



# Lake Ozark Fire Protection District

1767 Bagnell Dam Blvd. Lake Ozark, Missouri 65049

Phn# 573-365-3380

Fax# 573-365-3758

## Request for Proposal (RFP) 23-4 Station 1 Mold Remediation Project November 13, 2023

### Project Description and Background

The Lake Ozark Fire Protection District has discovered an issue with mold growth in one of our manned stations. After testing and consulting with qualified technicians, we have a plan to mitigate and prevent this issue from reoccurring. This proposal would remove suspect contaminants and return the building to its normal state for occupancy.

### Anticipated Scope of Work:

The nature of this project lends to variables beyond our control. It is the understanding that the issue may be greater than we can anticipate. It is expected that additional work will be completed at an agreed upon rate prior to the work beginning.

Completed proposals shall include the following timeframe: dates available to begin work, including approximate number of days it will take to complete the job, as well as an estimated date of completion.

The services to be provided include:

1. The spray foam insulation and vapor barrier on top of the addition shall be removed and replaced with a minimum of 3 inches of closed cell foam insulation. The two exterior walls of the addition facing the mezzanine and bay area shall have the insulation removed and replaced with a minimum of 3 inches of closed cell foam insulation. The door from the addition to the mezzanine shall be replaced with an exterior grade door complete with frame, threshold, weather stripping, and shall be self-closing. The exhaust fan and lighting circuits in the addition bathroom shall be wired to one switch or both switches shall be replaced with motion sensing switches with timers.
2. HVAC – The HVAC ductwork for the addition shall be removed and replaced with ducting that is insulated to a minimum of R-8. The AHU including the coil and coil cabinet shall be thoroughly cleaned. An Aprilaire PRO E100 dehumidification system shall be installed at the AHU of the HVAC system.
3. The drywall material shall be removed approximately 12 inches from around each HVAC supply register in the addition. In the training room, the lower 2 feet of drywall shall be removed from the wall adjacent to the restrooms. The water damaged flooring shall be removed and replaced. Any exposed insulation in these areas shall be removed and replaced.

4. Once all recommended building materials have been removed, the remaining building materials should be evaluated for possible removal as well. Considering not all areas were accessible, it is possible more damaged building materials may be discovered once additional access has been created.
5. After all damaged building materials have been removed the entire area inside each containment barrier should be HEPA vacuumed starting at the highest point, farthest from the air scrubber working down and toward the AFD. After the initial HEPA vacuuming, an approved mold cleaning agent should be used in all remediated areas. The contractor should allow sufficient contact time in order to allow the product to work properly.
6. Mechanical agitation may be necessary to properly remediate these areas. Mechanical agitation may include wire brushing, sanding, or other blasting media. The mold cleaning agent specifically designed for the above purpose should be used. The mold cleaning agent should be safe for all porous and non-porous surfaces (interior and exterior); applied with standard equipment in order to minimize costs; be chemically and technologically compatible with a surface mold resistant coating; and have continuous microbial activity for prevention of future mold growth. It is recommended that the cleaning agent also have the following features: significant dyne penetration for better absorbency; non-toxic and water based for safer usage and clean-up; colorless, in order to see the original surface after application; quick drying to allow for faster re-occupancy of the space; and odorless upon application to prevent a lingering odor after drying.
7. After all cleaning is complete; the area should be HEPA vacuumed again (including the containment barriers) starting at the highest point furthest from the AFD and working in a circular pattern toward the AFD. After the final HEPA vacuuming, a mold resistant coating, compatible with the cleaning agent should be applied to the remediated area. The compatibility of the two products must be capable of continually maintaining minimum harmful bacteria and fungicidal growth for five years. All remediated areas should be free of dust and debris. In the event a tinted or clear mold resistant coating is utilized, the post remediation verification must be performed prior to application of coatings. The use of bleach and similar sterilants is not recommended as part of current mold remediation guidelines.
8. After all remediation work is complete, EnviroPro should perform post remediation sampling in order to insure that the remediated areas have been returned to Condition 1 status prior to containment barriers being removed. All remediated areas should be free of dust and debris. Air samples will be collected throughout the remediated areas. Air samples should be at or lower than the baseline sample. The air scrubbers should run a minimum of forty-eight hours prior to sampling to allow for airborne fungal activity to be filtered. Air samples should be collected outside containment in order to determine if air scrubbing was sufficient to remove any cross-contamination issues present.
9. In the event post remediation verification yields unsatisfactory results the area should be reevaluated in order to determine what additional steps may be necessary to return the structure to Condition I status, as defined by the IICRC S520 guideline.

10. All removed building materials shall be replaced with new materials, leaving the structure in a finished state prepared for immediate occupancy. It shall be better than how it was found.

**Final Submission**

Completed proposals need to be in hand of the Administrative Office no later than 15:00 on December 1, 2023. Also, appointments can be made to view the affected areas for a thorough assessment.

**Delivery Address:**

Lake Ozark Fire Protection District  
1767 Bagnell Dam Blvd  
Lake Ozark, MO 65049  
Attn: Michelle Kauten

If you have any questions, please contact Code Official Charlie Misenheimer [cmisenheimer@lofpd.com](mailto:cmisenheimer@lofpd.com) or Chief David Matusik at [dmatusik@lofpd.com](mailto:dmatusik@lofpd.com) or by phone at 573-365-3380.