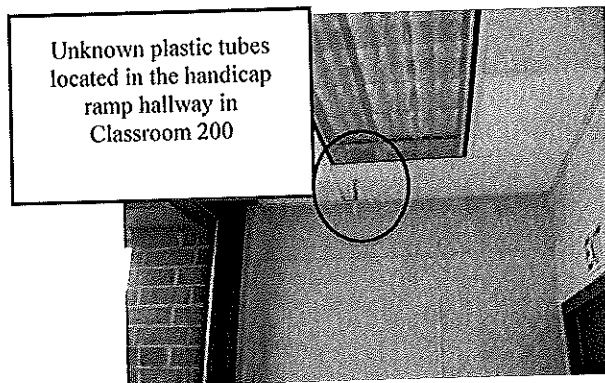


Photograph 3

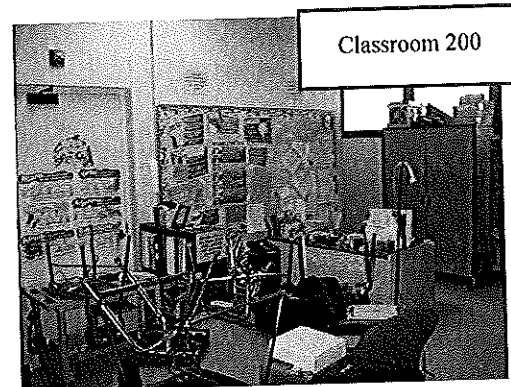


Photograph 4

Furthermore, Hygieneering identified plastic tube coming out of the ceiling tiles located in the handicap ramp hallway in Classroom 200 (Photograph 5). No explanation of the tubing was given. The remainder of Classroom 200 had no indications of water stains, water damage, moldy/musty odors or mold growth (Photograph 6).

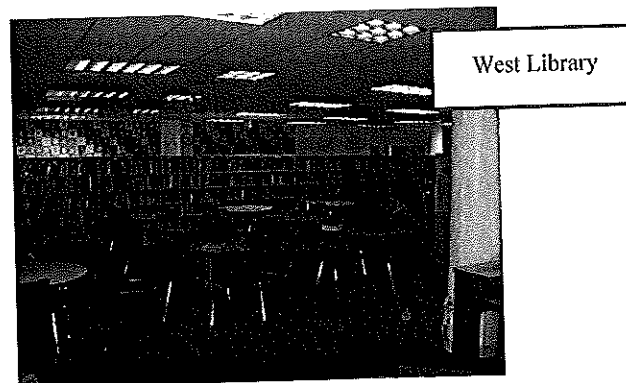


Photograph 5



Photograph 6

Hygieneering noted several missing ceiling tiles located within the West Library area (Photograph 7); however, no cause for their removal was apparent.



Photograph 7

No further indication of unusual staining, significant dirt/debris accumulation, and/or visible mold growth was present during the time of the assessment in the other areas visited including: Classroom 115, Classroom 120, Classroom 216, and the Gymnasium.



Thermal Imaging/Moisture survey

Moisture issues within buildings can cause mold growth to occur. A moisture survey of the carpets, accessible walls and ceilings was performed using a thermal imaging camera, FLIR, and GE Protimeter. None of the building material surveyed had elevated moisture levels or thermal anomalies.

Airborne Mold Spore Sampling

On December 29, 2011, total mold spores were collected once within the morning in the 1st Floor South Stairwell, Classroom 115, Classroom 120, Classroom 200, Classroom 216, Hallway adjacent to Classroom 228, the West Library, and 3rd Floor Gymnasium. One outside sample was collected for comparison purposes. The samples were conducted using Air-o-cell cassettes at 15 liters per minute for 5 minutes at each sampling location.

Air sampling results for mold and fungal structures are one criterion of many used in the evaluation of a potential mold issue. There are many factors to be considered in a comprehensive review such as the moisture history of area(s), the construction type and materials, the visual observations, the sensitivities of the population present, the health and comfort (odor) concerns from the occupants, and many other considerations.

Air sampling results for bioaerosols are difficult to interpret for many reasons, most notably is that a wide variation throughout a day is a typical occurrence. Many factors, including the activity in the area and timing of spore release from the molds present will likely have an impact on final bioaerosol concentrations. Sampling for short durations (5 minute samples) during the day, which is very typical, only represents a fraction of the overall mold levels throughout the day in a particular area. For these reasons, caution when drawing any conclusions from these data is advised.

In general, the intent of bioaerosol sampling is to identify significant trends of unusual type and amount of molds in indoor samples versus outdoor reference. The data is used to assist in determining whether or not there is a bio-amplification in the indoor environment, not whether a specific health hazard exists. The underlying presumption is that no bio-amplification is acceptable in an indoor environment.

There are no specific air quality standards for bioaerosols. The current generally accepted evaluation criterion is to compare inside concentrations and species to outdoor concentrations and types. Comparisons can only be made of samples collected on the same day and in (or outside of) the same building. This comparison is performed to determine as a tool to identify whether there may be a proliferation of microbial growth in the indoor environment.

The results of the air samples are summarized in Table 1, which is listed below and detailed results are presented in the laboratory report located in **Attachment 1**, Total Airborne Mold Spore Sampling Data. In summary, total spore concentrations within the Hinsdale Middle School were very low at all locations (See Table 1). The total count indoor ranged from less than 13 to 53 spores per cubic meter of air (spores/m³), comparable to the outside sample, which was 53 spores/m³.

In summary, the airborne mold spore sampling data collected does not indicate an elevated level of airborne mold spores within Hinsdale Middle School compared to outside comparison samples, based on the limited sampling conducted. There was no significant difference between the building background samples and the samples collected in areas where water staining was present or remediation had occurred.



Table 1: Summary of Total Airborne Mold Spore Data

Sample Number	Mold Risk Factors (moisture, musty odors, etc.)	Airborne Mold Spore Count Total (spores/m³)
December 15, 2011		
Outside	NA	53
1 st Floor South Stairwell	Location of previous remediation	53
Classroom 115	None	<13
Classroom 120	None	<13
Classroom 200	None	<13
Classroom 216	None	<13
Hallway adjacent to Classroom 228	Water stained ceiling tiles present.	<13
West Library	None	<13
3 rd Floor Gymnasium	None	<13




Conclusions and Recommendations

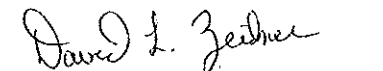
Based upon an overall evaluation of the data collected; including discussions with building representatives, visual inspections, moisture survey, and air sampling, Hygieneering recommends the following:

- Replace the missing ceiling tiles from the west portion of the library.
- Determine the source of the water infiltration within the Hallway adjacent to Classroom 228 and repair. Continue to monitor the water capturing system to ensure that it is functioning properly and preventing mold growth on the building materials in the area.
- Further investigate the presence of the tubing in the ceiling above the handicap access ramp in Classroom 200.
- Continue to replace water stained and damaged building materials to prevent a negative perception of the indoor air quality.

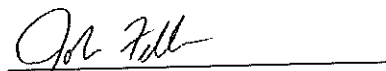
Thank you for the continued opportunity to provide quality environmental, health and safety services to Community Consolidated School District #181. If you have any questions or would like to discuss these results further, please contact us at (630) 654-2550.



Austin DeBaene
Health & Safety Consultant



David L. Zeidner, MS, CMR, WRT, LEED AP
Director of Indoor Air Quality Services



John Feller, CIH, CSP
Vice President



ATTACHMENT 1

LABORATORY REPORT TOTAL AIRBORNE MOLD SPORE DATA

Client: Hygieneering, Inc.
C/O: Mr. Austin Debaene, Mr. David Zeidner
Re: Community consolidated SD 181; #2011-5421

Date of Sampling: 12-28-2011
Date of Receipt: 12-28-2011
Date of Report: 12-29-2011

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	#17708651: Outside		#17358660: 1st floor south stairwell		#17710244: Classroom 115		#17708687: Classroom 120	
Comments (see below)	None		None		None		None	
Lab ID-Version‡:	3862157-1		3862158-1		3862159-1		3862160-1	
	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3
Ascospores*								
Aureobasidium								
Basidiospores*								
Bipolaris/Drechslera group								
Botrytis								
Chaetomium								
Cladosporium								
Curvularia								
Epicoccum								
Fusarium								
Myrothecium								
Nigrospora								
Other colorless								
Penicillium/Aspergillus types†	1	53	1	53				
Pithomyces								
Rusts*								
Smuts*, Periconia, Myxomycetes*								
Stachybotrys								
Stemphylium								
Torula								
Ulocladium								
Zygomycetes								
Background debris (1-4+)††	2+		2+		1+		1+	
Hyphal fragments/m3	< 13		< 13		< 13		< 13	
Pollen/m3	< 13		< 13		< 13		< 13	
Skin cells (1-4+)	< 1+		2+		1+		1+	
Sample volume (liters)	75		75		75		75	
§ TOTAL SPORES/m3		53		53		< 13		< 13

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample.

* Most of these spore types are not seen with culturable methods (Andersen sampling), although some may appear as non-sporulating fungi. Most of the basidiospores are "mushroom" spores while the rusts and smuts are plant pathogens.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

†† Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for sample volumes when evaluating dust levels.

The Limit of Detection is the product of a raw count of 1 and 100 divided by the percent read. The analytical sensitivity (counts/m3) is the product of the Limit of Detection and 1000 divided by the sample volume.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

Client: Hygieneering, Inc.
C/O: Mr. Austin Debaene, Mr. David Zeidner
Re: Community consolidated SD 181; #2011-5421

Date of Sampling: 12-28-2011
Date of Receipt: 12-28-2011
Date of Report: 12-29-2011

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	#17710199: West library		#17710201: Classroom 200		#17358677: Classroom 216		#17299848: Hallway adj to classroom 228	
Comments (see below)	None		None		None		None	
Lab ID-Version‡:	3862161-1		3862162-1		3862163-1		3862164-1	
	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3	raw ct.	spores/m3
Ascospores*								
Aureobasidium								
Basidiospores*								
Bipolaris/Drechslera group								
Botrytis								
Chaetomium								
Cladosporium								
Curvularia								
Epicoccum								
Fusarium								
Myrothecium								
Nigrospora								
Other colorless								
Penicillium/Aspergillus types†								
Pithomyces								
Rusts*								
Smuts*, Periconia, Myxomycetes*								
Stachybotrys								
Stemphylium								
Torula								
Ulocladium								
Zygomycetes								
Background debris (1-4+)††	2+		1+		1+		1+	
Hyphal fragments/m3	< 13		< 13		< 13		< 13	
Pollen/m3	< 13		< 13		< 13		< 13	
Skin cells (1-4+)	1+		1+		1+		1+	
Sample volume (liters)	75		75		75		75	
§ TOTAL SPORES/m3		< 13		< 13		< 13		< 13

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample.

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Client: Hygieneering, Inc.
C/O: Mr. Austin Debaene, Mr. David Zeidner
Re: Community consolidated SD 181; #2011-5421

Date of Sampling: 12-28-2011
Date of Receipt: 12-28-2011
Date of Report: 12-29-2011

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	#17710220: 3rd floor gymnasium		#17708646	
Comments (see below)	None		None	
Lab ID-Version‡:	3862165-1		3862166-1	
	raw ct.	spores/m3	raw ct.	spores/m3
Ascospores*				
Aureobasidium				
Basidiospores*				
Bipolaris/Drechslera group				
Botrytis				
Chaetomium				
Cladosporium				
Curvularia				
Epicoccum				
Fusarium				
Myrothecium				
Nigrospora				
Other colorless				
Penicillium/Aspergillus types†				
Pithomyces				
Rusts*				
Smuts*, Periconia, Myxomycetes*				
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Stemphylium				
Torula				
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Zygomycetes				
Background debris (1-4+)††	1+		< 1+	
Hyphal fragments/m3	< 13		< 13	
Pollen/m3	< 13		< 13	
Skin cells (1-4+)	< 1+		None	
Sample volume (liters)	75		75	
§ TOTAL SPORES/m3		< 13		< 13

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Subject: Mold at HMS

From: "May, Rocky" <rmay@d181.org>

Date: 2/22/12, 9:15 AM

To: Troy Whalen <twhalen@d181.org>, Jim Prusa <jprusa@d181.org>

CC: =?ISO-8859-1?Q?Ruben_Pe=F1a?= <rpena@d181.org>, Martha Henrikson <mhenrikson@d181.org>

This is a picture of visible mold in the ceiling in the hallway directly above Room 120 at HMS.

The teacher in the room has been told by her doctor that she has mold in her system.

This is what's visible; I cannot vouch for what may be up in the ceiling out of view.

I will call both Troy and Jim later this morning, but this issue, which is not unique to this specific room, has the potential to be a huge problem.

Multiple requests have been made, and concerns have been raised prior to today, and I am extremely concerned.

If we need to shut down this space in order to do repairs, we are willing to do so. I will call later today to confirm receipt.

Rocky May, Dean of Students, Hinsdale Middle School, 630-654-6311

Student Services http://teachers.d181.org/~hmsstuservices/HMS_Student_Services/Student_Services.html

----- Forwarded message -----

From: Rocky May <rmay@d181.org>

Date: Wed, Feb 22, 2012 at 8:36 AM

Subject:

To: Rocky May <rmay@d181.org>

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photo.JPG

✓ [Attachments-49/photo.JPG](#)

Subject: Re: Mold at HMS

From: "Prusa, Jim" <jprusa@d181.org>

Date: 2/22/12, 1:35 PM

To: "May, Rocky" <rmay@d181.org>

CC: Troy Whalen <twhalen@d181.org>, =?ISO-8859-1?Q?Ruben_Pe=F1a?= <rpena@d181.org>, Martha Henrikson <mhenrikson@d181.org>

At the time the mold was removed in the south stairwell over the winter break we had extra air samples done through out the building. I am sure that if evidence of mold spores were found in those air samples we would have been informed of such. I have contacted Hygieneering, the company that did the air samples, and have asked for a printed copy of the sample results. I have also asked for a detailed list of the sample locations. This will be sheared with you when I receive them. As a response to this specific concern I am arranging to have the area in question inspected and tested along with air samples. I have not yet heard back as to when this can be done. If possible I would like to get them in late tonight or first thing in the AM. I will stop at HMS to look at the affected area later today.

On Wed, Feb 22, 2012 at 9:15 AM, May, Rocky <rmay@d181.org> wrote:

This is a picture of visible mold in the ceiling in the hallway directly above Room 120 at HMS.

The teacher in the room has been told by her doctor that she has mold in her system.

This is what's visible; I cannot vouch for what may be up in the ceiling out of view.

I will call both Troy and Jim later this morning, but this issue, which is not unique to this specific room, has the potential to be a huge problem.

Multiple requests have been made, and concerns have been raised prior to today, and I am extremely concerned.

If we need to shut down this space in order to do repairs, we are willing to do so. I will call later today to confirm receipt.

Rocky May, Dean of Students, Hinsdale Middle School, 630-654-6311

Student Services http://teachers.d181.org/~hmsstuservices/HMS_Student_Services/Student_Services.html

----- Forwarded message -----

From: Rocky May <rmay@d181.org>

Date: Wed, Feb 22, 2012 at 8:36 AM

Subject:

To: Rocky May <rmay@d181.org>

E-MAIL CONFIDENTIALITY NOTICE: Illinois has a very broad public records law. Most written communications (including email) to or from school district officials and staff are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure. Community Consolidated School District 181

Subject: Fwd: Mold & Moisture Assessment Proposal HMS Room 120
From: "Prusa, Jim" <jprusa@d181.org>
Date: 2/24/12, 12:39 PM
To: Debbie Prasch

----- Forwarded message -----

From: Zeidner, David <dzeidner@hygieneering.com>
Date: Fri, Feb 24, 2012 at 12:33 PM
Subject: Mold & Moisture Assessment Proposal HMS Room 120
To: "jprusa@d181.org" <jprusa@d181.org>

Jim,

Will see you Monday at 6:30AM. Please sign and return.

Have a great weekend,

David L. Zeidner, M.S., C.M.R., W.R.T. LEED AP

Director of IAQ & Emergency Response Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527
Phone: 630.654.2550 or 800.444.7154, dzeidner@hygieneering.com, www.hygieneering.com



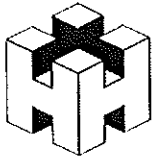
Hygieneering, Inc.

Environmental, Health & Safety Consulting Services

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- Attachments-57/Community Consolidated School District #181 Hinsdale MS Room 120 Mold Proposal..pdf



February 24, 2012

Via e-mail: jprusa@d181.org

Mr. Jim Prusa
Director of Buildings and Grounds
Community Consolidated School District #181
1010 Executive Court, Suite 100
Westmont, Illinois 60559

RE: Focused Mold & Moisture Assessment – Hinsdale Middle School-Room 120

Dear Mr. Prusa,

Thank you for the opportunity for Hygieneering, Inc. (Hygieneering) to provide professional industrial hygiene consulting services to Community Consolidated School District #181. This proposal addresses the professional environmental services to be conducted by Hygieneering in response to a potential mold concern in Room 120 of the Hinsdale Middle School.

Suspect mold growth was reportedly identified by a school representative. Hygieneering was requested to perform a focused mold and moisture assessment in Room 120 and surrounding areas.

Scope of Work

Hygieneering proposes to perform the following services to complete this mold & moisture assessment:

1. Hygieneering will conduct a visual evaluation of Room 120. The inspection will be non-destructive (ie: holes will not be put in walls, etc.). The inspection will be for poor indoor air quality risk factors such as moisture problems, mold, excess dirt, etc. In order to assess the area above the ceiling a ladder will be provided to Hygieneering to use during the assessment.
2. A moisture meter and thermal imaging camera may be used to assess relative moisture content.
3. Hygieneering will collect airborne mold samples (spore traps) in within Room 120, above the ceiling of Room 120, in the hallway outside of Room 120 as a reference location. If there is no snow cover and temperatures are above freezing, an outdoor reference sample may be collected. Specific sampling sites will be determined on-site. Air samples will be collected at two times within the classroom and one time in all other locations. Spore trap results will include total airborne mold spores (viable and non-viable). Surface samples of suspect mold growth may also be collected.
4. A laboratory accredited by the American Industrial Hygiene Association (AIHA) will analyze all sample collected.
5. Hygieneering will prepare a comprehensive report that will describe the sampling methods utilized, analytical results and original laboratory reports. Verbal results will be provided upon receipt of analytical results from the laboratory (typically 3-4 days after sampling). The final report will be provided within 3 weeks of the sampling date.
6. A Certified Industrial Hygienist (CIH) will manage this project and a staff industrial hygienist will perform the field operations.

Cost of Service

The fee for the above described visual inspection, analytical and report services will be a fixed fee of \$1350. An additional fee of \$75 will be assessed for each mold sample collected (Est. \$375).

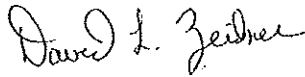
NOTICE TO PROCEED

If you have any questions regarding this information, or wish to discuss the above services further, please do not hesitate to contact me at (630) 654-2550. Otherwise, to proceed with this project, simply sign and date below and fax back to Hygieneering at (630) 789-3813. Please review the attached terms and conditions that will support this project.

Due to the process of mold growth and the fact that Hygieneering has no control over the moisture sources at the facility that can cause mold proliferation, Hygieneering, Inc. cannot guarantee that mold will not return within the facility.

Thank you for the continued opportunity to provide quality environmental, health and safety services to Community Consolidated School District #181

Respectfully Submitted,
Hygieneering, Inc.



David L. Zeidner, MS, CMR, WRT, LEED AP
Director of IAQ & Emergency Response Services

Please acknowledge these services as defined in this proposal by signing the authorization below.
Please review the attached terms and conditions that apply to this project.

Authorization to Proceed
Community Consolidated School District #181

HYGIENEERING, INC.
GENERAL TERMS AND CONDITIONS

1. These General Terms and Conditions are an integral part of the Proposal dated February 24, 2012 Community Consolidated School District #181 (hereinafter the "Client").
2. The term "Hygieneering" shall mean Hygieneering, Inc.
3. This proposal is valid for thirty (30) days from the date above written. Upon execution by the Client, this Proposal, including these Terms and Conditions, shall become our Agreement for Professional Services. Any additions, deletions, or changes to this Proposal or these Terms and Conditions by the Client shall be subject to an acceptance in writing by Hygieneering. Allowing Hygieneering to commence work or preparation of work will constitute acceptance by Client of this proposal and all of its Terms and Conditions.
4. Client acceptance of this proposal in writing, via email, a purchase order or other mechanism, followed by client canceling or delaying work after Hygieneering has incurred costs to commence accepted work will require client to be charged and pay for such expenses incurred, regardless if the work is performed.
5.
 - (a) The scope of the project shall be only that as is described in this Agreement and include all and only such work as Hygieneering deems necessary to carry out and complete the project. The project scope shall not be altered except by mutual agreement and proper authorization to proceed.
 - (b) Unless otherwise expressly agreed, the fees and charges for the project as set forth in this Agreement constitute and are based on Hygieneering's best estimates of time and effort required to complete the project, and cannot be regarded as other than an approximation.
 - (c) The Client warrants that Hygieneering will be able to proceed with the project without delay or interruption.
 - (d) For those projects involving conceptual project development work, activities are often not fully definable in the initial planning. As the project progresses, the facts uncovered may dictate a change in direction which may alter the scope. Hygieneering will inform the client of identified unusual situations so that negotiation of change in scope can be accomplished if required.
 - (e) If, during the course of the prescribed work, additional services are requested, such additional scope of work and compensation shall be agreed to in writing prior to undertaking additional work. If, for any reason additional services, are requested by the Client, and this paragraph has not been complied with, Hygieneering shall be compensated in accordance with its then prevailing fee schedule or rate sheet as applicable.
6. Estimates, opinions and statement of probable construction cost prepared by Hygieneering are its best judgment as a design professional and are supplied for the general guidance of the Client. Because Hygieneering has no control over the costs of labor and material, over Contractor's methods of determining bid prices, or over competitive bidding or market conditions, Hygieneering cannot and does not guarantee that any such estimates, opinions or statements will not vary from Contractor's bids or actual cost to the client.
7. Unless such Contractor is a direct subcontractor to Hygieneering engaged as a part of this agreement, Hygieneering shall not be responsible for the Contractor's construction means, methods, techniques, sequence or procedures, or for safety precautions and programs in or for the safety and integrity of any such Contractors; or third persons work, or for the act or omissions of any Contractor or third person, or their agents or employees. Hygieneering disclaims any and all warranties, expressed or implied, for merchantability, fitness or otherwise.
8.
 - (a) Hygieneering makes no warranty, either expressed or implied, as to its findings, design, recommendations, plans, drawings, calculations, specifications, or professional advice except that they have been prepared in accordance with the current generally accepted professional practices.
 - (b) The Client shall make no demand for liquidated or actual damages for delays, and no liquidated damages may be assessed against Hygieneering for delays or causes attributed to other contractors or arising outside the scope of this proposal.
 - (c) The Client will make no demand for damages resulting from loss of use or lost business opportunities due to delays.
9. Drawings, calculations, and specifications as instruments of service are and shall remain at all times the exclusive property of Hygieneering whether the project for which they are made is executed or not. They are not to be used by the Client on other projects or extension to this project except by agreement in writing with and with appropriate compensation to Hygieneering.
10.
 - (a) Unless stated otherwise in the proposal, the Client shall pay Hygieneering monthly as the work proceeds, and the fees and reimbursable expenses shall be invoiced biweekly as the work progresses. Terms shall be net thirty (30) days. Overdue accounts are subject to a service charge of 1.5 percent per month on the unpaid balance. This is an annual rate of 18 percent.
 - (b) Invoices shall be considered correct as rendered if not questioned in writing within ten (10) calendar days of the date of the invoice.
 - (c) Failure to pay any invoice when due shall entitle Hygieneering to suspend or terminate all work on the project, at its option. In the event of such suspension or termination, Client waives all rights, claims, etc., which it might otherwise have against Hygieneering as a direct or indirect result of such suspension or termination.
 - (d) Should Hygieneering bring any action or proceeding at law or in equity to enforce payment of unpaid invoices, together with any and all service charges, and if Hygieneering recovers judgment in any sum, Hygieneering shall also recover as reasonable counsel fees 30 percent of the amount decreed due for principal, service charges and interest, as well as litigation and collection expenses, witness fees and court costs.
11. Hygieneering shall not be liable for an omission causing an increase in the cost of the related project which may have been a required part of the related project had Hygieneering not made the omission.
12.
 - (a) This Agreement may be terminated by either party upon seven (7) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.
 - (b) In the event this Agreement is terminated, Hygieneering shall be paid its compensation for services performed to the termination date, including reimbursable expenses then due and all termination expenses, pursuant to this paragraph.
13.
 - (a) Neither party shall hold the other responsible for damages or delay caused by acts of God, strikes, lockouts, accidents, or other events beyond the parties control.
 - (b) Hygieneering will not be responsible for special, accidental or consequential damages. Nor shall it be responsible for damage to its work by other parties. Any repair work necessitated by caused damage will be considered as an order for extra work.
 - (c) Under no circumstances will Hygieneering be liable for damages of any kind in excess of the value of this agreement.
14. In the event any provisions of this agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provisions, terms, condition, or covenant shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party.
15. This Agreement shall be binding upon both parties and their respective successors, assigns, and personal representative. Neither party shall assign its or his interest in this Agreement without written consent of the other.
16. This Agreement constitutes the entire and integrated Agreement between the Client and Hygieneering, and supersedes all prior negotiations, representations or agreements, whether written or oral except as are specifically incorporated by reference. This Agreement may not be amended except by written instrument signed by both the Client and Hygieneering.
17. The client named on this proposal/ contract agrees that Hygieneering, Inc. incurs substantial recruiting, screening, administrative and marketing expenses in connection with the Hygieneering, Inc. employees that will provide services to support this proposal/ contract. The client agrees that if the client hires, directly or indirectly, any Hygieneering, Inc. employee within 180 days of the contracted service, the client will pay \$50,000 to Hygieneering, Inc.
18. This Agreement shall be governed by the laws of the State of Illinois.
19. Hygieneering shall maintain data storage of client project information for five years from date of service.
20. Insurance Fees- A 1.8% insurance fee will be billed based on the total value of this project work. Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

Subject: Fwd: Mold & Moisture Assessment Proposal HMS Room 120
From: "Prasch, Debbie" <dprasch@d181.org>
Date: 2/24/12, 12:50 PM
To: dzeidner@hygieneering.com

Hi David,

Please see attached signed authorization to proceed. Let me know if you need anything else, thank you.

----- Forwarded message -----

From: Prusa, Jim <jprusa@d181.org>
Date: Fri, Feb 24, 2012 at 12:39 PM
Subject: Fwd: Mold & Moisture Assessment Proposal HMS Room 120
To: Debbie Prasch <dprasch@d181.org>

----- Forwarded message -----

From: Zeidner, David <dzeidner@hygieneering.com>
Date: Fri, Feb 24, 2012 at 12:33 PM
Subject: Mold & Moisture Assessment Proposal HMS Room 120
To: "jprusa@d181.org" <jprusa@d181.org>

Jim,

Will see you Monday at 6:30AM. Please sign and return.

Have a great weekend,

David L. Zeidner, M.S., C.M.R., W.R.T. LEED AP

Director of IAQ & Emergency Response Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527
Phone: 630.654.2550 or 800.444.7154, dzeidner@hygieneering.com, www.hygieneering.com

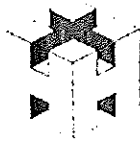
Description: Description: Hyg Email9

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Debbie Prasch
Buildings & Grounds
Community Consolidated School District 181
120 S. Walker Avenue
Clarendon Hills, IL 60514
Office: 630-887-1350 Ext 7150
Cell: 630-688-2735
Fax: 630-655-9700



- Attachments-58/Hygieneering.pdf



Hygieneering, Inc.

Industrial hygiene, safety and environmental consulting services

7575 Plaza Court, Willowbrook, IL 60527

(800) 444-7154 Fax (630) 789-3813

February 24, 2012

Via e-mail: jprusa@d181.org

Mr. Jim Prusa
Director of Buildings and Grounds
Community Consolidated School District #181
1010 Executive Court, Suite 100
Westmont, Illinois 60559

RE: Focused Mold & Moisture Assessment – Hinsdale Middle School-Room 120

Dear Mr. Prusa,

Thank you for the opportunity for Hygieneering, Inc. (Hygieneering) to provide professional industrial hygiene consulting services to Community Consolidated School District #181. This proposal addresses the professional environmental services to be conducted by Hygieneering in response to a potential mold concern in Room 120 of the Hinsdale Middle School.

Suspect mold growth was reportedly identified by a school representative. Hygieneering was requested to perform a focused mold and moisture assessment in Room 120 and surrounding areas.

Scope of Work

Hygieneering proposes to perform the following services to complete this mold & moisture assessment:

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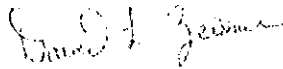
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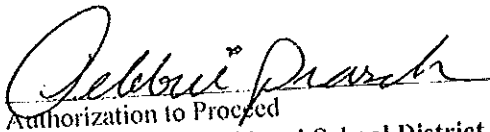
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Respectfully Submitted,
Hygieneering, Inc.



David L. Zeidner, MS, CMR, WRT, LEED AP
Director of IAQ & Emergency Response Services

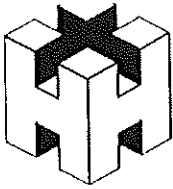
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Authorization to Proceed
Community Consolidated School District #181

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8. (a) Hygieneering makes no warranty, either expressed or implied, as to its findings, design, recommendations, plans, drawings, calculations, specifications, or professional advice except that they have been prepared in accordance with the current generally accepted professional practices.
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15. This Agreement shall be binding upon both parties and their respective successors, assigns, and personal representative. Neither party shall assign its or his interest in this Agreement without written consent of the other.
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17. The client named on this proposal/ contract agrees that Hygieneering, Inc. incurs substantial recruiting, screening, administrative and marketing expenses in connection with the Hygieneering, Inc. employees that will provide services to support this proposal/ contract. The client agrees that if the client hires, directly or indirectly, any Hygieneering, Inc. employee within 180 days of the contracted service, the client will pay \$50,000 to Hygieneering, Inc.
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19. Hygieneering shall maintain data storage of client project information for five years from date of service.
20. Insurance Fees- A 1.8% insurance fee will be billed based on the total value of this project work. Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.



Hygieneering, Inc.

industrial hygiene, safety and environmental consulting services

7575 Plaza Court, Willowbrook, IL 60527
(800) 444-7154 Fax (630) 789-3813

July 16, 2012

Via E-mail: iprusa@d181.org

Mr. Jim Prusa
Director of Buildings and Grounds
Community Consolidated School District #181
1010 Executive Court, Suite 100
Westmont, Illinois 60559

RE: A proposal to provide Professional Consulting and Turnkey Asbestos Mold Abatement at Clarendon Hills Middle School located at 301 Chicago Avenue, Clarendon Hills, IL 60514 and Hinsdale Middle School located at 100 South Garfield Ave, Hinsdale, Illinois 60521.

Scope of Work

To support the above-defined project Hygieneering will develop a Mold Abatement Project Specification to properly remove the identified mold-contaminated drywall surfaces in Classroom #106 at Clarendon Hills Middle School and in the second floor Boys Bathroom (R239) at Hinsdale Middle School. This specification will be utilized to support the mold abatement utilizing a qualified IDPH licensed asbestos abatement contractor who is trained in mold remediation.

The work includes:

- Clarendon Hills Middle School - The water and mold damaged drywall wall along the South and West walls of Classroom #106 behind the teacher's desk.
- Hinsdale Middle School - The water and mold damaged drywall wall along the back and side walls of the first toilet stall in the second floor boys' bathroom (R239). The interior wall cavity surfaces, other than the toilet walls that are being cut out, will be cleaned and sealed to minimize potential for additional growth.
- If additional/adjacent building materials are found to be mold contaminated (i.e. adjacent units, rooms, etc) during the performance of this work, the school district shall be notified to review/determine the extent of the work.
- The drywall will be removed to a minimum height of 2-4 feet from the floor and higher if needed until mold growth is no longer visibly observed.
- All fiberglass insulation behind drywall walls shall be cleaned and disposed. All surfaces shall also be treated with an anti-microbial disinfectant and then sealed with an anti-microbial encapsulant "white finish". Remaining floor surfaces and wall studs are to be treated and sealed.
- Collection of mold spore trap samples is not included at this time. If sampling is desired it shall be conducted under separate proposal and conducted after all re-build work is completed.

All mold remediation activities are to be performed within HEPA filtered negative pressure enclosures. All remaining/exposed stud surfaces shall be cleaned/disinfected and sealed with a mold inhibitor sealer/primer. The work is estimated to take two (2) days total (one (1) day per school) to complete the work.

Hygieneering, Inc. is prepared to retain, coordinate and compensate HEPA, Inc. of Chicago, Illinois to support this turnkey remediation project. The turnkey approach will reduce the district's project related tasks, provide additional insurance coverage and further remove the district from the mold abatement process thus further reducing the liabilities that are associated with the type of work activity.

Pricing

The following project pricing includes the total project costs associated with the project to include Mold Abatement Project Design/Contractor Bid Solicitation, On Site Project Management, Project Documentation, Abatement Contractor Costs and Turnkey Fees.

At this time, Hygieneering, Inc.'s cost to support this project as defined in this proposal is \$3,200.00 per school for a **Total Cost of \$6,400.00.** **Note:** It is assumed at this point that there will be two (2) eight-hour shifts to complete this work during the first shift (Monday – Friday) from 8:00am to 4:30pm. No premium work for Saturday or Sunday has been identified in this proposal.

Due the nature of mold growth and various moisture sources that are not under the control of Hygieneering, Hygieneering cannot warrantee or guarantee that mold growth will not reoccur within the areas that have been abated.

Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

To retain Hygieneering, Inc. to support this project as defined above, please review the attached terms and conditions, sign in the designated area below and fax this document back to my attention. We will then proceed accordingly in supporting this important project to meet and exceed your professional expectations for the performance of this project.

Acceptance of Proposal/Authorized Agent
Community Consolidated School District #181

Thank you for this continued opportunity to work with you and Community Consolidated School District #181 in meeting the legal and ethical standards as they apply to safety and environmental health.

Respectfully submitted,

Hygieneering, Inc.



Brad S. Karich
Director of Environmental Service

HYGIENEERING, INC.
GENERAL TERMS AND CONDITIONS

1. These General Terms and Conditions are an integral part of the Proposal dated July 16, 2012 to Community Consolidated School District #181 (hereinafter the "Client").
2. The term "Hygieneering" shall mean Hygieneering, Inc.
3. This proposal is valid for thirty (30) days from the date above written. Upon execution by the Client, this Proposal, including these Terms and Conditions, shall become our Agreement for Professional Services. Any additions, deletions, or changes to this Proposal or these Terms and Conditions by the Client shall be subject to an acceptance in writing by Hygieneering. Allowing Hygieneering to commence work or preparation of work will constitute acceptance by Client of this proposal and all of its Terms and Conditions.
4. Client acceptance of this proposal in writing, via email, a purchase order or other mechanism, followed by client cancelling or delaying work after Hygieneering has incurred costs to commence accepted work will require client to be charged and pay for such expenses incurred, regardless if the work is performed.
5.
 - (a) The scope of the project shall be only that as is described in this Agreement and include all and only such work as Hygieneering deems necessary to carry out and complete the project. The project scope shall not be altered except by mutual agreement and proper authorization to proceed.
 - (b) Unless otherwise expressly agreed, the fees and charges for the project as set forth in this Agreement constitute and are based on Hygieneering's best estimates of time and effort required to complete the project, and cannot be regarded as other than an approximation.
 - (c) The Client warrants that Hygieneering will be able to proceed with the project without delay or interruption.
 - (d) For those projects involving conceptual project development work, activities are often not fully definable in the initial planning. As the project progresses, the facts uncovered may dictate a change in direction which may alter the scope. Hygieneering will inform the client of identified unusual situations so that negotiation of change in scope can be accomplished if required.
 - (e) If, during the course of the prescribed work, additional services are requested, such additional scope of work and compensation shall be agreed to in writing prior to undertaking additional work. If, for any reason additional services, are requested by the Client, and this paragraph has not been complied with, Hygieneering shall be compensated in accordance with its then prevailing fee schedule or rate sheet as applicable.
6. Estimates, opinions and statement of probable construction cost prepared by Hygieneering are its best judgment as a design professional and are supplied for the general guidance of the Client. Because Hygieneering has no control over the costs of labor and material, over Contractor's methods of determining bid prices, or over competitive bidding or market conditions, Hygieneering cannot and does not guarantee that any such estimates, opinions or statements will not vary from Contractor's bids or actual cost to the client.
7. Unless such Contractor is a direct subcontractor to Hygieneering engaged as a part of this agreement, Hygieneering shall not be responsible for the Contractor's construction means, methods, techniques, sequence or procedures, or for safety precautions and programs in or for the safety and integrity of any such Contractors; or third persons work, or for the act or omissions of any Contractor or third person, or their agents or employees. Hygieneering disclaims any and all warranties, expressed or implied, for merchantability, fitness or otherwise.
8.
 - (a) Hygieneering makes no warranty, either expressed or implied, as to its findings, design, recommendations, plans, drawings, calculations, specifications, or professional advice except that they have been prepared in accordance with the current generally accepted professional practices.
 - (b) The Client shall make no demand for liquidated or actual damages for delays, and no liquidated damages may be assessed against Hygieneering for delays or causes attributed to other contractors or arising outside the scope of this proposal.
 - (c) The Client will make no demand for damages resulting from loss of use or lost business opportunities due to delays.
9. Drawings, calculations, and specifications as instruments of service are and shall remain at all times the exclusive property of Hygieneering whether the project for which they are made is executed or not. They are not to be used by the Client on other projects or extension to this project except by agreement in writing with and with appropriate compensation to Hygieneering.
10.
 - (a) Unless stated otherwise in the proposal, the Client shall pay Hygieneering monthly as the work proceeds, and the fees and reimbursable expenses shall be invoiced biweekly as the work progresses. Terms shall be net thirty (30) days. Overdue accounts are subject to a service charge of 1.5 percent per month on the unpaid balance. This is an annual rate of 18 percent.
 - (b) Invoices shall be considered correct as rendered if not questioned in writing within ten (10) calendar days of the date of the invoice.
 - (c) Failure to pay any invoice when due shall entitle Hygieneering to suspend or terminate all work on the project, at its option. In the event of such suspension or termination, Client waives all rights, claims, etc., which it might otherwise have against Hygieneering as a direct or indirect result of such suspension or termination.
 - (d) Should Hygieneering bring any action or proceeding at law or in equity to enforce payment of unpaid invoices, together with any and all service charges, and if Hygieneering recovers judgment in any sum, Hygieneering shall also recover as reasonable counsel fees 10 percent of the amount decreed due for principal, service charges and interest, as well as litigation and collection expenses, witness fees and court costs.
11. Hygieneering shall not be liable for an omission causing an increase in the cost of the related project which may have been a required part of the related project had Hygieneering not made the omission.
12.
 - (a) This Agreement may be terminated by either party upon seven (7) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.
 - (b) In the event this Agreement is terminated, Hygieneering shall be paid its compensation for services performed to the termination date, including reimbursable expenses then due and all termination expenses, pursuant to this paragraph.
13.
 - (a) Neither party shall hold the other responsible for damages or delay caused by acts of God, strikes, lockouts, accidents, or other events beyond the parties control.
 - (b) Hygieneering will not be responsible for special, accidental or consequential damages. Nor shall it be responsible for damage to its work by other parties. Any repair work necessitated by caused damage will be considered as an order for extra work.
 - (c) Under no circumstances will Hygieneering be liable for damages of any kind in excess of the value of this agreement.
14. In the event any provisions of this agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. Owner more waivers by either party of any provisions, terms, condition, or covenant shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party.
15. This Agreement shall be binding upon both parties and their respective successors, assigns, and personal representative. Neither party shall assign its or his interest in this Agreement without written consent of the other.
16. This Agreement constitutes the entire and integrated Agreement between the Client and Hygieneering, and supersedes all prior negotiations, representations or agreements, whether written or oral except as are specifically incorporated by reference. This Agreement may not be amended except by written instrument signed by both the Client and Hygieneering.
17. The client named on this proposal/ contract agrees that Hygieneering, Inc. incurs substantial recruiting, screening, administrative and marketing expenses in connection with the Hygieneering, Inc. employees that will provide services to support this proposal/ contract. The client agrees that if the client hires, directly or indirectly, any Hygieneering, Inc. employee within 180 days of the contracted service, the client will pay \$50,000 to Hygieneering, Inc.
18. This Agreement shall be governed by the laws of the State of Illinois.
19. Insurance Fees- A 1.5% insurance fee will be billed based on the total value of this project work. Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

Subject: HMS and CHMS Mold Remediation
From: "Karich, Brad" <bkarich@Hygieneering.com>
Date: 7/16/12, 3:20 PM
To: "jprusa@d181.org" <jprusa@d181.org>

Jim,

Should I send you proposals separately for CHMS and HMS mold abatement work? It will be a day job at each school. Was trying to do both with the same crew on the same day. With equipment delivery, set up, abatement, tear down and de-mob it wouldn't get done in 1 8 hour day.

Are you doing the put back of materials as we have done in the previous projects?

Thanks,

Brad S. Karich

Director of Environmental Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527

Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com, www.hygieneering.com

Cell: 630.742.6094



Hygieneering, Inc.

Environmental, Health & Safety Consulting Services

Subject: CHMS and HMS Mold Remediation
From: "Karich, Brad" <bkarich@Hygieneering.com>
Date: 7/17/12, 11:20 AM
To: "dprasch@d181.org" <dprasch@d181.org>
CC: "jprusa@d181.org" <jprusa@d181.org>

Debbie,

Attached is the proposal for the Turnkey Mold Remediation at CHMS and HMS as requested by Jim Prusa. He asked me to send them to you today. Please call me if you have any questions.

Thank You,

Brad S. Karich

Director of Environmental Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527

Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com, www.hygieneering.com

Cell: 630.742.6094

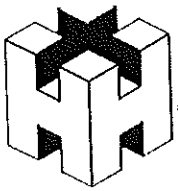


Hygieneering, Inc.

Environmental, Health & Safety Consulting Services



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- [Attachments-67/CCSD181.Pno.MoldRemediation.CHMSandHMS.7-16-12.pdf](#)



Hygieneering, Inc.

industrial hygiene, safety and environmental consulting services

7575 Plaza Court, Willowbrook, IL 60527
(800) 444-7154 Fax (630) 789-3813

July 16, 2012

Via E-mail: jprusa@d181.org

Mr. Jim Prusa
Director of Buildings and Grounds
Community Consolidated School District #181
1010 Executive Court, Suite 100
Westmont, Illinois 60559

RE: A proposal to provide Professional Consulting and Turnkey Asbestos Mold Abatement at Clarendon Hills Middle School located at 301 Chicago Avenue, Clarendon Hills, IL 60514 and Hinsdale Middle School located at 100 South Garfield Ave, Hinsdale, Illinois 60521.

Scope of Work

To support the above-defined project Hygieneering will develop a Mold Abatement Project Specification to properly remove the identified mold-contaminated drywall surfaces in Classroom #106 at Clarendon Hills Middle School and in the second floor Boys Bathroom (R239) at Hinsdale Middle School. This specification will be utilized to support the mold abatement utilizing a qualified IDPH licensed asbestos abatement contractor who is trained in mold remediation.

The work includes:

- Clarendon Hills Middle School - The water and mold damaged drywall wall along the South and West walls of Classroom #106 behind the teacher's desk.
- Hinsdale Middle School - The water and mold damaged drywall wall along the back and side walls of the first toilet stall in the second floor boys' bathroom (R239). The interior wall cavity surfaces, other than the toilet walls that are being cut out, will be cleaned and sealed to minimize potential for additional growth.
- If additional/adjacent building materials are found to be mold contaminated (i.e. adjacent units, rooms, etc) during the performance of this work, the school district shall be notified to review/determine the extent of the work.
- The drywall will be removed to a minimum height of 2-4 feet from the floor and higher if needed until mold growth is no longer visibly observed.
- All fiberglass insulation behind drywall walls shall be cleaned and disposed. All surfaces shall also be treated with an anti-microbial disinfectant and then sealed with an anti-microbial encapsulant "white finish". Remaining floor surfaces and wall studs are to be treated and sealed.
- Collection of mold spore trap samples is not included at this time. If sampling is desired it shall be conducted under separate proposal and conducted after all re-build work is completed.

All mold remediation activities are to be performed within HEPA filtered negative pressure enclosures. All remaining/exposed stud surfaces shall be cleaned/disinfected and sealed with a mold inhibitor sealer/primer. The work is estimated to take two (2) days total (one (1) day per school) to complete the work.

Hygieneering, Inc. is prepared to retain, coordinate and compensate HEPA, Inc. of Chicago, Illinois to support this turnkey remediation project. The turnkey approach will reduce the district's project related tasks, provide additional insurance coverage and further remove the district from the mold abatement process thus further reducing the liabilities that are associated with the type of work activity.

Pricing

The following project pricing includes the total project costs associated with the project to include Mold Abatement Project Design/Contractor Bid Solicitation, On Site Project Management, Project Documentation, Abatement Contractor Costs and Turnkey Fees.

At this time, Hygieneering, Inc.'s cost to support this project as defined in this proposal is \$3,200.00 per school for a **Total Cost of \$6,400.00**. **Note:** It is assumed at this point that there will be two (2) eight-hour shifts to complete this work during the first shift (Monday – Friday) from 8:00am to 4:30pm. No premium work for Saturday or Sunday has been identified in this proposal.

Due the nature of mold growth and various moisture sources that are not under the control of Hygieneering, Hygieneering cannot warrantee or guarantee that mold growth will not reoccur within the areas that have been abated.

Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

To retain Hygieneering, Inc. to support this project as defined above, please review the attached terms and conditions, sign in the designated area below and fax this document back to my attention. We will then proceed accordingly in supporting this important project to meet and exceed your professional expectations for the performance of this project.

Acceptance of Proposal/Authorized Agent
Community Consolidated School District #181

Thank you for this continued opportunity to work with you and Community Consolidated School District #181 in meeting the legal and ethical standards as they apply to safety and environmental health.

Respectfully submitted,

Hygieneering, Inc.



Brad S. Karich
Director of Environmental Service

HYGIENEERING, INC.
GENERAL TERMS AND CONDITIONS

1. These General Terms and Conditions are an integral part of the Proposal dated July 16, 2012 to Community Consolidated School District #181 (hereinafter the "Client").
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3. This proposal is valid for thirty (30) days from the date above written. Upon execution by the Client, this Proposal, including these Terms and Conditions, shall become our Agreement for Professional Services. Any additions, deletions, or changes to this Proposal or these Terms and Conditions by the Client shall be subject to an acceptance in writing by Hygieneering. Allowing Hygieneering to commence work or preparation of work will constitute acceptance by Client of this proposal and all of its Terms and Conditions.
4. Client acceptance of this proposal in writing, via email, a purchase order or other mechanism, followed by client cancelling or delaying work after Hygieneering has incurred costs to commence accepted work will require client to be charged and pay for such expenses incurred, regardless if the work is performed.
5. (a) The scope of the project shall be only that as is described in this Agreement and include all and only such work as Hygieneering deems necessary to carry out and complete the project. The project scope shall not be altered except by mutual agreement and proper authorization to proceed.
(b) Unless otherwise expressly agreed, the fees and charges for the project as set forth in this Agreement constitute and are based on Hygieneering's best estimates of time and effort required to complete the project, and cannot be regarded as other than an approximation.
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(e) If, during the course of the prescribed work, additional services are requested, such additional scope of work and compensation shall be agreed to in writing prior to undertaking additional work. If, for any reason additional services, are requested by the Client, and this paragraph has not been complied with, Hygieneering shall be compensated in accordance with its then prevailing fee schedule or rate sheet as applicable.
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7. Unless such Contractor is a direct subcontractor to Hygieneering engaged as a part of this agreement, Hygieneering shall not be responsible for the Contractor's construction means, methods, techniques, sequence or procedures, or for safety precautions and programs in or for the safety and integrity of any such Contractors; or third persons work, or for the act or omissions of any Contractor or third person, or their agents or employees. Hygieneering disclaims any and all warranties, expressed or implied, for merchantability, fitness or otherwise.
8. (a) Hygieneering makes no warranty, either expressed or implied, as to its findings, design, recommendations, plans, drawings, calculations, specifications, or professional advice except that they have been prepared in accordance with the current generally accepted professional practices.
(b) The Client shall make no demand for liquidated or actual damages for delays, and no liquidated damages may be assessed against Hygieneering for delays or causes attributed to other contractors or arising outside the scope of this proposal.
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9. Drawings, calculations, and specifications as instruments of service are and shall remain at all times the exclusive property of Hygieneering whether the project for which they are made is executed or not. They are not to be used by the Client on other projects or extension to this project except by agreement in writing with and with appropriate compensation to Hygieneering.
10. (a) Unless stated otherwise in the proposal, the Client shall pay Hygieneering monthly as the work proceeds, and the fees and reimbursable expenses shall be invoiced biweekly as the work progresses. Terms shall be net thirty (30) days. Overdue accounts are subject to a service charge of 1.5 percent per month on the unpaid balance. This is an annual rate of 18 percent.
(b) Invoices shall be considered correct as rendered if not questioned in writing within ten (10) calendar days of the date of the invoice.
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(d) Should Hygieneering bring any action or proceeding at law or in equity to enforce payment of unpaid invoices, together with any and all service charges, and if Hygieneering recovers judgment in any sum, Hygieneering shall also recover as reasonable counsel fees 10 percent of the amount decreed due for principal, service charges and interest, as well as litigation and collection expenses, witness fees and court costs.
11. Hygieneering shall not be liable for an omission causing an increase in the cost of the related project which may have been a required part of the related project had Hygieneering not made the omission.
12. (a) This Agreement may be terminated by either party upon seven (7) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.
(b) In the event this Agreement is terminated, Hygieneering shall be paid its compensation for services performed to the termination date, including reimbursable expenses then due and all termination expenses, pursuant to this paragraph.
13. (a) Neither party shall hold the other responsible for damages or delay caused by acts of God, strikes, lockouts, accidents, or other events beyond the parties control.
(b) Hygieneering will not be responsible for special, accidental or consequential damages. Nor shall it be responsible for damage to its work by other parties. Any repair work necessitated by caused damage will be considered as an order for extra work.
(c) Under no circumstances will Hygieneering be liable for damages of any kind in excess of the value of this agreement.
14. In the event any provisions of this agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. Owner more waivers by either party of any provisions, terms, condition, or covenant shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party.
15. This Agreement shall be binding upon both parties and their respective successors, assigns, and personal representative. Neither party shall assign its or his interest in this Agreement without written consent of the other.
16. This Agreement constitutes the entire and integrated Agreement between the Client and Hygieneering, and supersedes all prior negotiations, representations or agreements, whether written or oral except as are specifically incorporated by reference. This Agreement may not be amended except by written instrument signed by both the Client and Hygieneering.
17. The client named on this proposal/ contract agrees that Hygieneering, Inc. incurs substantial recruiting, screening, administrative and marketing expenses in connection with the Hygieneering, Inc. employees that will provide services to support this proposal/ contract. The client agrees that if the client hires, directly or indirectly, any Hygieneering, Inc. employee within 180 days of the contracted service, the client will pay \$50,000 to Hygieneering, Inc.
18. This Agreement shall be governed by the laws of the State of Illinois.
19. Insurance Fees- A 1.5% insurance fee will be billed based on the total value of this project work. Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

Subject: Fwd: CHMS and HMS Mold Remediation
From: "Prasch, Debbie" <dprasch@d181.org>
Date: 7/17/12, 11:29 AM
To: Gary Frisch

Hi Gary,

Jim asked that I forward you the attached quote from Hygieneering on the Mold Remediation. Let me know if you have any questions, thank you.

----- Forwarded message -----

From: Karich, Brad <bkarich@hygieneering.com>
Date: Tue, Jul 17, 2012 at 11:20 AM
Subject: CHMS and HMS Mold Remediation
To: "dprasch@d181.org" <dprasch@d181.org>
Cc: "jprusa@d181.org" <jprusa@d181.org>

Debbie,

Attached is the proposal for the Turnkey Mold Remediation at CHMS and HMS as requested by Jim Prusa. He asked me to send them to you today. Please call me if you have any questions.

Thank You,

Brad S. Karich
Director of Environmental Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527
Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com, www.hygieneering.com

Cell: 630.742.6094



Hygieneering, Inc.

► ◀ Environmental, Health & Safety Consulting Services

--
Debbie Prasch
Buildings & Grounds

Subject: Fwd: CHMS and HMS Mold Remediation
From: "Prasch, Debbie" <dprasch@d181.org>
Date: 7/17/12, 2:17 PM
To: Gary Frisch
CC: Jim Prusa <jprusa@d181.org>

Gary,

Please see attached separate proposals as you requested. Thank you.

----- Forwarded message -----

From: Karich, Brad <bkarich@hygieneering.com>
Date: Tue, Jul 17, 2012 at 2:16 PM
Subject: RE: CHMS and HMS Mold Remediation
To: "Prasch, Debbie" <dprasch@d181.org>
Cc: "jprusa@d181.org" <jprusa@d181.org>

Debbie,

Here you go!

Thanks,

Brad S. Karich
Director of Environmental Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527
Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com, www.hygieneering.com

Cell: 630.742.6094



Hygieneering, Inc.

► ◀ Environmental, Health & Safety Consulting Services

From: Prasch, Debbie [mailto:dprasch@d181.org]
Sent: Tuesday, July 17, 2012 12:36 PM
To: Karich, Brad

Subject: Re: CHMS and HMS Mold Remediation

Brad,

Thank you for the attache. My Business Manager has asked if you could separate the proposal into two, one for each location. Is this possible?

On Tue, Jul 17, 2012 at 11:20 AM, Karich, Brad <bkarich@hygieneering.com> wrote:

Debbie,


Attached is the proposal for the Turnkey Mold Remediation at CHMS and HMS as requested by Jim Prusa. He asked me to send them to you today. Please call me if you have any questions.

Thank You,

Brad S. Karich
Director of Environmental Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527
Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com, www.hygieneering.com

Cell: 630.742.6094

 **Hygieneering, Inc.**
Environmental, Health & Safety Consulting Services

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Debbie Prasch
Buildings & Grounds
Community Consolidated School District 181
120 S. Walker Avenue
Clarendon Hills, IL 60514
Office: 630-887-1350 Ext 7150
Cell: 630-688-2735
Fax: 630-655-9700

E-MAIL CONFIDENTIALITY NOTICE: Illinois has a very broad public records law. Most written

communications (including email) to or from school district officials and staff are public records

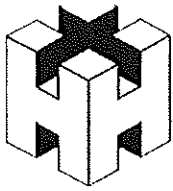
available to the public and media upon request. Your email communications may therefore be subject

to public disclosure. Community Consolidated School District 181

--
Debbie Prasch
Buildings & Grounds
Community Consolidated School District 181
120 S. Walker Avenue
Clarendon Hills, IL 60514
Office: 630-887-1350 Ext 7150
Cell: 630-688-2735
Fax: 630-655-9700



- [Attachments-75/CCSD181.Pro11287.MoldRemediation.CHMS.7-16-12.pdf](#)
- [Attachments-75/CCSD181.Pro11288.MoldRemediation.HMS.7-16-12.pdf](#)



Hygieneering, Inc.

industrial hygiene, safety and environmental consulting services

7575 Plaza Court, Willowbrook, IL 60527

(800) 444-7154 Fax (630) 789-3813

July 17, 2012

Via E-mail: jprusa@d181.org

Mr. Jim Prusa
Director of Buildings and Grounds
Community Consolidated School District #181
1010 Executive Court, Suite 100
Westmont, Illinois 60559

RE: A proposal to provide Professional Consulting and Turnkey Asbestos Mold Abatement at Clarendon Hills Middle School located at 301 Chicago Avenue, Clarendon Hills, IL 60514.

Scope of Work

To support the above-defined project Hygieneering will develop a Mold Abatement Project Specification to properly remove the identified mold-contaminated drywall surfaces in Classroom #106 at Clarendon Hills Middle School. This specification will be utilized to support the mold abatement utilizing a qualified IDPH licensed asbestos abatement contractor who is trained in mold remediation.

The work includes:

- The water and mold damaged drywall wall along the South and West walls of Classroom #106 behind the teacher's desk.
- If additional/adjacent building materials are found to be mold contaminated (i.e. adjacent units, rooms, etc.) during the performance of this work, the school district shall be notified to review/determine the extent of the work.
- The drywall will be removed to a minimum height of 2-4 feet from the floor and higher if needed until mold growth is no longer visibly observed.
- All fiberglass insulation behind drywall walls shall be cleaned and disposed. All surfaces shall also be treated with an anti-microbial disinfectant and then sealed with an anti-microbial encapsulant "white finish". Remaining floor surfaces and wall studs are to be treated and sealed.
- Collection of mold spore trap samples is not included at this time. If sampling is desired it shall be conducted under separate proposal and conducted after all re-build work is completed.

All mold remediation activities are to be performed within HEPA filtered negative pressure enclosures. All remaining/exposed stud surfaces shall be cleaned/disinfected and sealed with a mold inhibitor sealer/primer. The work is estimated to take one (1) day to complete the work.

Hygieneering, Inc. is prepared to retain, coordinate and compensate HEPA, Inc. of Chicago, Illinois to support this turnkey remediation project. The turnkey approach will reduce the district's project related tasks, provide additional insurance coverage and further remove the district from the mold abatement process thus further reducing the liabilities that are associated with the type of work activity.

Pricing

The following project pricing includes the total project costs associated with the project to include Mold Abatement Project Design/Contractor Bid Solicitation, On Site Project Management, Project Documentation, Abatement Contractor Costs and Turnkey Fees.

At this time, Hygieneering, Inc.'s cost to support this project as defined in this proposal is **\$3,200.00**. **Note:** It is assumed at this point that there will be two (2) eight-hour shifts to complete this work during the first shift (Monday – Friday) from 8:00am to 4:30pm. No premium work for Saturday or Sunday has been identified in this proposal.

Due the nature of mold growth and various moisture sources that are not under the control of Hygieneering, Hygieneering cannot warrantee or guarantee that mold growth will not reoccur within the areas that have been abated.

Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

To retain Hygieneering, Inc. to support this project as defined above, please review the attached terms and conditions, sign in the designated area below and fax this document back to my attention. We will then proceed accordingly in supporting this important project to meet and exceed your professional expectations for the performance of this project.

Acceptance of Proposal/Authorized Agent
Community Consolidated School District #181

Thank you for this continued opportunity to work with you and Community Consolidated School District #181 in meeting the legal and ethical standards as they apply to safety and environmental health.

Respectfully submitted,

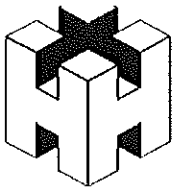
Hygieneering, Inc.



Brad S. Karich
Director of Environmental Service

HYGIENEERING, INC.
GENERAL TERMS AND CONDITIONS

1. These General Terms and Conditions are an integral part of the Proposal dated July 16, 2012 to Community Consolidated School District #181 (hereinafter the "Client").
2. The term "Hygieneering" shall mean Hygieneering, Inc.
3. This proposal is valid for thirty (30) days from the date above written. Upon execution by the Client, this Proposal, including these Terms and Conditions, shall become our Agreement for Professional Services. Any additions, deletions, or changes to this Proposal or these Terms and Conditions by the Client shall be subject to an acceptance in writing by Hygieneering. Allowing Hygieneering to commence work or preparation of work will constitute acceptance by Client of this proposal and all of its Terms and Conditions.
4. Client acceptance of this proposal in writing, via email, a purchase order or other mechanism, followed by client cancelling or delaying work after Hygieneering has incurred costs to commence accepted work will require client to be charged and pay for such expenses incurred, regardless if the work is performed.
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 - (a) The scope of the project shall be only that as is described in this Agreement and include all and only such work as Hygieneering deems necessary to carry out and complete the project. The project scope shall not be altered except by mutual agreement and proper authorization to proceed.
 - (b) Unless otherwise expressly agreed, the fees and charges for the project as set forth in this Agreement constitute and are based on Hygieneering's best estimates of time and effort required to complete the project, and cannot be regarded as other than an approximation.
 - (c) The Client warrants that Hygieneering will be able to proceed with the project without delay or interruption.
 - (d) For those projects involving conceptual project development work, activities are often not fully definable in the initial planning. As the project progresses, the facts uncovered may dictate a change in direction which may alter the scope. Hygieneering will inform the client of identified unusual situations so that negotiation of change in scope can be accomplished if required.
 - (e) If, during the course of the prescribed work, additional services are requested, such additional scope of work and compensation shall be agreed to in writing prior to undertaking additional work. If, for any reason additional services, are requested by the Client, and this paragraph has not been complied with, Hygieneering shall be compensated in accordance with its then prevailing fee schedule or rate sheet as applicable.
6. Estimates, opinions and statement of probable construction cost prepared by Hygieneering are its best judgment as a design professional and are supplied for the general guidance of the Client. Because Hygieneering has no control over the costs of labor and material, over Contractor's methods of determining bid prices, or over competitive bidding or market conditions, Hygieneering cannot and does not guarantee that any such estimates, opinions or statements will not vary from Contractor's bids or actual cost to the client.
7. Unless such Contractor is a direct subcontractor to Hygieneering engaged as a part of this agreement, Hygieneering shall not be responsible for the Contractor's construction means, methods, techniques, sequence or procedures, or for safety precautions and programs in or for the safety and integrity of any such Contractors; or third persons work, or for the act or omissions of any Contractor or third person, or their agents or employees. Hygieneering disclaims any and all warranties, expressed or implied, for merchantability, fitness or otherwise.
8.
 - (a) Hygieneering makes no warranty, either expressed or implied, as to its findings, design, recommendations, plans, drawings, calculations, specifications, or professional advice except that they have been prepared in accordance with the current generally accepted professional practices.
 - (b) The Client shall make no demand for liquidated or actual damages for delays, and no liquidated damages may be assessed against Hygieneering for delays or causes attributed to other contractors or arising outside the scope of this proposal.
 - (c) The Client will make no demand for damages resulting from loss of use or lost business opportunities due to delays.
9. Drawings, calculations, and specifications as instruments of service are and shall remain at all times the exclusive property of Hygieneering whether the project for which they are made is executed or not. They are not to be used by the Client on other projects or extension to this project except by agreement in writing with and with appropriate compensation to Hygieneering.
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 - (a) Unless stated otherwise in the proposal, the Client shall pay Hygieneering monthly as the work proceeds, and the fees and reimbursable expenses shall be invoiced biweekly as the work progresses. Terms shall be net thirty (30) days. Overdue accounts are subject to a service charge of 1.5 percent per month on the unpaid balance. This is an annual rate of 18 percent.
 - (b) Invoices shall be considered correct as rendered if not questioned in writing within ten (10) calendar days of the date of the invoice.
 - (c) Failure to pay any invoice when due shall entitle Hygieneering to suspend or terminate all work on the project, at its option. In the event of such suspension or termination, Client waives all rights, claims, etc., which it might otherwise have against Hygieneering as a direct or indirect result of such suspension or termination.
 - (d) Should Hygieneering bring any action or proceeding at law or in equity to enforce payment of unpaid invoices, together with any and all service charges, and if Hygieneering recovers judgment in any sum, Hygieneering shall also recover as reasonable counsel fees 10 percent of the amount decreed due for principal, service charges and interest, as well as litigation and collection expenses, witness fees and court costs.
11. Hygieneering shall not be liable for an omission causing an increase in the cost of the related project which may have been a required part of the related project had Hygieneering not made the omission.
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 - (c) Under no circumstances will Hygieneering be liable for damages of any kind in excess of the value of this agreement.
14. In the event any provisions of this agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. Owner more waivers by either party of any provisions, terms, condition, or covenant shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party.
15. This Agreement shall be binding upon both parties and their respective successors, assigns, and personal representative. Neither party shall assign its or his interest in this Agreement without written consent of the other.
16. This Agreement constitutes the entire and integrated Agreement between the Client and Hygieneering, and supersedes all prior negotiations, representations or agreements, whether written or oral except as are specifically incorporated by reference. This Agreement may not be amended except by written instrument signed by both the Client and Hygieneering.
17. The client named on this proposal/ contract agrees that Hygieneering, Inc. incurs substantial recruiting, screening, administrative and marketing expenses in connection with the Hygieneering, Inc. employees that will provide services to support this proposal/ contract. The client agrees that if the client hires, directly or indirectly, any Hygieneering, Inc. employee within 180 days of the contracted service, the client will pay \$50,000 to Hygieneering, Inc.
18. This Agreement shall be governed by the laws of the State of Illinois.
19. Insurance Fees- A 1.5% insurance fee will be billed based on the total value of this project work. Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.



Hygieneering, Inc.

industrial hygiene, safety and environmental consulting services

7575 Plaza Court, Willowbrook, IL 60527

(800) 444-7154 Fax (630) 789-3813

July 17, 2012

Via E-mail: jprusa@d181.org

Mr. Jim Prusa
Director of Buildings and Grounds
Community Consolidated School District #181
1010 Executive Court, Suite 100
Westmont, Illinois 60559

RE: A proposal to provide Professional Consulting and Turnkey Asbestos Mold Abatement at Hinsdale Middle School located at 100 South Garfield Ave, Hinsdale, Illinois 60521.

Scope of Work

To support the above-defined project Hygieneering will develop a Mold Abatement Project Specification to properly remove the identified mold-contaminated drywall surfaces in the second floor Boys Bathroom (R239) at Hinsdale Middle School. This specification will be utilized to support the mold abatement utilizing a qualified IDPH licensed asbestos abatement contractor who is trained in mold remediation.

The work includes:

- The water and mold damaged drywall wall along the back and side walls of the first toilet stall in the second floor boys' bathroom (R239). The interior wall cavity surfaces, other than the toilet walls that are being cut out, will be cleaned and sealed to minimize potential for additional growth.
- If additional/adjacent building materials are found to be mold contaminated (i.e. adjacent units, rooms, etc.) during the performance of this work, the school district shall be notified to review/determine the extent of the work.
- The drywall will be removed to a minimum height of 2-4 feet from the floor and higher if needed until mold growth is no longer visibly observed.
- All fiberglass insulation behind drywall walls shall be cleaned and disposed. All surfaces shall also be treated with an anti-microbial disinfectant and then sealed with an anti-microbial encapsulant "white finish". Remaining floor surfaces and wall studs are to be treated and sealed.
- Collection of mold spore trap samples is not included at this time. If sampling is desired it shall be conducted under separate proposal and conducted after all re-build work is completed.

All mold remediation activities are to be performed within HEPA filtered negative pressure enclosures. All remaining/exposed stud surfaces shall be cleaned/disinfected and sealed with a mold inhibitor sealer/primer. The work is estimated to take one (1) day to complete the work.

Hygieneering, Inc. is prepared to retain, coordinate and compensate HEPA, Inc. of Chicago, Illinois to support this turnkey remediation project. The turnkey approach will reduce the district's project related tasks, provide additional insurance coverage and further remove the district from the mold abatement process thus further reducing the liabilities that are associated with the type of work activity.

Pricing

The following project pricing includes the total project costs associated with the project to include Mold Abatement Project Design/Contractor Bid Solicitation, On Site Project Management, Project Documentation, Abatement Contractor Costs and Turnkey Fees.

At this time, Hygieneering, Inc.'s cost to support this project as defined in this proposal is **\$3,200.00**. **Note:** It is assumed at this point that there will be one (1) eight-hour shift to complete this work during the first shift (Monday – Friday) from 8:00am to 4:30pm. No premium work for Saturday or Sunday has been identified in this proposal.

Due the nature of mold growth and various moisture sources that are not under the control of Hygieneering, Hygieneering cannot warrantee or guarantee that mold growth will not reoccur within the areas that have been abated.

Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

To retain Hygieneering, Inc. to support this project as defined above, please review the attached terms and conditions, sign in the designated area below and fax this document back to my attention. We will then proceed accordingly in supporting this important project to meet and exceed your professional expectations for the performance of this project.

Acceptance of Proposal/Authorized Agent
Community Consolidated School District #181

Thank you for this continued opportunity to work with you and Community Consolidated School District #181 in meeting the legal and ethical standards as they apply to safety and environmental health.

Respectfully submitted,

Hygieneering, Inc.



Brad S. Karich
Director of Environmental Service

HYGIENEERING, INC.
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Subject: Fwd: CHMS and HMS Mold Remediation
From: Jim Prusa
Date: 7/17/12, 11:22 AM
To: Frisch Gary

Price for work at HMS and CHMS

Jim Prusa
Facilities Coordinator
District 181

Sent from my iPhone

Begin forwarded message:

From: "Karich, Brad" <bkarich@hygieneering.com>
To: "dprasch@d181.org" <dprasch@d181.org>
Cc: "jprusa@d181.org" <jprusa@d181.org>
Subject: CHMS and HMS Mold Remediation

Debbie,

Attached is the proposal for the Turnkey Mold Remediation at CHMS and HMS as requested by Jim Prusa. He asked me to send them to you today. Please call me if you have any questions.

Thank You,

Brad S. Karich
Director of Environmental Services
Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527
Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com <<mailto:bkarich@hygieneering.com>>, www.hygieneering.com <<http://www.hygieneering.com/>>
Cell: 630.742.6094

[cid:image001.jpg@01CD640E.3809F9B0]



- ✓ [Attachments-69/CCSD181.Pro.MoldRemediation.CHMSandHMS.7-16-12.pdf](#)
- [Attachments-69/image001.jpg](#)



Hygieneering, Inc.
Environmental, Health & Safety Consulting Services

Subject: Fwd: CHMS and HMS Mold Remediation
From: "Prasch, Debbie" <dprasch@d181.org>
Date: 7/17/12, 11:29 AM
To: Gary Frisch

Hi Gary,

Jim asked that I forward you the attached quote from Hygieneering on the Mold Remediation. Let me know if you have any questions, thank you.

----- Forwarded message -----

From: Karich, Brad <bkarich@hygieneering.com>
Date: Tue, Jul 17, 2012 at 11:20 AM
Subject: CHMS and HMS Mold Remediation
To: "dprasch@d181.org" <dprasch@d181.org>
Cc: "jprusa@d181.org" <jprusa@d181.org>

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Thank You,

Brad S. Karich
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Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com, www.hygieneering.com

Cell: 630.742.6094



Hygieneering, Inc.

► Environmental, Health & Safety Consulting Services

--
Debbie Prasch
Buildings & Grounds

Subject: Re: CHMS and HMS Mold Remediation
From: Gary Frisch
Date: 7/17/12, 9:22 PM
To: "Prasch, Debbie" <dprasch@d181.org>
CC: Jim Prusa <jprusa@d181.org>

Ok to proceed.

Thanks,

Gary

Sent from my iPhone

On Jul 17, 2012, at 2:17 PM, "Prasch, Debbie" <dprasch@d181.org> wrote:

Gary,

Please see attached separate proposals as you requested. Thank you.

----- Forwarded message -----

From: Karich, Brad <bkarich@hygieneering.com>
Date: Tue, Jul 17, 2012 at 2:16 PM
Subject: RE: CHMS and HMS Mold Remediation
To: "Prasch, Debbie" <dprasch@d181.org>
Cc: "jprusa@d181.org" <jprusa@d181.org>

Debbie,

Here you go!

Thanks,

Brad S. Karich
Director of Environmental Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527
Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com, www.hygieneering.com

Cell: 630.742.6094

<image001.jpg>

From: Prasch, Debbie [mailto:dprasch@d181.org]
Sent: Tuesday, July 17, 2012 12:36 PM
To: Karich, Brad

Subject: Re: CHMS and HMS Mold Remediation

Brad,

Thank you for the attache. My Business Manager has asked if you could separate the proposal into two, one for each location. Is this possible?

On Tue, Jul 17, 2012 at 11:20 AM, Karich, Brad <bkarich@hygieneering.com> wrote:

Debbie,

Attached is the proposal for the Turnkey Mold Remediation at CHMS and HMS as requested by Jim Prusa. He asked me to send them to you today. Please call me if you have any questions.

Thank You,

Brad S. Karich
Director of Environmental Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527
Phone: [630.654.2550](tel:630.654.2550) or [800.444.7154](tel:800.444.7154), bkarich@hygieneering.com, www.hygieneering.com

Cell: [630.742.6094](tel:630.742.6094)

<image001.jpg>

--
Debbie Prasch
Buildings & Grounds

Community Consolidated School District 181
120 S. Walker Avenue
Clarendon Hills, IL 60514
Office: 630-887-1350 Ext 7150
Cell: 630-688-2735
Fax: 630-655-9700

E-MAIL CONFIDENTIALITY NOTICE: Illinois has a very broad public records law. Most written

communications (including email) to or from school district officials and staff are public records

available to the public and media upon request. Your email communications may therefore be subject

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<CCSD181.Pno11287.MoldRemediation.CHMS.7-16-12.pdf>

<CCSD181.Pno11288.MoldRemediation.HMS.7-16-12.pdf>

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Subject: Re: CHMS and HMS Mold Remediation
From: Gary Frisch
Date: 7/17/12, 12:31 PM
To: "Prasch, Debbie" <dprasch@d181.org>

Yes

Sent from my iPhone

On Jul 17, 2012, at 12:14 PM, "Prasch, Debbie" <dprasch@d181.org> wrote:

Gary,

Sure it won't be a problem I will request two invoices. Do you want the attached proposal separated as well?

On Tue, Jul 17, 2012 at 12:05 PM, Gary Frisch <gfrisch@d181.org> wrote:
Debbie can you get the cost for each project separated on two invoices

Gary

Sent from my iPhone

On Jul 17, 2012, at 11:29 AM, "Prasch, Debbie" <dprasch@d181.org> wrote:

Hi Gary,

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Subject: CHMS and HMS Mold Remediation
To: "dprasch@d181.org" <dprasch@d181.org>
Cc: "jprusa@d181.org" <jprusa@d181.org>

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Cell: 630.742.6094

<image001.jpg>

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<CCSD181.Pno.MoldRemediation.CHMSandHMS.7-16-12.pdf>

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Subject: Re: CHMS and HMS Mold Remediation
From: "Karich, Brad" <bkarich@Hygieneering.com>
Date: 7/17/12, 12:42 PM
To: "dprasch@d181.org" <dprasch@d181.org>

I will split and send when I get back from lunch.
Brad Karich
Director of Environmental Services
Hygieneering, Inc.
Ph:630-654-2550
Cell:630-742-6094

From: Prasch, Debbie <dprasch@d181.org>
To: Karich, Brad
Sent: Tue Jul 17 12:36:23 2012
Subject: Re: CHMS and HMS Mold Remediation

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Cell: 630.742.6094



Hygieneering, Inc.

► ◀ Environmental, Health & Safety Consulting Services

Subject: Re: CHMS and HMS Mold Remediation
From: "Karich, Brad" <bkarich@Hygieneering.com>
Date: 7/17/12, 12:41 PM
To: "'dprasch@d181.org'" <dprasch@d181.org>

Yes no problem!
Brad Karich
Director of Environmental Services
Hygieneering, Inc.
Ph:630-654-2550
Cell:630-742-6094

From: Prasch, Debbie <dprasch@d181.org>
To: Karich, Brad
Sent: Tue Jul 17 12:36:23 2012
Subject: Re: CHMS and HMS Mold Remediation

Brad,

Thank you for the attache. My Business Manager has asked if you could separate the proposal into two, one for each location. Is this possible?

On Tue, Jul 17, 2012 at 11:20 AM, Karich, Brad <bkarich@hygieneering.com> wrote:


Debbie,

Attached is the proposal for the Turnkey Mold Remediation at CHMS and HMS as requested by Jim Prusa. He asked me to send them to you today. Please call me if you have any questions.

Thank You,

Brad S. Karich
Director of Environmental Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527
Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com, www.hygieneering.com
Cell: 630.742.6094

 **Hygieneering, Inc.**
▶ ◀ Environmental, Health & Safety Consulting Services

Subject: RE: CHMS and HMS Mold Remediation
From: "Karich, Brad" <bkarich@Hygieneering.com>
Date: 7/17/12, 2:16 PM
To: "Prasch, Debbie" <dprasch@d181.org>
CC: "jprusa@d181.org" <jprusa@d181.org>

Debbie,

Here you go!

Thanks,

Brad S. Karich

Director of Environmental Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527

Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com, www.hygieneering.com

Cell: 630.742.6094



Hygieneering, Inc.

Environmental, Health & Safety Consulting Services

From: Prasch, Debbie [mailto:dprasch@d181.org]
Sent: Tuesday, July 17, 2012 12:36 PM
To: Karich, Brad
Subject: Re: CHMS and HMS Mold Remediation

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Hygieneering, Inc.

Environmental, Health & Safety Consulting Services

Subject: Re: CHMS and HMS Mold Remediation
From: Gary Frisch
Date: 7/17/12, 3:50 PM
To: Jim Prusa

Where is the mold at CHS

Sent from my iPhone

On Jul 17, 2012, at 11:22 AM, Jim Prusa <jprusa@d181.org> wrote:

Price for work at HMS and CHMS

Jim Prusa
Facilities Coordinator
District 181

Sent from my iPhone

Begin forwarded message:

From: "Karich, Brad" <bkarich@hygieneering.com>
To: "dprasch@d181.org" <dprasch@d181.org>
Cc: "jprusa@d181.org" <jprusa@d181.org>
Subject: CHMS and HMS Mold Remediation

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bkarich@hygieneering.com<<mailto:bkarich@hygieneering.com>>,
www.hygieneering.com<<http://www.hygieneering.com>>
Cell: 630.742.6094

[cid:image001.jpg@01CD640E.3809F9B0]

E-MAIL CONFIDENTIALITY NOTICE: Illinois has a very broad public records law. Most written communications (including email) to or from school district officials and staff are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure. Community Consolidated School District 181

Subject: CHMS and HMS Mold remediation
From: "Karich, Brad" <bkarich@Hygieneering.com>
Date: 7/19/12, 2:50 PM
To: "jprusa@d181.org" <jprusa@d181.org>

Jim,

Just looking to schedule the mold remediation at both schools for next week. Is Tuesday and Wednesday OK for you?

Thank You,

Brad S. Karich

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Hygieneering, Inc.

Environmental, Health & Safety Consulting Services

Subject: Re: CHMS and HMS Mold remediation
From: "Prusa, Jim" <jprusa@d181.org>
Date: 7/19/12, 3:07 PM
To: "Karich, Brad" <bkarich@hygieneering.com>

The earlier the better

On Thu, Jul 19, 2012 at 2:50 PM, Karich, Brad <bkarich@hygieneering.com> wrote:

Jim,

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Brad S. Karich
Director of Environmental Services

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Cell: [630.742.6094](tel:630.742.6094)



Hygieneering, Inc.

Environmental, Health & Safety Consulting Services

Subject: Re: CHMS and HMS Mold remediation
From: "Prusa, Jim" <jprusa@d181.org>
Date: 7/20/12, 2:06 PM
To: "Karich, Brad" <bkarich@hygieneering.com>

Yes. Start first thing in the morning-7 AM?

On Fri, Jul 20, 2012 at 2:01 PM, Karich, Brad <bkarich@hygieneering.com> wrote:

Jim,

The earliest we can start is Tuesday. Is it OK to start at Hinsdale first?

Thanks,

Brad Karich
Director of Environmental Services
Hygieneering, Inc.
Ph: 630-654-2550
Cell: 630-742-6094

From: Prusa, Jim <jprusa@d181.org>
To: Karich, Brad
Sent: Thu Jul 19 15:07:50 2012
Subject: Re: CHMS and HMS Mold remediation

The earlier the better

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Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com, www.hygieneering.com

Cell: 630.742.6094

Description: Description: Hyg Email9

Subject: Re: CHMS and HMS Mold remediation
From: "Karich, Brad" <bkarich@Hygieneering.com>
Date: 7/20/12, 2:47 PM
To: "jprusa@d181.org" <jprusa@d181.org>

Yes sir
Brad Karich
Director of Environmental Services.
Hygieneering, Inc.
Ph:630-654-2550
Cell:630-742-6094

From: Prusa, Jim <jprusa@d181.org>
To: Karich, Brad
Sent: Fri Jul 20 14:06:57 2012
Subject: Re: CHMS and HMS Mold remediation

Yes. Start first thing in the morning-7 AM?

On Fri, Jul 20, 2012 at 2:01 PM, Karich, Brad <bkarich@hygieneering.com> wrote:

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Cell:630-742-6094

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To: Karich, Brad
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Brad S. Karich

Subject: Fwd: Hinsdale - Rooms 124 and 126
From: "Prusa, Jim" <jprusa@d181.org>
Date: 7/31/12, 2:36 PM
To: Gary Frisch

----- Forwarded message -----

From: Karich, Brad <bkarich@hygieneering.com>
Date: Tue, Jul 31, 2012 at 2:17 PM
Subject: RE: Hinsdale - Rooms 124 and 126
To: "jprusa@d181.org" <jprusa@d181.org>

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Also, Dave is trying to re-schedule his job for next Monday so he will be available for our meeting. I will keep you posted on that.

Thank You,

Brad

From: Karich, Brad
Sent: Tuesday, July 31, 2012 12:42 PM
To: jprusa@d181.org
Subject: Hinsdale - Rooms 124 and 126

Jim,

Here is the proposal for Room 124 and 126. I am waiting for \$'s on the bathroom.

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Brad

Brad S. Karich
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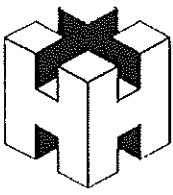


Hygieneering, Inc.

Environmental, Health & Safety Consulting Services



- [Attachments-77/CCSD181.Pno111329.MoldRemediation.HMS.Rm123.7-31-12.pdf](#)



Hygieneering, Inc.

industrial hygiene, safety and environmental consulting services

7575 Plaza Court, Willowbrook, IL 60527

(800) 444-7154 Fax (630) 789-3813

July 31, 2012

Via E-mail: jprusa@d181.org

Mr. Jim Prusa
Director of Buildings and Grounds
Community Consolidated School District #181
1010 Executive Court, Suite 100
Westmont, Illinois 60559

RE: A proposal to provide Professional Consulting and Turnkey Asbestos Mold Abatement at Hinsdale Middle School located at 100 South Garfield Ave, Hinsdale, Illinois 60521.

Scope of Work

To support the above-defined project Hygieneering will develop a Mold Abatement Project Specification to properly remove the identified mold-contaminated drywall surfaces in the first floor Boys Bathroom (R123) at Hinsdale Middle School. This specification will be utilized to support the mold abatement utilizing a qualified IDPH licensed asbestos abatement contractor who is trained in mold remediation.

The work includes:

- The water and mold damaged drywall wall along the bathroom interior walls (~45 lin. Ft.) The interior wall cavity surfaces, other than the toilet walls that are being cut out, will be cleaned and sealed to minimize potential for additional growth.
- If additional/adjacent building materials are found to be mold contaminated (i.e. adjacent units, rooms, etc.) during the performance of this work, the school district shall be notified to review/determine the necessary response.
- The drywall will be removed to a minimum height of 2-4 feet from the floor and higher if needed until mold growth is no longer visibly observed.
- The wall-mounted urinals may need to be removed to access the extent of the drywall.
- All fiberglass insulation behind drywall walls shall be cleaned and disposed. All surfaces shall also be treated with an anti-microbial disinfectant and then sealed with an anti-microbial encapsulant "white finish". Remaining floor surfaces and wall studs are to be treated and sealed.
- Collection of mold spore trap samples will be conducted on Tuesday August 7, 2012 after the area has filtered overnight. HEPA filtered negative pressure containment will remain in place until results have been received indicating the area has met sample data criteria. Once acceptable results have been received, the contractor shall tear down the containment, equipment, etc. on August 8, 2012.

All mold remediation activities are to be performed within HEPA filtered negative pressure enclosures. All remaining/exposed stud surfaces shall be cleaned/disinfected and sealed with a mold inhibitor sealer/primer. The work is estimated to take a total of three (3) days to complete (including 1 day of abatement, one shift for sampling and one shift for tear down).

Hygieneering, Inc. is prepared to retain, coordinate and compensate HEPA, Inc. of Chicago, Illinois to support this turnkey remediation project. The turnkey approach will reduce the district's project related tasks, provide additional insurance coverage and further remove the district from the mold abatement process thus further reducing the liabilities that are associated with the type of work activity.

Pricing

The following project pricing includes the total project costs associated with the project to include Mold Abatement Project Design/Contractor Bid Solicitation, On Site Project Management, Project Documentation, Abatement Contractor Costs and Turnkey Fees.

At this time, Hygieneering, Inc.'s cost to support this project as defined in this proposal is **\$5,223.00**. **Note:** It is assumed at this point that there will be three (3) shifts to complete this work during the first shift (Monday – Friday) from 8:00am to 4:30pm. No premium work for Saturday or Sunday has been identified in this proposal.

Due the nature of mold growth and various moisture sources that are not under the control of Hygieneering, Hygieneering cannot warrantee or guarantee that mold growth will not reoccur within the areas that have been abated.

Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

To retain Hygieneering, Inc. to support this project as defined above, please review the attached terms and conditions, sign in the designated area below and fax this document back to my attention. We will then proceed accordingly in supporting this important project to meet and exceed your professional expectations for the performance of this project.

Acceptance of Proposal/Authorized Agent
Community Consolidated School District #181

Thank you for this continued opportunity to work with you and Community Consolidated School District #181 in meeting the legal and ethical standards as they apply to safety and environmental health.

Respectfully submitted,

Hygieneering, Inc.



Brad S. Karich
Director of Environmental Service

HYGIENEERING, INC.
GENERAL TERMS AND CONDITIONS

1. These General Terms and Conditions are an integral part of the Proposal dated July 31, 2012 to Community Consolidated School District #181 (hereinafter the "Client").
2. The term "Hygieneering" shall mean Hygieneering, Inc.
3. This proposal is valid for thirty (30) days from the date above written. Upon execution by the Client, this Proposal, including these Terms and Conditions, shall become our Agreement for Professional Services. Any additions, deletions, or changes to this Proposal or these Terms and Conditions by the Client shall be subject to an acceptance in writing by Hygieneering. Allowing Hygieneering to commence work or preparation of work will constitute acceptance by Client of this proposal and all of its Terms and Conditions.
4. Client acceptance of this proposal in writing, via email, a purchase order or other mechanism, followed by client cancelling or delaying work after Hygieneering has incurred costs to commence accepted work will require client to be charged and pay for such expenses incurred, regardless if the work is performed.
5.
 - (a) The scope of the project shall be only that as is described in this Agreement and include all and only such work as Hygieneering deems necessary to carry out and complete the project. The project scope shall not be altered except by mutual agreement and proper authorization to proceed.
 - (b) Unless otherwise expressly agreed, the fees and charges for the project as set forth in this Agreement constitute and are based on Hygieneering's best estimates of time and effort required to complete the project, and cannot be regarded as other than an approximation.
 - (c) The Client warrants that Hygieneering will be able to proceed with the project without delay or interruption.
 - (d) For those projects involving conceptual project development work, activities are often not fully definable in the initial planning. As the project progresses, the facts uncovered may dictate a change in direction which may alter the scope. Hygieneering will inform the client of identified unusual situations so that negotiation of change in scope can be accomplished if required.
 - (e) If, during the course of the prescribed work, additional services are requested, such additional scope of work and compensation shall be agreed to in writing prior to undertaking additional work. If, for any reason additional services are requested by the Client, and this paragraph has not been complied with, Hygieneering shall be compensated in accordance with its then prevailing fee schedule or rate sheet as applicable.
6. Estimates, opinions and statement of probable construction cost prepared by Hygieneering are its best judgment as a design professional and are supplied for the general guidance of the Client. Because Hygieneering has no control over the costs of labor and material, over Contractor's methods of determining bid prices, or over competitive bidding or market conditions, Hygieneering cannot and does not guarantee that any such estimates, opinions or statements will not vary from Contractor's bids or actual cost to the client.
7. Unless such Contractor is a direct subcontractor to Hygieneering engaged as a part of this agreement, Hygieneering shall not be responsible for the Contractor's construction means, methods, techniques, sequence or procedures, or for safety precautions and programs in or for the safety and integrity of any such Contractors; or third persons work, or for the act or omissions of any Contractor or third person, or their agents or employees. Hygieneering disclaims any and all warranties, expressed or implied, for merchantability, fitness or otherwise.
8.
 - (a) Hygieneering makes no warranty, either expressed or implied, as to its findings, design, recommendations, plans, drawings, calculations, specifications, or professional advice except that they have been prepared in accordance with the current generally accepted professional practices.
 - (b) The Client shall make no demand for liquidated or actual damages for delays, and no liquidated damages may be assessed against Hygieneering for delays or causes attributed to other contractors or arising outside the scope of this proposal.
 - (c) The Client will make no demand for damages resulting from loss of use or lost business opportunities due to delays.
9. Drawings, calculations, and specifications as instruments of service are and shall remain at all times the exclusive property of Hygieneering whether the project for which they are made is executed or not. They are not to be used by the Client on other projects or extension to this project except by agreement in writing with and with appropriate compensation to Hygieneering.
10.
 - (a) Unless stated otherwise in the proposal, the Client shall pay Hygieneering monthly as the work proceeds, and the fees and reimbursable expenses shall be invoiced biweekly as the work progresses. Terms shall be net thirty (30) days. Overdue accounts are subject to a service charge of 1.5 percent per month on the unpaid balance. This is an annual rate of 18 percent.
 - (b) Invoices shall be considered correct as rendered if not questioned in writing within ten (10) calendar days of the date of the invoice.
 - (c) Failure to pay any invoice when due shall entitle Hygieneering to suspend or terminate all work on the project, at its option. In the event of such suspension or termination, Client waives all rights, claims, etc., which it might otherwise have against Hygieneering as a direct or indirect result of such suspension or termination.
 - (d) Should Hygieneering bring any action or proceeding at law or in equity to enforce payment of unpaid invoices, together with any and all service charges, and if Hygieneering recovers judgment in any sum, Hygieneering shall also recover as reasonable counsel fees 10 percent of the amount decreed due for principal, service charges and interest, as well as litigation and collection expenses, witness fees and court costs.
11. Hygieneering shall not be liable for an omission causing an increase in the cost of the related project which may have been a required part of the related project had Hygieneering not made the omission.
12.
 - (a) This Agreement may be terminated by either party upon seven (7) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.
 - (b) In the event this Agreement is terminated, Hygieneering shall be paid its compensation for services performed to the termination date, including reimbursable expenses then due and all termination expenses, pursuant to this paragraph.
13.
 - (a) Neither party shall hold the other responsible for damages or delay caused by acts of God, strikes, lockouts, accidents, or other events beyond the parties control.
 - (b) Hygieneering will not be responsible for special, accidental or consequential damages. Nor shall it be responsible for damage to its work by other parties. Any repair work necessitated by caused damage will be considered as an order for extra work.
 - (c) Under no circumstances will Hygieneering be liable for damages of any kind in excess of the value of this agreement.
14. In the event any provisions of this agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. Owner more waivers by either party of any provisions, terms, condition, or covenant shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party.
15. This Agreement shall be binding upon both parties and their respective successors, assigns, and personal representative. Neither party shall assign its or his interest in this Agreement without written consent of the other.
16. This Agreement constitutes the entire and integrated Agreement between the Client and Hygieneering, and supersedes all prior negotiations, representations or agreements, whether written or oral except as are specifically incorporated by reference. This Agreement may not be amended except by written instrument signed by both the Client and Hygieneering.
17. The client named on this proposal/ contract agrees that Hygieneering, Inc. incurs substantial recruiting, screening, administrative and marketing expenses in connection with the Hygieneering, Inc. employees that will provide services to support this proposal/ contract. The client agrees that if the client hires, directly or indirectly, any Hygieneering, Inc. employee within 180 days of the contracted service, the client will pay \$50,000 to Hygieneering, Inc.
18. This Agreement shall be governed by the laws of the State of Illinois.
19. Insurance Fees- A 1.5% insurance fee will be billed based on the total value of this project work. Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

Subject: Fwd: Hinsdale - Rooms 124 and 126
From: "Prusa, Jim" <jprusa@d181.org>
Date: 7/31/12, 4:22 PM
To: Gary Frisch
CC: Debbie Prasch <dprasch@d181.org>

Here are the proposals for the remediation work at HMS. If you would print, sign and fax back to Brad on Wed. he can have a crew start on Thurs with a finish of both areas by about Wed. the 8th. I am waiting for the drywall install price from Robert Yiu Construction. When I get it I will forward to you.

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From: Karich, Brad <bkarich@hygieneering.com>
Date: Tue, Jul 31, 2012 at 2:17 PM
Subject: RE: Hinsdale - Rooms 124 and 126
To: "jprusa@d181.org" <jprusa@d181.org>

Jim,

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Subject: Hinsdale - Rooms 124 and 126

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Thanks,

Brad

Brad S. Karich
Director of Environmental Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527
Phone: 630.654.2550 or 800.444.7154, bkarich@hygieneering.com, www.hygieneering.com

Cell: 630.742.6094

 **Hygieneering, Inc.**
Environmental, Health & Safety Consulting Services



- ✓ • Attachments-78/CCSD181.Pno111329.MoldRemediation.HMS.Rm123.7-31-12.pdf

Subject: Fwd: Hinsdale - Rooms 124 and 126
From: "Prasch, Debbie" <dprasch@d181.org>
Date: 8/1/12, 7:54 AM
To: Gary Frisch

Gary,

If the attached is ok would you like me to sign and send for you?

----- Forwarded message -----

From: Prusa, Jim <jprusa@d181.org>
Date: Tue, Jul 31, 2012 at 4:22 PM
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To: Gary Frisch <gfrisch@d181.org>
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Description: Description: Hyg Email9

E-MAIL CONFIDENTIALITY NOTICE: Illinois has a very broad public records law. Most written communications (including email) to or from school district officials and staff are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure. Community Consolidated School District 181

--
Debbie Prasch
Buildings & Grounds
Community Consolidated School District 181
120 S. Walker Avenue
Clarendon Hills, IL 60514
Office: 630-887-1350 Ext 7150
Cell: 630-688-2735
Fax: 630-655-9700

Subject: Fwd: Hinsdale - Rooms 124 and 126
From: "Prasch, Debbie" <dprasch@d181.org>
Date: 8/1/12, 9:45 AM
To: Jim Prusa

Jim,

I have not heard back from Gary on this he is at that retreat. Ok for me to sign and send so they can start tomorrow?

----- Forwarded message -----

From: Prusa, Jim <jprusa@d181.org>
Date: Tue, Jul 31, 2012 at 4:22 PM
Subject: Fwd: Hinsdale - Rooms 124 and 126
To: Gary Frisch <gfrisch@d181.org>
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Thank You,

Brad

From: Karich, Brad

Subject: Fwd: Proposal for HMS
From: "Prusa, Jim" <jprusa@d181.org>
Date: 8/6/12, 3:46 PM
To: Gary Frisch

FYI

----- Forwarded message -----

From: Zeidner, David <dzeidner@hygieneering.com>
Date: Mon, Aug 6, 2012 at 3:01 PM
Subject: Proposal for HMS
To: "jprusa@d181.org" <jprusa@d181.org>

Jim,

I will be on site tomorrow at 9 AM. Please have the list of the 10 rooms and/or office locations where I will perform the airborne mold sampling. I will also look at the boy's & girl's bathrooms and janitorial closets. If possible have a floor plan available for me to mark up with my findings.

Thanks,

David L. Zeidner, M.S., C.M.R., W.R.T. LEED AP

Director of IAQ & Emergency Response Services

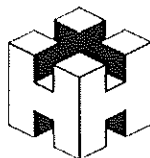
Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527
Phone: 630.654.2550 or 800.444.7154, dzeidner@hygieneering.com, www.hygieneering.com

 **Hygieneering, Inc.**
Environmental, Health & Safety Consulting Services

E-MAIL CONFIDENTIALITY NOTICE: Illinois has a very broad public records law. Most written communications (including email) to or from school district officials and staff are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure. Community Consolidated School District 181



- Attachments-84/Community Consolidated School District #181 Hinsdale MS Mold Proposal 8.12.pdf



August 6, 2012

Via e-mail: jprusa@d181.org

Mr. Jim Prusa
Director of Buildings and Grounds
Community Consolidated School District #181
1010 Executive Court, Suite 100
Westmont, Illinois 60559

RE: Focused Mold & Moisture Assessment – Hinsdale Middle School

Dear Mr. Prusa,

Thank you for the opportunity for Hygieneering, Inc. (Hygieneering) to provide professional industrial hygiene consulting services to Community Consolidated School District #181. This proposal addresses the professional environmental services to be conducted by Hygieneering in response to a potential mold concerns in the Hinsdale Middle School. Approximately ten classrooms/offices, and the schools bathrooms and janitors closets will be selected for the assessment.

Scope of Work

Hygieneering proposes to perform the following services to complete this mold & moisture assessment:

1. Hygieneering will conduct a visual evaluation of representative areas in the school. The inspection will be non-destructive (ie: holes will not be put in walls, etc.). The inspection will be for poor indoor air quality risk factors such as moisture problems, mold, excess dirt, etc.
2. A moisture meter and thermal imaging camera may be used to assess relative moisture content.
3. Hygieneering will collect airborne mold samples (spore traps) in within approximately ten locations and an outdoor reference location. Specific sampling sites will be determined on-site. Spore trap results will include total airborne mold spores (viable and non-viable).
4. A laboratory accredited by the American Industrial Hygiene Association (AIHA) will analyze all sample collected.
5. Hygieneering will prepare a comprehensive report that will describe the sampling methods utilized, analytical results and original laboratory reports. Verbal results will be provided upon receipt of analytical results from the laboratory (typically 3-4 days after sampling). The final report will be provided within 3 weeks of the sampling date.
6. A Certified Industrial Hygienist (CIH) will manage this project and a staff industrial hygienist will perform the field operations.

Cost of Service

The fee for the above described visual inspection, analytical and report services will be a fixed fee of \$1950. An additional fee of \$75 will be assessed for each mold sample collected (Est. \$900).

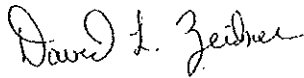
NOTICE TO PROCEED

If you have any questions regarding this information, or wish to discuss the above services further, please do not hesitate to contact me at (630) 654-2550. Otherwise, to proceed with this project, simply sign and date below and fax back to Hygieneering at (630) 789-3813. Please review the attached terms and conditions that will support this project.

Due to the process of mold growth and the fact that Hygieneering has no control over the moisture sources at the facility that can cause mold proliferation, Hygieneering, Inc. cannot guarantee that mold will not return within the facility.

Thank you for the continued opportunity to provide quality environmental, health and safety services to Community Consolidated School District #181.

Respectfully Submitted,
Hygieneering, Inc.



David L. Zeidner, MS, CMR, WRT, LEED AP
Director of IAQ & Emergency Response Services

Please acknowledge these services as defined in this proposal by signing the authorization below. Please review the attached terms and conditions that apply to this project.

Authorization to Proceed
Community Consolidated School District #181

HYGIENEERING, INC.
GENERAL TERMS AND CONDITIONS

1. These General Terms and Conditions are an integral part of the Proposal dated August 6, 2012 Community Consolidated School District #181 (hereinafter the "Client").
2. The term "Hygieneering" shall mean Hygieneering, Inc.
3. This proposal is valid for thirty (30) days from the date above written. Upon execution by the Client, this Proposal, including these Terms and Conditions, shall become our Agreement for Professional Services. Any additions, deletions, or changes to this Proposal or these Terms and Conditions by the Client shall be subject to an acceptance in writing by Hygieneering. Allowing Hygieneering to commence work or preparation of work will constitute acceptance by Client of this proposal and all of its Terms and Conditions.
4. Client acceptance of this proposal in writing, via email, a purchase order or other mechanism, followed by client canceling or delaying work after Hygieneering has incurred costs to commence accepted work will require client to be charged and pay for such expenses incurred, regardless if the work is performed.
5.
 - (a) The scope of the project shall be only that as is described in this Agreement and include all and only such work as Hygieneering deems necessary to carry out and complete the project. The project scope shall not be altered except by mutual agreement and proper authorization to proceed.
 - (b) Unless otherwise expressly agreed, the fees and charges for the project as set forth in this Agreement constitute and are based on Hygieneering's best estimates of time and effort required to complete the project, and cannot be regarded as other than an approximation.
 - (c) The Client warrants that Hygieneering will be able to proceed with the project without delay or interruption.
 - (d) For those projects involving conceptual project development work, activities are often not fully definable in the initial planning. As the project progresses, the facts uncovered may dictate a change in direction which may alter the scope. Hygieneering will inform the client of identified unusual situations so that negotiation of change in scope can be accomplished if required.
 - (e) If, during the course of the prescribed work, additional services are requested, such additional scope of work and compensation shall be agreed to in writing prior to undertaking additional work. If, for any reason additional services, are requested by the Client, and this paragraph has not been complied with, Hygieneering shall be compensated in accordance with its then prevailing fee schedule or rate sheet as applicable.
6. Estimates, opinions and statement of probable construction cost prepared by Hygieneering are its best judgment as a design professional and are supplied for the general guidance of the Client. Because Hygieneering has no control over the costs of labor and material, over Contractor's methods of determining bid prices, or over competitive bidding or market conditions, Hygieneering cannot and does not guarantee that any such estimates, opinions or statements will not vary from Contractor's bids or actual cost to the client.
7. Unless such Contractor is a direct subcontractor to Hygieneering engaged as a part of this agreement, Hygieneering shall not be responsible for the Contractor's construction means, methods, techniques, sequence or procedures, or for safety precautions and programs in or for the safety and integrity of any such Contractors; or third persons work, or for the act or omissions of any Contractor or third person, or their agents or employees. Hygieneering disclaims any and all warranties, expressed or implied, for merchantability, fitness or otherwise.
8.
 - (a) Hygieneering makes no warranty, either expressed or implied, as to its findings, design, recommendations, plans, drawings, calculations, specifications, or professional advice except that they have been prepared in accordance with the current generally accepted professional practices.
 - (b) The Client shall make no demand for liquidated or actual damages for delays, and no liquidated damages may be assessed against Hygieneering for delays or causes attributed to other contractors or arising outside the scope of this proposal.
 - (c) The Client will make no demand for damages resulting from loss of use or lost business opportunities due to delays.
9. Drawings, calculations, and specifications as instruments of service are and shall remain at all times the exclusive property of Hygieneering whether the project for which they are made is executed or not. They are not to be used by the Client on other projects or extension to this project except by agreement in writing with and with appropriate compensation to Hygieneering.
10.
 - (a) Unless stated otherwise in the proposal, the Client shall pay Hygieneering monthly as the work proceeds, and the fees and reimbursable expenses shall be invoiced biweekly as the work progresses. Terms shall be net thirty (30) days. Overdue accounts are subject to a service charge of 1.5 percent per month on the unpaid balance. This is an annual rate of 18 percent.
 - (b) Invoices shall be considered correct as rendered if not questioned in writing within ten (10) calendar days of the date of the invoice.
 - (c) Failure to pay any invoice when due shall entitle Hygieneering to suspend or terminate all work on the project, at its option. In the event of such suspension or termination, Client waives all rights, claims, etc., which it might otherwise have against Hygieneering as a direct or indirect result of such suspension or termination.
 - (d) Should Hygieneering bring any action or proceeding at law or in equity to enforce payment of unpaid invoices, together with any and all service charges, and if Hygieneering recovers judgment in any sum, Hygieneering shall also recover as reasonable counsel fees 30 percent of the amount decreed due for principal, service charges and interest, as well as litigation and collection expenses, witness fees and court costs.
11. Hygieneering shall not be liable for an omission causing an increase in the cost of the related project which may have been a required part of the related project had Hygieneering not made the omission.
12.
 - (a) This Agreement may be terminated by either party upon seven (7) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.
 - (b) In the event this Agreement is terminated, Hygieneering shall be paid its compensation for services performed to the termination date, including reimbursable expenses then due and all termination expenses, pursuant to this paragraph.
13.
 - (a) Neither party shall hold the other responsible for damages or delay caused by acts of God, strikes, lockouts, accidents, or other events beyond the parties control.
 - (b) Hygieneering will not be responsible for special, accidental or consequential damages. Nor shall it be responsible for damage to its work by other parties. Any repair work necessitated by caused damage will be considered as an order for extra work.
 - (c) Under no circumstances will Hygieneering be liable for damages of any kind in excess of the value of this agreement.
14. In the event any provisions of this agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provisions, terms, condition, or covenant shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party.
15. This Agreement shall be binding upon both parties and their respective successors, assigns, and personal representative. Neither party shall assign its or his interest in this Agreement without written consent of the other.
16. This Agreement constitutes the entire and integrated Agreement between the Client and Hygieneering, and supersedes all prior negotiations, representations or agreements, whether written or oral except as are specifically incorporated by reference. This Agreement may not be amended except by written instrument signed by both the Client and Hygieneering.
17. The client named on this proposal/ contract agrees that Hygieneering, Inc. incurs substantial recruiting, screening, administrative and marketing expenses in connection with the Hygieneering, Inc. employees that will provide services to support this proposal/ contract. The client agrees that if the client hires, directly or indirectly, any Hygieneering, Inc. employee within 180 days of the contracted service, the client will pay \$50,000 to Hygieneering, Inc.
18. This Agreement shall be governed by the laws of the State of Illinois.
19. Hygieneering shall maintain data storage of client project information for five years from date of service.
20. Insurance Fees- A 1.8% insurance fee will be billed based on the total value of this project work. Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

Subject: Fwd: HMS Mold Remediation Proposal
From: Jim Prusa
Date: 8/9/12, 8:49 PM
To: Gary Frisch
CC: Debbie Prasch <dprasch@d181.org>

Jim Prusa
Facilities Coordinator
District 181

Sent from my iPhone

Begin forwarded message:

From: "Karich, Brad" <bkarich@hygieneering.com>
To: "jprusa@d181.org" <jprusa@d181.org>
Subject: HMS Mold Remediation Proposal

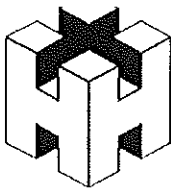
Jim,

Here is the proposal for the multiple bathroom and kitchen remediation project at HMS. If we do not meet post remediation criteria there may be additional costs for cleaning, sampling and/or analysis. Lets just think positive and hope for the best. Call me tomorrow morning to discuss samples collected by David the other day. Good overall.

Thank You,
Brad



- [Attachments-92/CCSD181.Pno.MoldRemediation.HMS.MultipleBathrooms.8-9-12.pdf](#)



August 9, 2012

Via E-mail: jprusa@d181.org

Mr. Jim Prusa
Director of Buildings and Grounds
Community Consolidated School District #181
1010 Executive Court, Suite 100
Westmont, Illinois 60559

RE: A proposal to provide Professional Consulting and Turnkey Asbestos Mold Abatement at Hinsdale Middle School located at 100 South Garfield Ave, Hinsdale, Illinois 60521.

Scope of Work

To support the above-defined project Hygieneering will develop a Mold Abatement Project Specification to properly remove the identified mold-contaminated drywall surfaces in the designated first and second floor student and staff bathrooms at Hinsdale Middle School. This specification will be utilized to support the mold abatement utilizing a qualified IDPH licensed asbestos abatement contractor who is trained in mold remediation.

The remediation work shall be performed in Rooms 101, 106, 107, 201, 202, 230, 231, 241 and the kitchen area and includes:

- The water and mold damaged drywall wall along the bathroom interior walls as identified during the site review/walk-through. The interior wall cavity surfaces, other than the toilet walls that are being cut out, will be cleaned and sealed to minimize potential for additional growth.
- If additional/adjacent building materials are found to be mold contaminated (i.e. adjacent units, rooms, etc.) during the performance of this work, the school district shall be notified to review/determine the necessary response.
- The drywall will be removed to a minimum height of 2-4 feet from the floor and higher if needed until mold growth is no longer visibly observed.
- The wall-mounted toilets and/or urinals may need to be removed to access the extent of the drywall.
- All fiberglass insulation behind drywall walls shall be cleaned and disposed. All surfaces shall also be treated with an anti-microbial disinfectant and then sealed with an anti-microbial encapsulant "white finish". Remaining floor surfaces and wall studs are to be treated and sealed.
- Collection of mold spore trap samples will be conducted after mold removal and cleaning is completed and after the area has filtered overnight. HEPA filtered negative pressure containment will remain in place until results have been received indicating the area has met sample data criteria. Once acceptable results have been received, the contractor shall tear down the containment, equipment, etc. Samples will not be collected for the small area in the kitchen.
- No work will be performed during the day on Wednesday August 15, 2012 as students will be registering for school.

All mold remediation activities are to be performed within HEPA filtered negative pressure enclosures. All remaining/exposed stud surfaces shall be cleaned/disinfected and sealed with a mold inhibitor sealer/primer. The work is estimated to take a total of five (5) days to complete (Saturday 8/11, Mon-Thurs 8/13-8/16/2012) including preparation, abatement, sampling and tear down in each of the areas.

Hygieneering, Inc. is prepared to retain, coordinate and compensate HEPA, Inc. of Chicago, Illinois to support this turnkey remediation project. The turnkey approach will reduce the district's project related tasks, provide additional insurance coverage and further remove the district from the mold abatement process thus further reducing the liabilities that are associated with the type of work activity.

Pricing

The following project pricing includes the total project costs associated with the project to include Mold Abatement Project Design/Contractor Bid Solicitation, On Site Project Management, Mold Spore Trap Sampling, Project Documentation, Abatement Contractor Costs and Turnkey Fees.

At this time, Hygieneering, Inc.'s cost to support this project as defined in this proposal is **\$34,250.00**. **Note:** It is assumed at this point that there will be five (5) shifts to complete this work during the first shift (Saturday, Monday, Tuesday) from 7:00am to 3:30pm and second shift (Wednesday and Thursday) from 4:00pm to 12:30am. Premium work for Saturday (8/11/2012) is included in this proposal.

Due the nature of mold growth and various moisture sources that are not under the control of Hygieneering, Hygieneering cannot warrantee or guarantee that mold growth will not reoccur within the areas that have been abated.

Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

To retain Hygieneering, Inc. to support this project as defined above, please review the attached terms and conditions, sign in the designated area below and fax this document back to my attention. We will then proceed accordingly in supporting this important project to meet and exceed your professional expectations for the performance of this project.

Acceptance of Proposal/Authorized Agent
Community Consolidated School District #181

Thank you for this continued opportunity to work with you and Community Consolidated School District #181 in meeting the legal and ethical standards as they apply to safety and environmental health.

Respectfully submitted,

Hygieneering, Inc.



Brad S. Karich
Director of Environmental Service

HYGIENEERING, INC.
GENERAL TERMS AND CONDITIONS

1. These General Terms and Conditions are an integral part of the Proposal dated August 9, 2012 to Community Consolidated School District #181 (hereinafter the "Client").
2. The term "Hygieneering" shall mean Hygieneering, Inc.
3. This proposal is valid for thirty (30) days from the date above written. Upon execution by the Client, this Proposal, including these Terms and Conditions, shall become our Agreement for Professional Services. Any additions, deletions, or changes to this Proposal or these Terms and Conditions by the Client shall be subject to an acceptance in writing by Hygieneering. Allowing Hygieneering to commence work or preparation of work will constitute acceptance by Client of this proposal and all of its Terms and Conditions.
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6. Estimates, opinions and statement of probable construction cost prepared by Hygieneering are its best judgment as a design professional and are supplied for the general guidance of the Client. Because Hygieneering has no control over the costs of labor and material, over Contractor's methods of determining bid prices, or over competitive bidding or market conditions, Hygieneering cannot and does not guarantee that any such estimates, opinions or statements will not vary from Contractor's bids or actual cost to the client.
7. Unless such Contractor is a direct subcontractor to Hygieneering engaged as a part of this agreement, Hygieneering shall not be responsible for the Contractor's construction means, methods, techniques, sequence or procedures, or for safety precautions and programs in or for the safety and integrity of any such Contractors; or third persons work, or for the act or omissions of any Contractor or third person, or their agents or employees. Hygieneering disclaims any and all warranties, expressed or implied, for merchantability, fitness or otherwise.
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 - (a) Hygieneering makes no warranty, either expressed or implied, as to its findings, design, recommendations, plans, drawings, calculations, specifications, or professional advice except that they have been prepared in accordance with the current generally accepted professional practices.
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11. Hygieneering shall not be liable for an omission causing an increase in the cost of the related project which may have been a required part of the related project had Hygieneering not made the omission.
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 - (c) Under no circumstances will Hygieneering be liable for damages of any kind in excess of the value of this agreement.
14. In the event any provisions of this agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. Owner more waivers by either party of any provisions, terms, condition, or covenant shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party.
15. This Agreement shall be binding upon both parties and their respective successors, assigns, and personal representative. Neither party shall assign its or his interest in this Agreement without written consent of the other.
16. This Agreement constitutes the entire and integrated Agreement between the Client and Hygieneering, and supersedes all prior negotiations, representations or agreements, whether written or oral except as are specifically incorporated by reference. This Agreement may not be amended except by written instrument signed by both the Client and Hygieneering.
17. The client named on this proposal/ contract agrees that Hygieneering, Inc. incurs substantial recruiting, screening, administrative and marketing expenses in connection with the Hygieneering, Inc. employees that will provide services to support this proposal/ contract. The client agrees that if the client hires, directly or indirectly, any Hygieneering, Inc. employee within 180 days of the contracted service, the client will pay \$50,000 to Hygieneering, Inc.
18. This Agreement shall be governed by the laws of the State of Illinois.
19. Insurance Fees- A 1.5% insurance fee will be billed based on the total value of this project work. Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

Subject: Re: comm plans - mold and budget reductions
From: "McGuiggan, Bridget" <bmcguiggan@d181.org>
Date: 8/9/12, 1:46 PM
To: "Frisch, Gary" <gfrisch@d181.org>

Here it is with a few minor edits. Please make note of the new second sentence - Is that accurate? Anything else to add to that statement?

Thanks!

Mold Finding

During summer maintenance work at HMS, Facilities Coordinator Jim Prusa discovered mold growing in a wall between the choir room and the music room on the first level, as well as on the walls just above the floor in the boys and girls bathrooms on each level. It is important to note that the mold in no way endangered students or staff. It is likely that the mold is due to both a water leak in a pipe that has now been repaired, and mopping floors in the bathrooms, causing the drywall to get wet. Our environmental consultants have started abating all areas where mold was discovered. We have a contractor waiting to replace the drywall with a concrete drywall application, which will prevent this type of mold growth in the future. Before we let students into these areas, we will ensure the air quality tests exceed all federal and state requirements. Aside from painting, we will have this work completed in substantial form prior to August 15, the start of schedule pick-up at HMS.

Bridget McGuiggan, APR
Director of Communications
Community Consolidated School District 181
6010 S. Elm Street, Burr Ridge, IL 60527
(630) 887-1070 Ext. 226
www.d181.org

On Thu, Aug 9, 2012 at 12:52 PM, Frisch, Gary <gfrisch@d181.org> wrote:
Bridget,

Please go with this language which is still not final but is a work in process waiting on confirmation from Jim

Gary ☺

On Thu, Aug 9, 2012 at 11:13 AM, McGuiggan, Bridget <bmcguiggan@d181.org> wrote:

Hi Gary,

I started two communication plans for the mold issue and for the budget reduction / review in preparation for a deficit next year. I would love to go over those with you, and then we could share our ideas with Dr. Schuster. Let me know a good day / time for you!

Also, I'm editing Assorted Notes today. Do you think you'll have mold-related content ready to include for sending

tomorrow morning?

Thanks!

Bridget McGuiggan, APR
Director of Communications
Community Consolidated School District 181
6010 S. Elm Street, Burr Ridge, IL 60527
(630) 887-1070 Ext. 226
www.d181.org

E-MAIL CONFIDENTIALITY NOTICE: Illinois has a very broad public records law. Most written communications (including email) to or from school district officials and staff are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure. Community Consolidated School District 181

--
Gary N. Frisch
Assistant Superintendent of Business and Operations
Community Consolidated School District 181
6010 S. Elm Street
Burr Ridge, IL 60527

gfrisch@D181.org

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Subject: Assorted Notes - August 10, 2012

From: "McGuiggan, Bridget" <bmcguiggan@d181.org>

Date: 8/10/12, 11:18 AM

To: Board of Education District 181 <boe@d181.org>, cas <cas@d181.org>, principals <principals@d181.org>

Hello!

Attached is the latest edition of Assorted Notes.

The only additional attachment is an article concerning what it takes to be an S&P AAA-rated school district. The previous edition of Assorted Notes referenced the recent announcement that we once again earned this exceptional rating.

In This Issue

- Vandalism Found at Monroe
- Mold Abatement at HMS
- Cisco Wireless Network Update
- Technology News
- Upcoming Board Meeting Agenda Items

Have a nice day!

Bridget McGuiggan, APR

Director of Communications

Community Consolidated School District 181

6010 S. Elm Street, Burr Ridge, IL 60527

(630) 887-1070 Ext. 226

www.d181.org

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- [Attachments-121/Assorted Notes 12-08-10.pdf](#)
- [Attachments-121/WhatASchoolDistrictNeedsToRankTopoftheClass.pdf](#)



Community Consolidated School District 181
Administrative Center
6010 S. Elm Street
Burr Ridge, IL. 60527
630-887-1070 • FAX 630-887-1079

TO: Board Members and Administrators
FROM: Dr. Renée Schuster
DATE: August 10, 2012
RE: Assorted Notes

In This Issue

1. Vandalism Found at Monroe
2. Mold Abatement at HMS
3. Cisco Wireless Network Update
4. Technology News
5. Upcoming Board Meeting Agenda Items

1. **Vandalism Found at Monroe**

Vandalism was recently discovered at Monroe in the form of graffiti. Facilities Coordinator Jim Prusa reported it to the police. Our facilities staff has since cleaned the area. I will update the Board if the police are able to provide any news on their investigation.

2. **Mold Abatement at HMS**

In mid-July, Jim Prusa discovered mold growing in an upstairs bathroom at HMS. Concerned there might be mold growth in other areas, Jim worked with the facilities staff to search for any additional mold in the building. Additional mold was discovered on the wall between the choir room and the music room, in the custodial closet in the kitchen area, and on the walls in other bathrooms. It has been determined that the mold is due to several factors, all water related: a leak in a pipe, missing caulking in the custodial closet, and mopping floors in the bathrooms, causing the drywall to get wet.

Our environmental consultants (Hygieneering, Inc.) started abating all areas where mold was first discovered. Our contractor (Robert Yiu Construction) is ready to replace the drywall with a concrete drywall application, which will prevent this type of mold growth in the future.

The cost for the abatement work already completed totaled \$20,051. The cost for additional abatement work still needed is \$34,250. (This does not include the

Subject: Fwd: HMS Mold Remediation Proposal
From: "Prasch, Debbie" <dprasch@d181.org>
Date: 8/10/12, 9:16 AM
To: "Karich, Brad" <bkarich@hygieneering.com>

Hi Brad,

Please see attached approval for HMS. Let me know if you need anything else, thank you.

----- Forwarded message -----

From: Jim Prusa <jprusa@d181.org>
Date: Thu, Aug 9, 2012 at 8:49 PM
Subject: Fwd: HMS Mold Remediation Proposal
To: Gary Frisch <gfrisch@d181.org>
Cc: Debbie Prasch <dprasch@d181.org>

Jim Prusa
Facilities Coordinator
District 181

Sent from my iPhone

Begin forwarded message:

From: "Karich, Brad" <bkarich@hygieneering.com>
To: "jprusa@d181.org" <jprusa@d181.org>
Subject: HMS Mold Remediation Proposal

Jim,

Here is the proposal for the multiple bathroom and kitchen remediation project at HMS. If we do not meet post remediation criteria there may be additional costs for cleaning, sampling and/or analysis. Lets just think positive and hope for the best. Call me tomorrow morning to discuss samples collected by David the other day. Good overall.

Thank You,
Brad

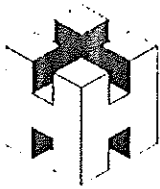
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Debbie Prasch

Buildings & Grounds
Community Consolidated School District 181
120 S. Walker Avenue
Clarendon Hills, IL 60514
Office: 630-887-1350 Ext 7150
Cell: 630-688-2735
Fax: 630-655-9700



- [Attachments-94/Hyg.8.9.12.pdf](#)



Hygieneering, Inc.

industrial hygiene, safety and environmental consulting services

7575 Plaza Court, Willowbrook, IL 60527

(800) 444-7154 Fax (630) 789-3813

August 9, 2012

Via E-mail: jprusa@d181.org

Mr. Jim Prusa
Director of Buildings and Grounds
Community Consolidated School District #181
1010 Executive Court, Suite 100
Westmont, Illinois 60559

RE: A proposal to provide Professional Consulting and Turnkey Asbestos Mold Abatement at Hinsdale Middle School located at 100 South Garfield Ave, Hinsdale, Illinois 60521.

Scope of Work

To support the above-defined project Hygieneering will develop a Mold Abatement Project Specification to properly remove the identified mold-contaminated drywall surfaces in the designated first and second floor student and staff bathrooms at Hinsdale Middle School. This specification will be utilized to support the mold abatement utilizing a qualified IDPH licensed asbestos abatement contractor who is trained in mold remediation.

The remediation work shall be performed in Rooms 101, 106, 107, 201, 202, 230, 231, 241 and the kitchen area and includes:

- The water and mold damaged drywall wall along the bathroom interior walls as identified during the site review/walk-through. The interior wall cavity surfaces, other than the toilet walls that are being cut out, will be cleaned and sealed to minimize potential for additional growth.
- If additional/adjacent building materials are found to be mold contaminated (i.e. adjacent units, rooms, etc.) during the performance of this work, the school district shall be notified to review/determine the necessary response.
- The drywall will be removed to a minimum height of 2-4 feet from the floor and higher if needed until mold growth is no longer visibly observed.
- The wall-mounted toilets and/or urinals may need to be removed to access the extent of the drywall.
- All fiberglass insulation behind drywall walls shall be cleaned and disposed. All surfaces shall also be treated with an anti-microbial disinfectant and then sealed with an anti-microbial encapsulant "white finish". Remaining floor surfaces and wall studs are to be treated and sealed.
- Collection of mold spore trap samples will be conducted after mold removal and cleaning is completed and after the area has filtered overnight. HEPA filtered negative pressure containment will remain in place until results have been received indicating the area has met sample data criteria. Once acceptable results have been received, the contractor shall tear down the containment, equipment, etc. Samples will not be collected for the small area in the kitchen.
- No work will be performed during the day on Wednesday August 15, 2012 as students will be registering for school.

All mold remediation activities are to be performed within HEPA filtered negative pressure enclosures. All remaining/exposed stud surfaces shall be cleaned/disinfected and sealed with a mold inhibitor sealer/primer. The work is estimated to take a total of five (5) days to complete (Saturday 8/11, Mon-Thurs 8/13-8/16/2012) including preparation, abatement, sampling and tear down in each of the areas.

Hygieneering, Inc. is prepared to retain, coordinate and compensate HEPA, Inc. of Chicago, Illinois to support this turnkey remediation project. The turnkey approach will reduce the district's project related tasks, provide additional insurance coverage and further remove the district from the mold abatement process thus further reducing the liabilities that are associated with the type of work activity.

Pricing

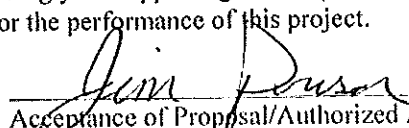
The following project pricing includes the total project costs associated with the project to include Mold Abatement Project Design/Contractor Bid Solicitation, On Site Project Management, Mold Spore Trap Sampling, Project Documentation, Abatement Contractor Costs and Turnkey Fees.

At this time, Hygieneering, Inc.'s cost to support this project as defined in this proposal is \$34,250.00. **Note:** It is assumed at this point that there will be five (5) shifts to complete this work during the first shift (Saturday, Monday, Tuesday) from 7:00am to 3:30pm and second shift (Wednesday and Thursday) from 4:00pm to 12:30am. Premium work for Saturday (8/11/2012) is included in this proposal.

Due the nature of mold growth and various moisture sources that are not under the control of Hygieneering, Hygieneering cannot warrantee or guarantee that mold growth will not reoccur within the areas that have been abated.

Any other special insurance requirements of the client that cost over and beyond what our extensive coverage currently offers will be billed to the client for this project work.

To retain Hygieneering, Inc. to support this project as defined above, please review the attached terms and conditions, sign in the designated area below and fax this document back to my attention. We will then proceed accordingly in supporting this important project to meet and exceed your professional expectations for the performance of this project.


Acceptance of Proposal/Authorized Agent
Community Consolidated School District #181

Thank you for this continued opportunity to work with you and Community Consolidated School District #181 in meeting the legal and ethical standards as they apply to safety and environmental health.

Respectfully submitted,

Hygieneering, Inc.



Brad S. Karich
Director of Environmental Service

Subject: HMS Mold Remediation
From: "Karich, Brad" <bkarich@Hygieneering.com>
Date: 8/10/12, 12:54 PM
To: "jprusa@d181.org" <jprusa@d181.org>

Jim,

Is it possible to have the urinal (at a minimum) and toilet in the men's faculty bathroom (201) removed on Monday? There is also a phone line mounted just above the ceramic base that is sure to get wiped out during the demo/abatement process. Never seen a phone line in a toilet before. HMS has a first for everything for sure!

Also in the women's faculty bathroom (202) both toilets? The mold in in 202 for the right side toilet, the mold extends up to the water supply valve/pipe. With these being small bathrooms the space is pretty tight.

Let me know and I will call you on the cell if we have any issues tomorrow.

Thanks,
Brad

Subject: Job Complete: HMS Mold Remediation
From: SchoolMessenger
Date: 8/14/12, 5:08 PM
To: <jduggan@d181.org>

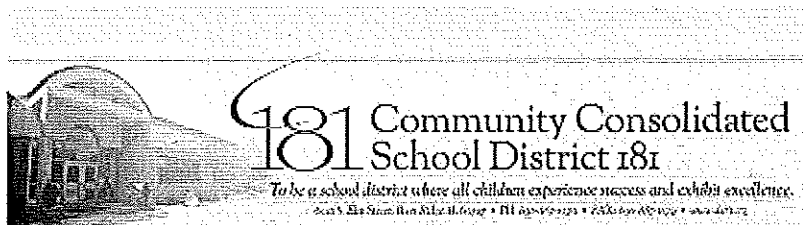
This is an email letting you know that your job, HMS Mold Remediation, is complete. Please see the attached report for more information.

DO NOT REPLY: This is an automatically generated email. Please do not send a reply message.



- [Attachments-133/report.pdf](#)

Subject: News for HMS
From: Dr. Renée Schuster
Date: 8/14/12, 5:08 PM
To: <anowak@d181.org>



Hello!

This is a SchoolMessenger e-mail announcement for Hinsdale Middle School families and staff members.

Tomorrow, August 15, the HMS staff looks forward to welcoming families for Back to School Day. As you walk through the building, you may see cleaning and perhaps work crews. While our summer work is typically completed in time for this exciting program each year, I want to make you aware of a minor delay.

Our night custodial staff discovered mold in a bathroom during the course of summer cleaning. The maintenance team took swift action to identify the cause of the mold and determine if there were any other affected areas. A small number of other locations were found to have mold.

A qualified mold remediation contractor working under the supervision of our environmental consultant has already removed the mold, and our contractor is hard at work installing a special drywall application. We have ensured air quality tests following remediation meet industry standards.

It is important to note that at no time during the year were our students or staff in any danger. Additionally, the start of our school year will not be delayed because of this work.

Thank you for your attention. Enjoy Back to School Day and best of luck this year!

Sincerely,

Dr. Renée Schuster

Subject: Fwd: mold - schoolmessenger announcement
From: "Frisch, Gary" <gfrisch@d181.org>
Date: 8/15/12, 12:57 PM
To: bkarich@hygieneering.com

----- Forwarded message -----

From: Gary Frisch <gfrisch@d181.org>
Date: Wed, Aug 15, 2012 at 10:08 AM
Subject: Re: mold - schoolmessenger announcement
To: "Zeidner, David" <dzeidner@hygieneering.com>

Can you give me a list of each mold found at HMS
A parent wants to know because her son is allergic to certain mold

Sent from my iPhone

On Aug 14, 2012, at 2:58 PM, "Zeidner, David" <dzeidner@Hygieneering.com> wrote:

Gary,

We recommend changing the following sentences:

From: "Environmental consultants have already removed the mold and our contractor is hard at work installing a special drywall application."

To: "A qualified mold remediation contractor working under the supervision of our environmental consultant have already removed the mold and our contractor is hard at work installing a special drywall application."

From: "We have ensured air quality tests exceed all federal and state requirements and the environment is completely safe for our community."

To: "We have ensured air quality tests following remediation meet industry standards."

David L. Zeidner, M.S., C.M.R., W.R.T. LEED AP

Director of IAQ & Emergency Response Services

Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527

Subject: RE: mold - schoolmessenger announcement
From: "Karich, Brad" <bkarich@Hygieneering.com>
Date: 8/15/12, 1:06 PM
To: "Frisch, Gary" <gfrisch@d181.org>

Gary,

This will take a little bit to summarize. I am working on another project and have meetings most of the day. I should be able to get this to you by day's end or first thing in the a.m. latest.

Thanks,
Brad

From: Frisch, Gary [mailto:gfrisch@d181.org]
Sent: Wednesday, August 15, 2012 12:58 PM
To: Karich, Brad
Subject: Fwd: mold - schoolmessenger announcement

----- Forwarded message -----

From: Gary Frisch <gfrisch@d181.org>
Date: Wed, Aug 15, 2012 at 10:08 AM
Subject: Re: mold - schoolmessenger announcement
To: "Zeidner, David" <dzeidner@hygieneering.com>

Can you give me a list of each mold found at HMS
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To: "We have ensured air quality tests following remediation meet industry standards."

David L. Zeidner, M.S., C.M.R., W.R.T. LEED AP
Director of IAQ & Emergency Response Services
Hygieneering, Inc., 7575 Plaza Court, Willowbrook, IL 60527

Phone: [630.654.2550](tel:630.654.2550) or [800.444.7154](tel:800.444.7154), dzeidner@hygieneering.com, www.hygieneering.com

<image001.jpg>

From: Karich, Brad
Sent: Tuesday, August 14, 2012 1:52 PM
To: Zeidner, David
Subject: FW: mold - schoolmessenger announcement

From: Frisch, Gary [<mailto:gfrisch@d181.org>]
Sent: Tuesday, August 14, 2012 1:51 PM
To: Karich, Brad
Subject: Fwd: mold - schoolmessenger announcement

----- Forwarded message -----

From: McGuiggan, Bridget <bmcguiggan@d181.org>
Date: Tue, Aug 14, 2012 at 1:45 PM
Subject: mold - schoolmessenger announcement
To: Gary Frisch <gfrisch@d181.org>

Here is our drafted message!

Bridget McGuiggan, APR
Director of Communications
Community Consolidated School District 181
6010 S. Elm Street, Burr Ridge, IL 60527
(630) 887-1070 Ext. 226
www.d181.org

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Gary N. Frisch
Assistant Superintendent of Business and Operations
Community Consolidated School District 181
6010 S. Elm Street
Burr Ridge, IL 60527

gfrisch@D181.org

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Subject: Assorted Notes

From: "McGuiggan, Bridget" <bmcguiggan@d181.org>

Date: 8/17/12, 8:21 AM

To: Gary Frisch

Hi Gary,

Below is what is being planned for Assorted Notes. Please let me know if you have any edits. I asked Dr. Schuster if she wanted to include an update on the contingency. If she does, we'll need to touch base later this morning about that. I'll let you know!

In our last Assorted Notes, I reported the mold that was discovered and remediated at HMS. To give credit where credit is due, I want to share that our night custodian, Anna Shemkiv, initially discovered the mold while she was performing summer cleaning. Our building engineer, Tomas Rios, found the mold in the music rooms. A qualified mold remediation contractor working under the supervision of our environmental consultant has removed the mold. The installation of a special drywall application will be complete before school begins. We have ensured air quality tests following remediation meet industry standards.

Bridget McGuiggan, APR

Director of Communications

Community Consolidated School District 181

6010 S. Elm Street, Burr Ridge, IL 60527

(630) 887-1070 Ext. 226

www.d181.org

Subject: Fwd: Assorted Notes - August 17, 2012
From: "Mayer, Yvonne" <ymayer@d181.org>
Date: 8/17/12, 3:24 PM
To: Michael Nelson

Michael:

Did you read the assorted notes and see how they are switching out all the laptops in the school "labs" with IPADS this fall INSTEAD of laptops? To me, this is so manipulative. They don't even tell us how many IPADS will be purchased but it seems like an obvious end run around our voting down the initiative. Even if cost neutral, by replacing laptops with Ipads the board will be more inclined to approve a future initiative even if it is not supported with data. I for one will not vote yes on this. Just wanted you to know. Also, I don't plan to ask any questions about this before the vote. So the administration can be happy about that. Ridiculous!

Yvonne

----- Forwarded message -----

From: McGuiggan, Bridget <bmcguiggan@d181.org>
Date: Fri, Aug 17, 2012 at 12:37 PM
Subject: Assorted Notes - August 17, 2012
To: Board of Education District 181 <boe@d181.org>, cas <cas@d181.org>, principals <principals@d181.org>

Hello!

Attached is the latest edition of Assorted Notes.

In This Issue

- New Teacher Orientation
- Opening Day Activities
- Mold Update
- Lab Replacement
- Network Security Audit
- Email Archiving Transition
- Back to School Summit
- New Student Testing
- Upcoming Board Meeting Agenda Items

The additional attachments are referenced in the Opening Day Activities section.

Have a nice day!

Bridget McGuiggan, APR
Director of Communications
Community Consolidated School District 181
6010 S. Elm Street, Burr Ridge, IL 60527
(630) 887-1070 Ext. 226
www.d181.org

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- [Attachments-137/Assorted Notes 12-08-17.pdf](#)
- [Attachments-137/August 20 Elementary Schedule.pdf](#)
- [Attachments-137/August 20 Middle School Schedule.pdf](#)
- [Attachments-137/August 21 Elementary Schedule.pdf](#)
- [Attachments-137/August 21 Middle School Schedule.pdf](#)



Community Consolidated School District 181
Administrative Center
6010 S. Elm Street
Burr Ridge, IL. 60527
630-887-1070 • FAX 630-887-1079

TO: Board Members and Administrators
FROM: Dr. Renée Schuster
DATE: August 17, 2012
RE: Assorted Notes

In This Issue

1. New Teacher Orientation
2. Opening Day Activities
3. Mold Update
4. Lab Replacement
5. Network Security Audit
6. Email Archiving Transition
7. Back to School Summit
8. New Student Testing
9. Upcoming Board Meeting Agenda Items

1. New Teacher Orientation

On Thursday, we welcomed 21 staff members for New Teacher Orientation, led by Doug Eccarius and the Human Resources Department. I discussed my expectations, explained strategic planning documents, and shared a welcome on behalf of the Board. Members of the Leadership Team provided information about their respective departments, and our Principals and Assistant Principals joined the group in the afternoon. The program continues today with technology training, curriculum information, and an explanation of the New Teacher Evaluation process.

2. Opening Day Activities

On August 20 and 21, we will hold Opening Day activities for all staff members. The focus for this year's staff development is on Balanced Literacy, Writing Fundamentals, Write Source, Common Core, and sessions specific to individual content areas. The conference-like schedule is attached for both days. Professional development training for certified staff will be held on August 20 from 8:00 a.m. - 3:05 p.m. August 21 is our Opening Day celebration for all HCHTA and HESS employees. It will begin with a reconnecting breakfast at 7:30

a.m. The building principals will host their back-to-school faculty meeting on August 22 after Planning Day.

3. Mold Update

In our last Assorted Notes, I reported the mold that was discovered and remediated at HMS. To give credit where credit is due, I want to share that our night custodian, Anna Shemkiv, initially discovered the mold while she was performing summer cleaning. A qualified mold remediation contractor working under the supervision of our environmental consultant has removed the mold. The installation of a special drywall application should be complete before school begins. The air quality tests have been conducted and HMS passed.

4. Lab Replacement

We are proceeding with the Board-approved replacement cycle of computer labs. After discussing options with building principals, we are going to replace the lab iMacs with iPad carts, allowing us to increase the number of devices available for each building, while also better supporting their Learning Commons initiatives. Instead of receiving iMacs, each building will receive approximately two carts of iPads. This is a cost neutral change. The lease proposal for these devices will be presented to the Board for approval at the August 27 Business meeting.

5. Network Security Audit

Our network management partner, Tympani, will be conducting a security audit of our network in September. The audit process includes attacking and probing our network from outside the District in order to identify weaknesses in the system that could be exploited. The audit will take place outside of school hours to ensure that no services are interrupted for our staff and student users. A network security audit was last completed in 2008.

6. Email Archiving Transition

As previously mentioned in Assorted Notes (July 27, 2012 – Item 6d), the district is migrating from Postini to Gaggles.net for email archiving. The solution from Gaggles is lower in cost and offers a more robust feature set. All old email has been migrated from Postini to Gaggles, and the transition of our live email service will take place this evening. Once the change is registered with our domain (d181.org) provider, it must propagate throughout the global Internet. Email delivery may be delayed by up to two hours during that period.

7. Back to School Summit

On August 15, Kevin Russell attended the Back to School Summit at the Midwest Center for the Gifted. Professional development funds were utilized to cover the cost of this conference (\$125). Two speakers from the field of gifted education (Joseph S. Renzulli - University of Connecticut; Joyce VanTassel-Baska - College of William and Mary) presented on providing advanced learning opportunities for all students. The conference was designed to provide attendees with tools to make advanced learning possible for all students.

Inquiry-based learning and critical thinking skills are cornerstone principles of gifted education. However, these principles are not unique to the gifted