

**AGENDA for the Joint *SPECIAL* Meeting of the
Sierra County Board of Education
and the
Sierra-Plumas Joint Unified School District Governing Board**

July 02, 2025

6:00pm

Meeting Location:

Loyalton: Sierra County Office of Education, Room 4, 109 Beckwith Rd, Loyalton CA 96118

Zoom for the public:

Link: <https://us02web.zoom.us/j/82905527325>

Phone dial-in: 669-900-9128 (Press *6 to unmute)

Webinar ID: 829 0552 7325

Board Members:

Area 1: Patty Hall – phall@spjUSD.org

Area 2: Rhynie Hollitz (Vice President) – rhollitz@spjUSD.org

Area 3: John Martinetti (Clerk) – jmartinetti@spjUSD.org

Area 4: Kelly Champion (President) – kchampion@spjUSD.org

Area 5: Richard Jaquez – rjaquez@spjUSD.org

Any individual who requires disability-related accommodations or modifications including auxiliary aids and services in order to participate in the Board meeting should contact the Superintendent(s) or designee in writing.

Any student or parent/guardian who wishes to have directory information or personal information, as defined in Education Code 49061 and/or 49073.2, be excluded from the minutes should contact the Superintendent(s) or designee in writing.

Public inspection of agenda documents that are distributed to the Board less than 72 hours before the meeting, will be made available at Sierra County Office of Education, Room 3, 109 Beckwith Road, Loyalton, CA, 96118, and posted with the online agenda at <http://www.sierracountyschools.org> (Government Code 54957.5).

A. CALL TO ORDER

Please be advised that this meeting will be recorded.

B. ROLL CALL

C. APPROVAL OF AGENDA

D. PUBLIC COMMENT

Special Meeting Agenda Items only, please.

This is an opportunity for members of the public to directly address the governing board on any item of interest that is within the subject matter jurisdiction of the governing board listed on this agenda. Three (3) minutes may be allotted to each speaker and a maximum of twenty (20) minutes to each subject matter.

E. ACTION ITEMS

1. Old Business

a. Approval of quotes for asbestos abatement

1. Downieville Schools**
2. Loyalton Elementary School**
3. Loyalton High School**

b. Approval of quotes for carpeting

1. Downieville Schools**
2. Loyalton Elementary School**
3. Loyalton High School**

2. New Business

- a. Adoption of Resolution 26-001D authorizing filing of applications for State funding for School Facility Program projects and affirming compliance with Proposition 2 requirements**
- b. Approval of architect proposal for District Office/Wellness Center project**
- c. Assignment of Isabel McMillan, 4-6 Teacher, Downieville School, 1.0 FTE, effective August 18, 2025

F. ADVANCED PLANNING

1. The next Regular Joint Board Meeting will be held on July 29, 2025, at Sierra County Office of Education, Room 4, 109 Beckwith Rd, Loyalton CA 96118 at 6:00pm. If needed, Closed Session may be held before the Regular session beginning at 5:00pm. Zoom videoconferencing will be available for the public.

G. ADJOURN



James Berardi,
County Superintendent



Sean Snider,
District Superintendent



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

Insured: Downieville Schools
Property: 130 School Street
Downieville, CA 95936

Estimator: Bryan Sandoval
Position: Estimator
Business: 318 S. 19th Street, #101
Sparks, NV 89431

Business: (775) 567-2301
E-mail: Bryan@8884abatement.com

Claim Number:

Policy Number:

Type of Loss: Asbestos Abatement

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 5/23/2025 4:05 PM

Price List: CATR8X_MAY25
Restoration/Service/Remodel
Estimate: DOWNIEVILLE_L&LC

Exclusions and Clarifications:

Contents need to be removed from rooms before abatement begins.

This bid includes mobilization and demobilization from job site.

*1-888-4-Abatement, Inc. does not reinstall any item or fixture we detach in order to perform our scope of work.

*1-888-4-Abatement, Inc. does not perform repairs.

*1-888-4-Abatement, Inc will make all reasonable efforts to prevent any incidental damage caused by necessary abatement procedures. 1-888-4-Abatement is not responsible for any damage from these procedures, including tape or staple damage to walls ceilings or floors, as these items occur often as a result of following strict containment standards and regulations.

*1-888-4-Abatement, Inc strictly abides by all laws and Federal, State, and local regulations pertaining to abatement, including worker safety, removal procedures, waste management, record keeping, and notifications. All estimates include adherence to these regulations, and also include permits, fees, and plans, unless otherwise noted.

Thank you for choosing 1-888-4-Abatement Inc., we appreciate this opportunity to exceed your expectations.



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

DOWNIEVILLE_L&LC

SETUP-PREABATEMENT

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Containment Barrier/Airlock/Decon. Chamber	600.00 SF @	1.39 =	834.00
<i>Install decontamination chamber, critical barriers and engineering controls to isolate work areas- Item includes labor and material costs (poly, duct tape, blue tape, spray adhesive, Manometer, warning signs, and caution tape).</i>			
Peel & seal zipper	2.00 EA @	16.03 =	32.06
Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	10.00 DA @	110.52 =	1,105.20
<i>Install HEPA filtered negative air machines until final air clearance. 2 machines x 5 days = 10 days.</i>			
Add for HEPA filter (for negative air exhaust fan)	0.50 EA @	216.21 =	108.11
Ducting - lay-flat - Large	50.00 LF @	0.50 =	25.00
Add for personal protective equipment - Heavy duty	30.00 EA @	39.81 =	1,194.30
<i>(PPE includes: suits, goggles, gloves, and boots) utilized by trained and certified technicians throughout project.</i>			
<i>3 technicians x 5 days x 2 changes = 30 Suits.</i>			
Respirator cartridge - HEPA only (per pair)	15.00 EA @	14.63 =	219.45
Respirator - Full face - multi-purpose resp. (per day)	15.00 DA @	7.61 =	114.15
Temporary safety shower	1.00 EA @	90.27 =	90.27

Learning Center

Learning Center

Height: 8'

Door 2' 6" X 6' 8" Opens into Exterior
Door 2' 6" X 6' 8" Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Remove Cove base molding - rubber or vinyl, 4" high	125.33 LF @	0.57 =	71.44
Tear out asbestos vinyl floor covering	235.00 SF @	4.08 =	958.80
Remove asbestos floor mastic	836.56 SF @	5.03 =	4,207.90
Remove Carpet	836.56 SF @	0.52 =	435.01
HEPA Vacuuming - Detailed - (PER SF)	2,722.44 SF @	0.40 =	1,088.98
Wet wipe containment	2,722.44 SF @	0.40 =	1,088.98
Apply asbestos fiber encapsulating compound	836.56 SF @	0.70 =	585.59

Library

Library

Height: 8'

Door 2' 6" X 6' 8" Opens into Exterior



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
 318 South 19th St, #101 Sparks, NV 89431
 2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
 DOSH # 930; CSLB # 897164, NV # 0074976

Door	2' 6" X 6' 8"	Opens into Exterior		
DESCRIPTION		QTY	UNIT PRICE	TOTAL
Remove Cove base molding - rubber or vinyl, 4" high		116.00 LF @	0.57 =	66.12
Remove asbestos floor mastic		782.27 SF @	5.03 =	3,934.82
Remove Carpet		782.27 SF @	0.52 =	406.78
HEPA Vacuuming - Detailed - (PER SF)		2,499.21 SF @	0.40 =	999.68
Wet wipe containment		2,499.21 SF @	0.40 =	999.68
Apply asbestos fiber encapsulating compound		782.27 SF @	0.70 =	547.59

POST-ABATEMENT

DESCRIPTION		QTY	UNIT PRICE	TOTAL
Equipment decontamination charge - per piece of equipment		5.00 EA @	51.00 =	255.00
<i>Includes decontamination of 2 negative air machines, 2 vacuums and shower.</i>				
Plastic bag - used for hazardous waste cleanup - Large		120.00 EA @	3.76 =	451.20
Hazardous waste hauling and disposal.		1.00 EA @	950.00 =	950.00
<i>Waste disposal, including transportation and fees of landfills that accept asbestos contaminated waste</i>				
Contamination - air or surface testing & lab analysis		1.00 EA @		DIRECT BILL
<i>Final air test/clearance will be performed by a third party consultant. 1-888-4-Abatement will coordinate clearance with consultant at project completion. Consultant to bill owner directly.</i>				
Hazardous Waste Technician - per hour		5.00 HR @	90.47 =	452.35
<i>Labor to mobilize and return back to job site to pick up equipment after clearance is given.</i>				

Grand Total Areas:

1,944.00 SF Walls	1,658.83 SF Ceiling	3,602.83 SF Walls and Ceiling
1,618.83 SF Floor	179.87 SY Flooring	241.33 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	251.33 LF Ceil. Perimeter
1,618.83 Floor Area	1,743.50 Total Area	1,944.00 Interior Wall Area
2,243.33 Exterior Wall Area	256.67 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

Summary for Dwelling

Line Item Total	21,222.46
Material Sales Tax	277.54
Replacement Cost Value	\$21,500.00
Net Claim	\$21,500.00

Bryan Sandoval
Estimator

This agreement is between (Owner listed on page 1 of this document or General Contractor representing Owner): hereinafter referred to as "Client," whose loss address is listed on this document and 1-888-4-Abatement, Inc., hereinafter referred to as "1-888-4-Abatement" or "Contractor," whose address is 3158 Luyung Drive, Rancho Cordova, CA 95742. In consideration of the mutual covenants, agreements, representations and warranties contained herein, the parties agree as follows:

Scope of work. Client is retaining services of Contractor to perform work as detailed in this document for the contracted amount of **\$21,500.00**. Initial _____

Client understands that if any appliance, fixture, or any other building material is removed during the course of the remediation, 1-888-4-Abatement Inc. is not responsible for reinstalling them. Initial _____

Supplemental work: Client understands that during abatement process, additional work, beyond the original scope, may be required to complete remediation and obtain clearance. Contractor will contact Sean Snider, to the extent applicable, for approval on additional work and it becomes part of this work authorization. Initial _____

Incidental Damage clause: 1-888-4-Abatement is not responsible for water leaks that develop which are out of our control; any damage from abatement procedures, including tape or staple damage to walls ceilings or floors; damage during removal to any cabinets, countertops, vanities, toilets, tiles, appliances, fixtures, scratches or gouges in flooring, as these items occur often as a result of following strict containment standards and regulations. Initial _____

Notification of damages: Client shall communicate any concerns to 1-888-4-Abatement within 10 days of job completion. Initial _____

Payment Terms: Upon Completion unless otherwise specified in this contract. Should Client elect to pay by credit card a charge of 3% of the total bill will be added to cover credit card processing fees. Initial _____
Time for Performance. The Contractor shall complete the work within approximately _____ working days after commencement, subject to permissible delays as described in Paragraph 4, starting _____

General Abatement Conditions.



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

1. The work area will be restricted with "Asbestos Caution" signs and tape. These areas will be off limits to all persons except authorized personnel until work is completed and cleared.
2. Protective clothing will be used and will include hooded Tyvek suits, boots, gloves, and respirators.
3. Work will be performed in accordance with, and in most cases exceed standards set forth by EPA, OSHA, NIOSH, and your local Air Quality Management District. In particular, the work will comply with EPA, NIOSH, and OSHA asbestos worker protection regulations (e.g. 29 C.F.R. Â§ 1926.1101)
4. The areas where the asbestos will be removed will be prepared to include one or two layers of polyethylene sheeting on all penetrations as required. Engineering controls will be installed to include HEPA filtered negative air and a decontamination chamber for the technician to enter and exit the work area.
5. Once the building is contained and engineering controls are in place, the materials will be sprayed with a wetting agent to penetrate the surface and minimize airborne fibers during the removal process. The materials will be removed and prepared for disposal.
6. After the asbestos is removed, the area will be cleaned and encapsulated. The area will be tested and will pass clearance criteria of 0.01 f/cc using PCM NIOSH 7400 methodology. A third party to conduct the testing will be hired directly by the Client. Power and water are to be supplied on site by the Client. Waste and debris will be transported by a licensed and certified waste hauler in accordance with EPA, AQMD, NHP and/or CHP requirements and disposed of at a certified landfill in accordance with EPA and OSHA requirements.

Exclusions and Clarifications.

1. Water and power will be provided by Client throughout the duration of the project.
2. All contents in the work area shall be removed by Client.
3. Proposal includes cost and submittal of mandatory notifications, as needed.
4. Contractor will coordinate clearance testing with third-party testing consultant hired by Client. Cost of clearance test NOT included in bid.
5. This bid does not include removal of unsuspected asbestos or lead or presumed hazardous asbestos or lead material that may be discovered during the abatement process that was unknown at time of inspection.
6. This bid includes one mobilization only. Additional mobilizations to be at additional cost.
7. Working days are regular work hours (not to exceed 8 hours), Monday through Friday. Additional cost may apply if requested to work on weekends, holidays or after hours.
8. Contractor does not light gas appliances, reinstall any item or fixture that we may have to detach to perform our scope of work.
9. Contractor is not responsible for leaks that occur at angle stops. In many instances, the angle stops are old or original to the house. Leaking at the stems is common. Contractor will cap the angle stops or pipe once we disconnect the supply lines. Water to the home may have to be shut off if the angle stop does not close completely until it is capped. If the pipe or angle stop still leaks once capped, the water to the home will remain off unless the Client directs 888 to leave the water on. Client assumes liability for any damage caused by leaking angle stops or pipes.
10. Contractor will make all reasonable efforts to prevent any incidental damage caused by necessary abatement procedures. 888 is not responsible for any damage from these procedures, including tape or staple damage to walls ceilings or floors, as these items occur often as a result of following strict containment standards and regulations.
11. Contractor strictly abides by all laws and Federal, State, and local regulations pertaining to abatement, including worker safety, removal procedures, waste management, record keeping, and notifications. All estimates include adherence to these regulations, and also include permits, fees, and plans, unless otherwise noted.
12. Permits, if needed, not included unless specifically mentioned above.

Permissible Delays. Contractor shall be excused from any delay in completions of the contract caused by acts of God, acts of the Client or the Client's agent, employee or independent contractor, strikes, acts of public utilities, public bodies or inspectors, extra work required by Client, or other contingencies unforeseeable by or beyond the reasonable control of the Contractor.

Unanticipated Conditions and Concealed Damage: Expenses incurred because of unusual or unanticipated conditions shall be paid by Client as extra work. If unanticipated conditions are discovered during the course of work, 888 will inform Client. 888 is not responsible to repair any such discovered condition and any work performed by 888 to remedy such condition will be



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

billed separately as extra work.

Termination: Either Contractor or Client may terminate this Agreement, effective upon written notice to the other party, if the other party materially breaches this Agreement, and such breach is incapable of cure, or with respect to a material breach capable of cure, the breach is not cured within (7) days after receipt of written notice of such breach.

Attorney Fees: In the event any suit or action is brought by any party under this Agreement to enforce any of its terms, or in any appeal there from, it is agreed that the prevailing party shall be entitled to reasonable attorney's fees to be fixed by the trial court and/or appellate court.

Governing Law: This Agreement and the rights and obligations of the parties hereto shall be governed, construed and enforced in accordance with the laws of the state where Contractor performs the work.

Arbitration: All disputes between the parties arising out of relating to this Agreement shall be determined exclusively by mandatory, binding arbitration pursuant either to the California Arbitration Act or Nevada Uniform Arbitration Act, whichever is applicable (the "Act"). The parties shall by agreement select one person as arbitrator who has substantial experience in construction or request a court to appoint one arbitrator pursuant to the Act. In addition to all powers conferred upon the arbitrator in the Act, the parties expressly agree that the arbitrator shall have the power to rule on his or her own jurisdiction, including any objections with respect to the existence, scope, or validity of the arbitration agreement or to the arbitrability of any claim or counterclaim asserted by either party. The arbitrator shall enter an award at the conclusion of the proceedings and shall include therein an award of reasonable attorney's fees and costs to the prevailing party. In no event, however, may the award include any punitive damages. The arbitrator's fee and the cost of the proceeding shall initially be shared equally between the parties, but the arbitrator may in his/her discretion order that the losing party pay all or any part of the arbitrator's fee advanced by the prevailing party.

Contractor Initials

Client's Initials

California Disclosure:

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTOR'S STATE LICENSE BOARD, WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT IS FILED WITHIN THREE (3) YEARS OF THE DATE OF THE ALLEGED VIOLATIONS. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTOR'S STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CA 95826.

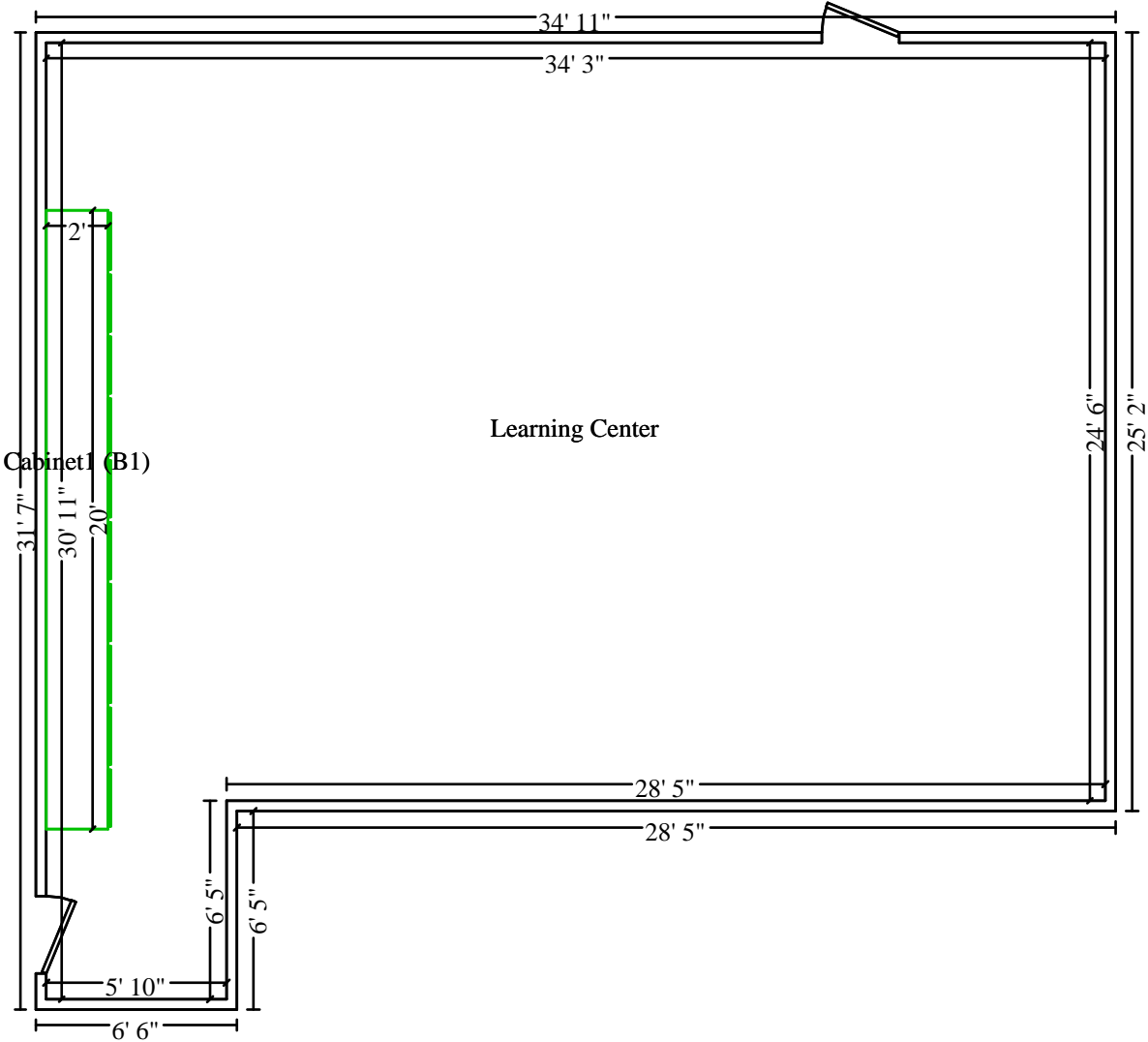
Bank Authorization. If necessary, this authorization allows Contractor to speak with Clients bank or Mortgage Company regarding any necessary documents required to process payment for work performed at above address.

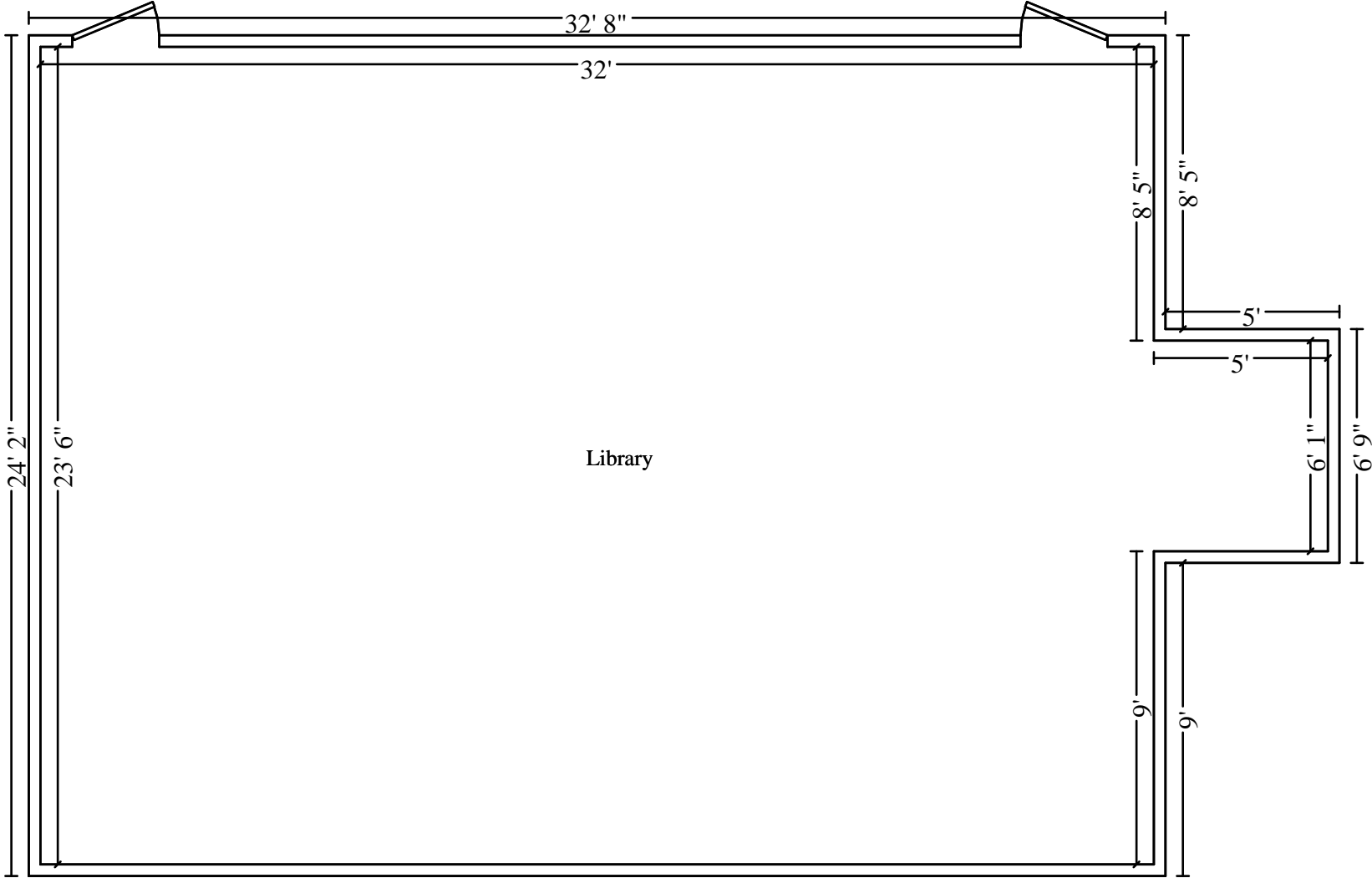
Entire Agreement. This Agreement is the Parties' final and complete Agreement. All prior and/or contemporaneous Agreements, understand and/or representations, whether in writing or verbal, have been merged or incorporated herein.

Executed at _____ (County) , _____ (State), on _____ (date)

Client Sign Here _____

Contractor: *Neil Ostrander*





Library

Thank you for choosing 1-888-4-Abatement Inc., we appreciate this opportunity to exceed your expectations.



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

LOYALTON_ES_7&8

SETUP-PREABATEMENT

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Containment Barrier/Airlock/Decon. Chamber <i>Install decontamination chamber, critical barriers and engineering controls to isolate work areas- Item includes labor and material costs (poly, duct tape, blue tape, spray adhesive, Manometer, warning signs, and caution tape).</i>	600.00 SF @	1.39 =	834.00
Peel & seal zipper	2.00 EA @	16.03 =	32.06
Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit. <i>Install HEPA filtered negative air machines until final air clearance. 2 machines x 5 days = 10 days.</i>	10.00 DA @	110.52 =	1,105.20
Add for HEPA filter (for negative air exhaust fan)	0.50 EA @	216.21 =	108.11
Ducting - lay-flat - Large	50.00 LF @	0.50 =	25.00
Add for personal protective equipment - Heavy duty <i>(PPE includes: suits, goggles, gloves, and boots) utilized by trained and certified technicians throughout project. 3 technicians x 5 days x 2 changes = 30 Suits.</i>	30.00 EA @	39.81 =	1,194.30
Respirator cartridge - HEPA only (per pair)	15.00 EA @	14.63 =	219.45
Respirator - Full face - multi-purpose resp. (per day)	15.00 DA @	7.61 =	114.15
Temporary safety shower	1.00 EA @	89.81 =	89.81

Classrooms 7&8

Classroom 7

Height: 8'

Door 2' 6" X 6' 8" Opens into Exterior
Door 2' 6" X 6' 8" Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Remove Cove base molding - rubber or vinyl, 4" high	107.67 LF @	0.57 =	61.37
Remove asbestos floor mastic	738.49 SF @	5.03 =	3,714.60
Remove Carpet	459.49 SF @	0.52 =	238.93
Tear out asbestos vinyl floor covering	279.15 SF @	4.08 =	1,138.93
HEPA Vacuuming - Detailed - (PER SF)	2,374.01 SF @	0.40 =	949.60
Wet wipe containment	2,374.01 SF @	0.40 =	949.60
Apply asbestos fiber encapsulating compound	738.49 SF @	0.70 =	516.94

Classroom 8

Height: 8'

Door 2' 6" X 6' 8" Opens into Exterior
Door 2' 6" X 6' 8" Opens into Exterior



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Remove Cove base molding - rubber or vinyl, 4" high	116.33 LF @	0.57 =	66.31
Remove asbestos floor mastic	882.58 SF @	5.03 =	4,439.38
Remove Carpet	882.58 SF @	0.52 =	458.94
HEPA Vacuuming - Detailed - (PER SF)	2,731.51 SF @	0.40 =	1,092.60
Wet wipe containment	2,731.51 SF @	0.40 =	1,092.60
Apply asbestos fiber encapsulating compound	882.58 SF @	0.70 =	617.81

POST-ABATEMENT

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Equipment decontamination charge - per piece of equipment	5.00 EA @	51.00 =	255.00
<i>Includes decontamination of 2 negative air machines, 2 vacuums and shower.</i>			
Plastic bag - used for hazardous waste cleanup - Large	120.00 EA @	3.76 =	451.20
Hazardous waste hauling and disposal.	1.00 EA @	950.00 =	950.00
<i>Waste disposal, including transportation and fees of landfills that accept asbestos contaminated waste</i>			
Contamination - air or surface testing & lab analysis	1.00 EA @		DIRECT BILL
<i>Final air test/clearance will be performed by a third party consultant. 1-888-4-Abatement will coordinate clearance with consultant at project completion. Consultant to bill owner directly.</i>			
Hazardous Waste Technician - per hour	4.00 HR @	90.47 =	361.88
<i>Labor to mobilize and return back to job site to pick up equipment after clearance is given.</i>			

Grand Total Areas:

1,805.33 SF Walls	1,679.13 SF Ceiling	3,484.46 SF Walls and Ceiling
1,621.07 SF Floor	180.12 SY Flooring	224.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	234.00 LF Ceil. Perimeter
1,621.07 Floor Area	1,746.71 Total Area	1,805.33 Interior Wall Area
1,470.83 Exterior Wall Area	170.83 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

Summary for Dwelling

Line Item Total	21,077.77
Material Sales Tax	278.23
Replacement Cost Value	\$21,356.00
Net Claim	\$21,356.00

Bryan Sandoval
Estimator

This agreement is between (Owner listed on page 1 of this document or General Contractor representing Owner): hereinafter referred to as "Client," whose loss address is listed on this document and 1-888-4-Abatement, Inc., hereinafter referred to as "1-888-4-Abatement" or "Contractor," whose address is 3158 Luyung Drive, Rancho Cordova, CA 95742. In consideration of the mutual covenants, agreements, representations and warranties contained herein, the parties agree as follows:

Scope of work. Client is retaining services of Contractor to perform work as detailed in this document for the contracted amount of **\$21,356.00**. Initial _____

Client understands that if any appliance, fixture, or any other building material is removed during the course of the remediation, 1-888-4-Abatement Inc. is not responsible for reinstalling them. Initial _____

Supplemental work: Client understands that during abatement process, additional work, beyond the original scope, may be required to complete remediation and obtain clearance. Contractor will contact Sean Snider, to the extent applicable, for approval on additional work and it becomes part of this work authorization. Initial _____

Incidental Damage clause: 1-888-4-Abatement is not responsible for water leaks that develop which are out of our control; any damage from abatement procedures, including tape or staple damage to walls ceilings or floors; damage during removal to any cabinets, countertops, vanities, toilets, tiles, appliances, fixtures, scratches or gouges in flooring, as these items occur often as a result of following strict containment standards and regulations. Initial _____

Notification of damages: Client shall communicate any concerns to 1-888-4-Abatement within 10 days of job completion. Initial _____

Payment Terms: Upon Completion unless otherwise specified in this contract. Should Client elect to pay by credit card a charge of 3% of the total bill will be added to cover credit card processing fees. Initial _____
Time for Performance. The Contractor shall complete the work within approximately _____ working days after commencement, subject to permissible delays as described in Paragraph 4, starting _____

General Abatement Conditions.



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

1. The work area will be restricted with "Asbestos Caution" signs and tape. These areas will be off limits to all persons except authorized personnel until work is completed and cleared.
2. Protective clothing will be used and will include hooded Tyvek suits, boots, gloves, and respirators.
3. Work will be performed in accordance with, and in most cases exceed standards set forth by EPA, OSHA, NIOSH, and your local Air Quality Management District. In particular, the work will comply with EPA, NIOSH, and OSHA asbestos worker protection regulations (e.g. 29 C.F.R. Â§ 1926.1101)
4. The areas where the asbestos will be removed will be prepared to include one or two layers of polyethylene sheeting on all penetrations as required. Engineering controls will be installed to include HEPA filtered negative air and a decontamination chamber for the technician to enter and exit the work area.
5. Once the building is contained and engineering controls are in place, the materials will be sprayed with a wetting agent to penetrate the surface and minimize airborne fibers during the removal process. The materials will be removed and prepared for disposal.
6. After the asbestos is removed, the area will be cleaned and encapsulated. The area will be tested and will pass clearance criteria of 0.01 f/cc using PCM NIOSH 7400 methodology. A third party to conduct the testing will be hired directly by the Client. Power and water are to be supplied on site by the Client. Waste and debris will be transported by a licensed and certified waste hauler in accordance with EPA, AQMD, NHP and/or CHP requirements and disposed of at a certified landfill in accordance with EPA and OSHA requirements.

Exclusions and Clarifications.

1. Water and power will be provided by Client throughout the duration of the project.
2. All contents in the work area shall be removed by Client.
3. Proposal includes cost and submittal of mandatory notifications, as needed.
4. Contractor will coordinate clearance testing with third-party testing consultant hired by Client. Cost of clearance test NOT included in bid.
5. This bid does not include removal of unsuspected asbestos or lead or presumed hazardous asbestos or lead material that may be discovered during the abatement process that was unknown at time of inspection.
6. This bid includes one mobilization only. Additional mobilizations to be at additional cost.
7. Working days are regular work hours (not to exceed 8 hours), Monday through Friday. Additional cost may apply if requested to work on weekends, holidays or after hours.
8. Contractor does not light gas appliances, reinstall any item or fixture that we may have to detach to perform our scope of work.
9. Contractor is not responsible for leaks that occur at angle stops. In many instances, the angle stops are old or original to the house. Leaking at the stems is common. Contractor will cap the angle stops or pipe once we disconnect the supply lines. Water to the home may have to be shut off if the angle stop does not close completely until it is capped. If the pipe or angle stop still leaks once capped, the water to the home will remain off unless the Client directs 888 to leave the water on. Client assumes liability for any damage caused by leaking angle stops or pipes.
10. Contractor will make all reasonable efforts to prevent any incidental damage caused by necessary abatement procedures. 888 is not responsible for any damage from these procedures, including tape or staple damage to walls ceilings or floors, as these items occur often as a result of following strict containment standards and regulations.
11. Contractor strictly abides by all laws and Federal, State, and local regulations pertaining to abatement, including worker safety, removal procedures, waste management, record keeping, and notifications. All estimates include adherence to these regulations, and also include permits, fees, and plans, unless otherwise noted.
12. Permits, if needed, not included unless specifically mentioned above.

Permissible Delays. Contractor shall be excused from any delay in completions of the contract caused by acts of God, acts of the Client or the Client's agent, employee or independent contractor, strikes, acts of public utilities, public bodies or inspectors, extra work required by Client, or other contingencies unforeseeable by or beyond the reasonable control of the Contractor.

Unanticipated Conditions and Concealed Damage: Expenses incurred because of unusual or unanticipated conditions shall be paid by Client as extra work. If unanticipated conditions are discovered during the course of work, 888 will inform Client. 888 is not responsible to repair any such discovered condition and any work performed by 888 to remedy such condition will be



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

billed separately as extra work.

Termination: Either Contractor or Client may terminate this Agreement, effective upon written notice to the other party, if the other party materially breaches this Agreement, and such breach is incapable of cure, or with respect to a material breach capable of cure, the breach is not cured within (7) days after receipt of written notice of such breach.

Attorney Fees: In the event any suit or action is brought by any party under this Agreement to enforce any of its terms, or in any appeal there from, it is agreed that the prevailing party shall be entitled to reasonable attorney's fees to be fixed by the trial court and/or appellate court.

Governing Law: This Agreement and the rights and obligations of the parties hereto shall be governed, construed and enforced in accordance with the laws of the state where Contractor performs the work.

Arbitration: All disputes between the parties arising out of relating to this Agreement shall be determined exclusively by mandatory, binding arbitration pursuant either to the California Arbitration Act or Nevada Uniform Arbitration Act, whichever is applicable (the "Act"). The parties shall by agreement select one person as arbitrator who has substantial experience in construction or request a court to appoint one arbitrator pursuant to the Act. In addition to all powers conferred upon the arbitrator in the Act, the parties expressly agree that the arbitrator shall have the power to rule on his or her own jurisdiction, including any objections with respect to the existence, scope, or validity of the arbitration agreement or to the arbitrability of any claim or counterclaim asserted by either party. The arbitrator shall enter an award at the conclusion of the proceedings and shall include therein an award of reasonable attorney's fees and costs to the prevailing party. In no event, however, may the award include any punitive damages. The arbitrator's fee and the cost of the proceeding shall initially be shared equally between the parties, but the arbitrator may in his/her discretion order that the losing party pay all or any part of the arbitrator's fee advanced by the prevailing party.

Contractor Initials

Client's Initials

California Disclosure:

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTOR'S STATE LICENSE BOARD, WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT IS FILED WITHIN THREE (3) YEARS OF THE DATE OF THE ALLEGED VIOLATIONS. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTOR'S STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CA 95826.

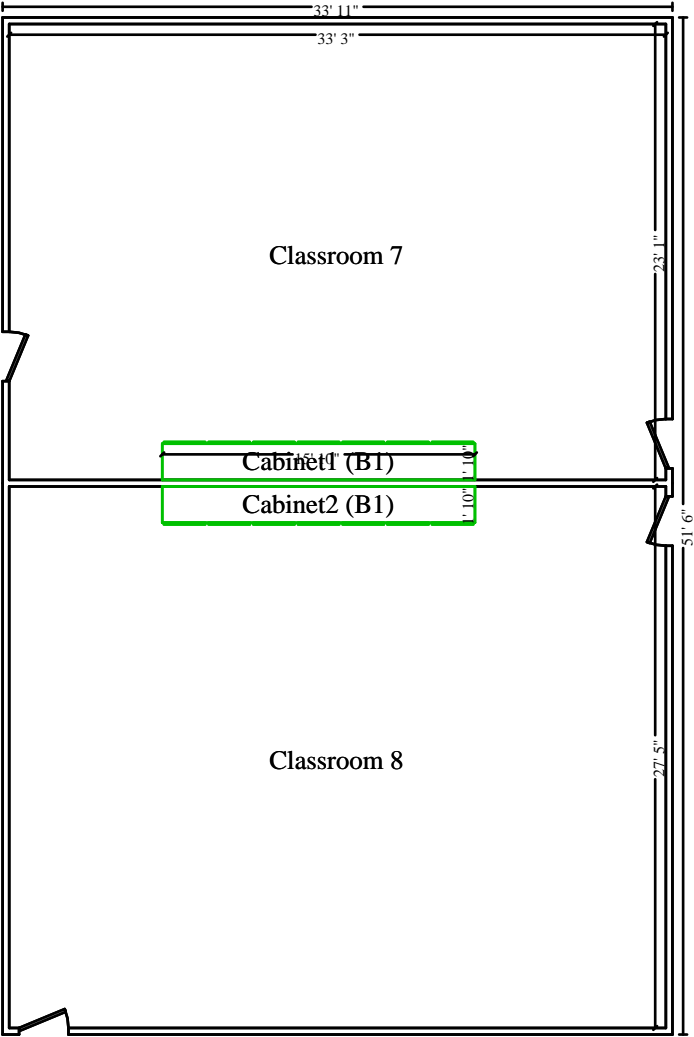
Bank Authorization. If necessary, this authorization allows Contractor to speak with Clients bank or Mortgage Company regarding any necessary documents required to process payment for work performed at above address.

Entire Agreement. This Agreement is the Parties' final and complete Agreement. All prior and/or contemporaneous Agreements, understand and/or representations, whether in writing or verbal, have been merged or incorporated herein.

Executed at _____ (County) , _____ (State), on _____ (date)

Client Sign Here _____

Contractor: *Neil Ostrander*





1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

Insured: Loyalton High School-Rooms 2&4
Property: 700 Fourth Street
Loyalton, CA 96118

Estimator: Bryan Sandoval
Position: Estimator
Business: 318 S. 19th Street, #101
Sparks, NV 89431

Business: (775) 567-2301
E-mail: Bryan@8884abatement.com

Claim Number:

Policy Number:

Type of Loss: Asbestos Abatement

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 5/23/2025 4:05 PM

Price List: CATR8X_MAY25
Restoration/Service/Remodel
Estimate: LOYALTON_HS_2&4

Exclusions and Clarifications:

Contents need to be removed from rooms before abatement begins.

This bid includes mobilization and demobilization from job site.

*1-888-4-Abatement, Inc. does not reinstall any item or fixture we detach in order to perform our scope of work.

*1-888-4-Abatement, Inc. does not perform repairs.

*1-888-4-Abatement, Inc will make all reasonable efforts to prevent any incidental damage caused by necessary abatement procedures. 1-888-4-Abatement is not responsible for any damage from these procedures, including tape or staple damage to walls ceilings or floors, as these items occur often as a result of following strict containment standards and regulations.

*1-888-4-Abatement, Inc strictly abides by all laws and Federal, State, and local regulations pertaining to abatement, including worker safety, removal procedures, waste management, record keeping, and notifications. All estimates include adherence to these regulations, and also include permits, fees, and plans, unless otherwise noted.

Thank you for choosing 1-888-4-Abatement Inc., we appreciate this opportunity to exceed your expectations.



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

LOYALTON_HS_2&4

SETUP-PREABATEMENT

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Containment Barrier/Airlock/Decon. Chamber <i>Install decontamination chamber, critical barriers and engineering controls to isolate work areas- Item includes labor and material costs (poly, duct tape, blue tape, spray adhesive, Manometer, warning signs, and caution tape).</i>	735.00 SF @	1.39 =	1,021.65
Peel & seal zipper	2.00 EA @	16.03 =	32.06
Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit. <i>Install HEPA filtered negative air machines until final air clearance. 4 machines x 5 days = 20 days.</i>	20.00 DA @	110.52 =	2,210.40
Add for HEPA filter (for negative air exhaust fan)	4.00 EA @	54.05 =	216.20
Ducting - lay-flat - Large	50.00 LF @	0.50 =	25.00
Add for personal protective equipment - Heavy duty <i>(PPE includes: suits, goggles, gloves, and boots) utilized by trained and certified technicians throughout project. 4 technicians x 5 days x 2 changes = 40 Suits.</i>	40.00 EA @	39.81 =	1,592.40
Respirator cartridge - HEPA only (per pair)	20.00 EA @	14.63 =	292.60
Respirator - Full face - multi-purpose resp. (per day)	20.00 DA @	7.61 =	152.20
Temporary safety shower	1.00 EA @	85.79 =	85.79

Classroom 2

Old 116, New #2

Height: 8'

Door 2' 6" X 6' 8" Opens into HVAC
Door 2' 6" X 6' 8" Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Remove Cove base molding - rubber or vinyl, 4" high	130.18 LF @	0.45 =	58.58
Remove Carpet	1,189.18 SF @	0.39 =	463.78
Remove asbestos floor mastic <i>Chemically remove asbestos containing mastic from concrete slab.</i>	1,189.18 SF @	4.80 =	5,708.06
HEPA Vacuuming - (PER SF)	3,426.44 SF @	0.55 =	1,884.54
Wet wipe containment	3,426.44 SF @	0.35 =	1,199.25
Apply asbestos fiber encapsulating compound	1,189.18 SF @	0.65 =	772.97

Classroom 4

Old 118, New #4

Height: 8'

Door 2' 6" X 6' 8" Opens into HVAC



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

Door	2' 6" X 6' 8"	Opens into Exterior		
DESCRIPTION		QTY	UNIT PRICE	TOTAL
Remove Cove base molding - rubber or vinyl, 4" high		130.18 LF @	0.45 =	58.58
Remove Carpet		1,189.18 SF @	0.39 =	463.78
Remove asbestos floor mastic		1,189.18 SF @	4.80 =	5,708.06
<i>Chemically remove asbestos containing mastic from concrete slab.</i>				
HEPA Vacuuming - (PER SF)		3,426.44 SF @	0.55 =	1,884.54
Wet wipe containment		3,426.44 SF @	0.35 =	1,199.25
Apply asbestos fiber encapsulating compound		1,189.18 SF @	0.65 =	772.97

POST-ABATEMENT

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Equipment decontamination charge - per piece of equipment	7.00 EA @	51.00 =	357.00
<i>Includes decontamination of 4 negative air machines, 2 vacuums and shower.</i>			
Plastic bag - used for hazardous waste cleanup - Large	160.00 EA @	3.76 =	601.60
Hazardous waste hauling and disposal.	1.00 EA @	1,150.00 =	1,150.00
<i>Waste disposal, including transportation and fees of landfills that accept asbestos contaminated waste</i>			
Contamination - air or surface testing & lab analysis	1.00 EA @		DIRECT BILL
<i>Final air test/clearance will be performed by a third party consultant. 1-888-4-Abatement will coordinate clearance with consultant at project completion. Consultant to bill owner directly.</i>			
Hazardous Waste Technician - per hour	4.00 HR @	90.47 =	361.88
<i>Labor to mobilize and return back to job site to pick up equipment after clearance is given.</i>			

Grand Total Areas:

2,449.50 SF Walls	2,445.52 SF Ceiling	4,895.03 SF Walls and Ceiling
2,445.52 SF Floor	271.72 SY Flooring	303.69 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	318.69 LF Ceil. Perimeter
2,445.52 Floor Area	2,544.73 Total Area	2,449.50 Interior Wall Area
2,443.74 Exterior Wall Area	275.23 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

Summary for Dwelling

Line Item Total	28,273.14
Material Sales Tax	426.86
Replacement Cost Value	\$28,700.00
Net Claim	\$28,700.00

Bryan Sandoval
Estimator

This agreement is between (Owner listed on page 1 of this document or General Contractor representing Owner): hereinafter referred to as "Client," whose loss address is listed on this document and 1-888-4-Abatement, Inc., hereinafter referred to as "1-888-4-Abatement" or "Contractor," whose address is 3158 Luyung Drive, Rancho Cordova, CA 95742. In consideration of the mutual covenants, agreements, representations and warranties contained herein, the parties agree as follows:

Scope of work. Client is retaining services of Contractor to perform work as detailed in this document for the contracted amount of **\$28,700.00**. Initial _____

Client understands that if any appliance, fixture, or any other building material is removed during the course of the remediation, 1-888-4-Abatement Inc. is not responsible for reinstalling them. Initial _____

Supplemental work: Client understands that during abatement process, additional work, beyond the original scope, may be required to complete remediation and obtain clearance. Contractor will contact Sean Snider, to the extent applicable, for approval on additional work and it becomes part of this work authorization. Initial _____

Incidental Damage clause: 1-888-4-Abatement is not responsible for water leaks that develop which are out of our control; any damage from abatement procedures, including tape or staple damage to walls ceilings or floors; damage during removal to any cabinets, countertops, vanities, toilets, tiles, appliances, fixtures, scratches or gouges in flooring, as these items occur often as a result of following strict containment standards and regulations. Initial _____

Notification of damages: Client shall communicate any concerns to 1-888-4-Abatement within 10 days of job completion. Initial _____

Payment Terms: Upon Completion unless otherwise specified in this contract. Should Client elect to pay by credit card a charge of 3% of the total bill will be added to cover credit card processing fees. Initial _____
Time for Performance. The Contractor shall complete the work within approximately _____ working days after commencement, subject to permissible delays as described in Paragraph 4, starting _____

General Abatement Conditions.



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

1. The work area will be restricted with "Asbestos Caution" signs and tape. These areas will be off limits to all persons except authorized personnel until work is completed and cleared.
2. Protective clothing will be used and will include hooded Tyvek suits, boots, gloves, and respirators.
3. Work will be performed in accordance with, and in most cases exceed standards set forth by EPA, OSHA, NIOSH, and your local Air Quality Management District. In particular, the work will comply with EPA, NIOSH, and OSHA asbestos worker protection regulations (e.g. 29 C.F.R. Â§ 1926.1101)
4. The areas where the asbestos will be removed will be prepared to include one or two layers of polyethylene sheeting on all penetrations as required. Engineering controls will be installed to include HEPA filtered negative air and a decontamination chamber for the technician to enter and exit the work area.
5. Once the building is contained and engineering controls are in place, the materials will be sprayed with a wetting agent to penetrate the surface and minimize airborne fibers during the removal process. The materials will be removed and prepared for disposal.
6. After the asbestos is removed, the area will be cleaned and encapsulated. The area will be tested and will pass clearance criteria of 0.01 f/cc using PCM NIOSH 7400 methodology. A third party to conduct the testing will be hired directly by the Client. Power and water are to be supplied on site by the Client. Waste and debris will be transported by a licensed and certified waste hauler in accordance with EPA, AQMD, NHP and/or CHP requirements and disposed of at a certified landfill in accordance with EPA and OSHA requirements.

Exclusions and Clarifications.

1. Water and power will be provided by Client throughout the duration of the project.
2. All contents in the work area shall be removed by Client.
3. Proposal includes cost and submittal of mandatory notifications, as needed.
4. Contractor will coordinate clearance testing with third-party testing consultant hired by Client. Cost of clearance test NOT included in bid.
5. This bid does not include removal of unsuspected asbestos or lead or presumed hazardous asbestos or lead material that may be discovered during the abatement process that was unknown at time of inspection.
6. This bid includes one mobilization only. Additional mobilizations to be at additional cost.
7. Working days are regular work hours (not to exceed 8 hours), Monday through Friday. Additional cost may apply if requested to work on weekends, holidays or after hours.
8. Contractor does not light gas appliances, reinstall any item or fixture that we may have to detach to perform our scope of work.
9. Contractor is not responsible for leaks that occur at angle stops. In many instances, the angle stops are old or original to the house. Leaking at the stems is common. Contractor will cap the angle stops or pipe once we disconnect the supply lines. Water to the home may have to be shut off if the angle stop does not close completely until it is capped. If the pipe or angle stop still leaks once capped, the water to the home will remain off unless the Client directs 888 to leave the water on. Client assumes liability for any damage caused by leaking angle stops or pipes.
10. Contractor will make all reasonable efforts to prevent any incidental damage caused by necessary abatement procedures. 888 is not responsible for any damage from these procedures, including tape or staple damage to walls ceilings or floors, as these items occur often as a result of following strict containment standards and regulations.
11. Contractor strictly abides by all laws and Federal, State, and local regulations pertaining to abatement, including worker safety, removal procedures, waste management, record keeping, and notifications. All estimates include adherence to these regulations, and also include permits, fees, and plans, unless otherwise noted.
12. Permits, if needed, not included unless specifically mentioned above.

Permissible Delays. Contractor shall be excused from any delay in completions of the contract caused by acts of God, acts of the Client or the Client's agent, employee or independent contractor, strikes, acts of public utilities, public bodies or inspectors, extra work required by Client, or other contingencies unforeseeable by or beyond the reasonable control of the Contractor.

Unanticipated Conditions and Concealed Damage: Expenses incurred because of unusual or unanticipated conditions shall be paid by Client as extra work. If unanticipated conditions are discovered during the course of work, 888 will inform Client. 888 is not responsible to repair any such discovered condition and any work performed by 888 to remedy such condition will be



1-888-4-Abatement, Inc

3158 Luyung Drive, Rancho Cordova, CA 95742
318 South 19th St, #101 Sparks, NV 89431
2290 Ivy St, #190, Chico, CA 95928

Ph: (916) 231-0090 Fax: (916) 231-0096
DOSH # 930; CSLB # 897164, NV # 0074976

billed separately as extra work.

Termination: Either Contractor or Client may terminate this Agreement, effective upon written notice to the other party, if the other party materially breaches this Agreement, and such breach is incapable of cure, or with respect to a material breach capable of cure, the breach is not cured within (7) days after receipt of written notice of such breach.

Attorney Fees: In the event any suit or action is brought by any party under this Agreement to enforce any of its terms, or in any appeal there from, it is agreed that the prevailing party shall be entitled to reasonable attorney's fees to be fixed by the trial court and/or appellate court.

Governing Law: This Agreement and the rights and obligations of the parties hereto shall be governed, construed and enforced in accordance with the laws of the state where Contractor performs the work.

Arbitration: All disputes between the parties arising out of relating to this Agreement shall be determined exclusively by mandatory, binding arbitration pursuant either to the California Arbitration Act or Nevada Uniform Arbitration Act, whichever is applicable (the "Act"). The parties shall by agreement select one person as arbitrator who has substantial experience in construction or request a court to appoint one arbitrator pursuant to the Act. In addition to all powers conferred upon the arbitrator in the Act, the parties expressly agree that the arbitrator shall have the power to rule on his or her own jurisdiction, including any objections with respect to the existence, scope, or validity of the arbitration agreement or to the arbitrability of any claim or counterclaim asserted by either party. The arbitrator shall enter an award at the conclusion of the proceedings and shall include therein an award of reasonable attorney's fees and costs to the prevailing party. In no event, however, may the award include any punitive damages. The arbitrator's fee and the cost of the proceeding shall initially be shared equally between the parties, but the arbitrator may in his/her discretion order that the losing party pay all or any part of the arbitrator's fee advanced by the prevailing party.

Contractor Initials

Client's Initials

California Disclosure:

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTOR'S STATE LICENSE BOARD, WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT IS FILED WITHIN THREE (3) YEARS OF THE DATE OF THE ALLEGED VIOLATIONS. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTOR'S STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CA 95826.

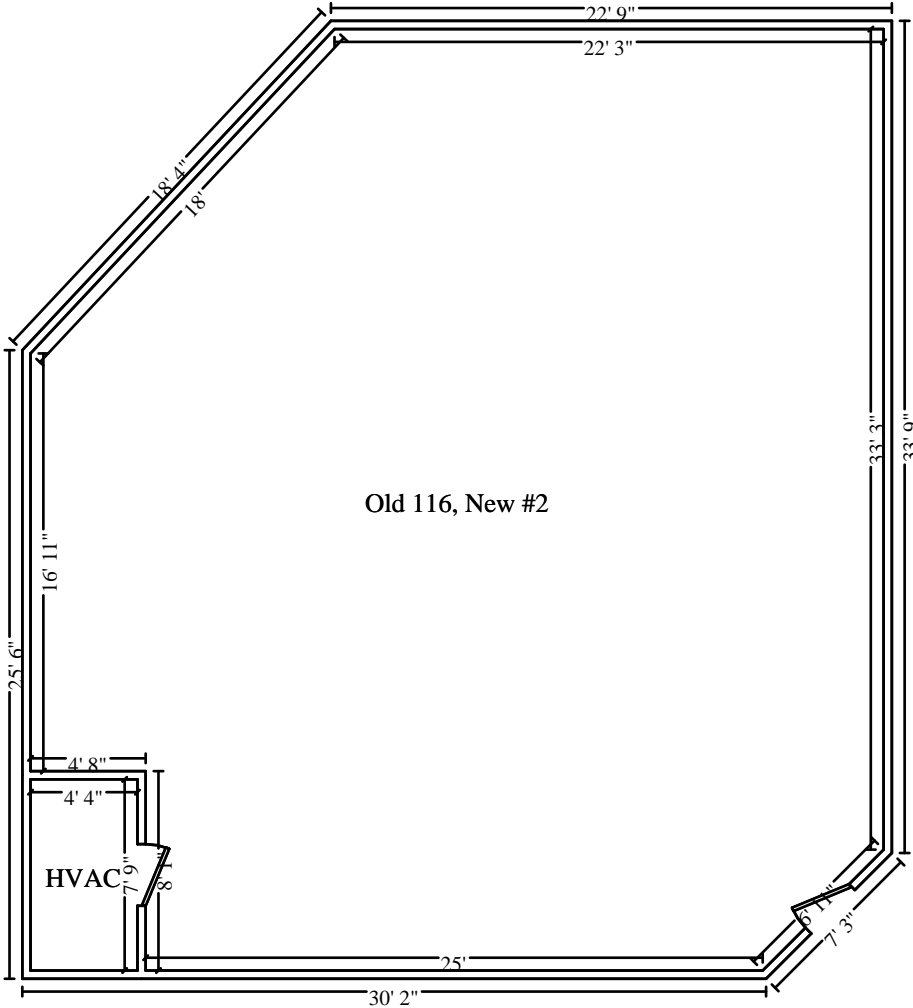
Bank Authorization. If necessary, this authorization allows Contractor to speak with Clients bank or Mortgage Company regarding any necessary documents required to process payment for work performed at above address.

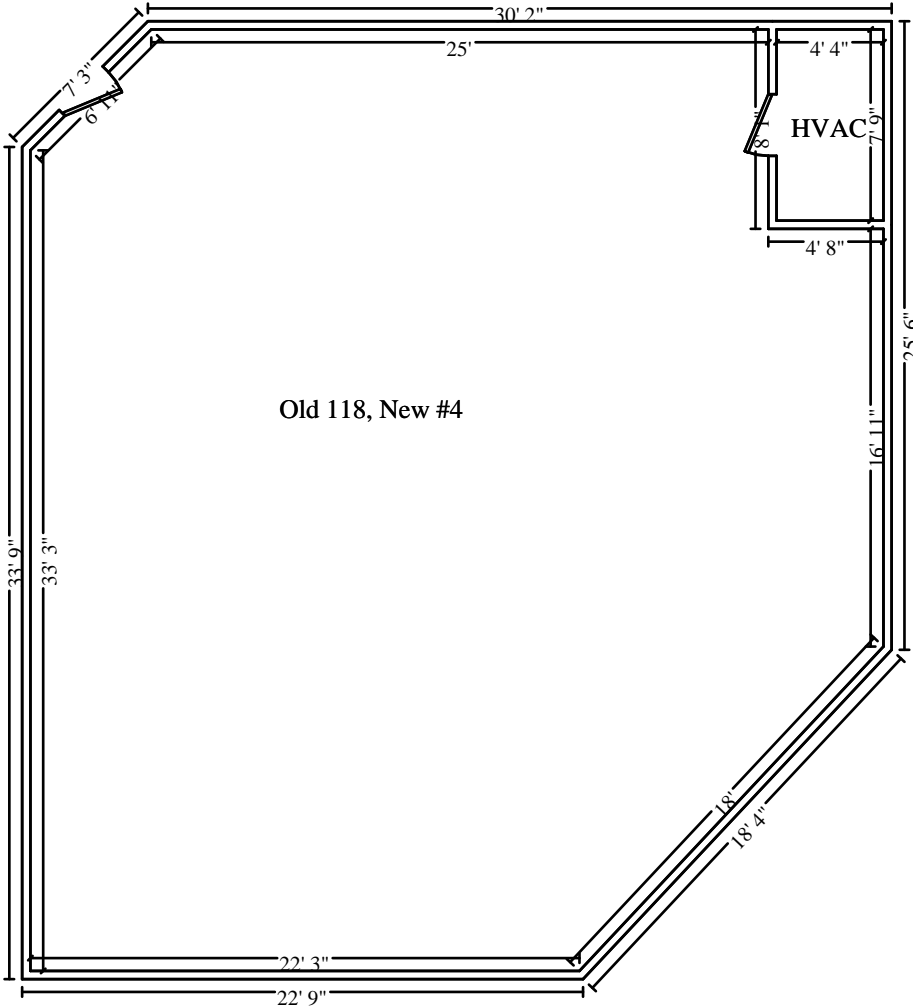
Entire Agreement. This Agreement is the Parties' final and complete Agreement. All prior and/or contemporaneous Agreements, understand and/or representations, whether in writing or verbal, have been merged or incorporated herein.

Executed at _____ (County) , _____ (State), on _____ (date)

Client Sign Here _____

Contractor: *Neil Ostrander*







YOUNGS CARPET ONE
330 IDAHO MARYLAND RD
GRASS VALLEY, CA 95945
530-273-5568

Quote Date: 5/16/2025

Salesperson: CHUCK

Sold To:
SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT
PO BOX 955
LOYALTON, CA 96118
530-289-3473

Ship To:
DOWNIEVILLE SCHOOL
130 SCHOOL ST
DOWNIEVILLE, CA 95936

Quote Number: ES500309

PO Number: LEARNING CENTER ROOMS 2 & 3

CA Carpet Stewardship Assessment: \$164.50

Total: \$16,457.22

Youngs Carpet One to furnish and install Tarkett Color Spectrum II color:
Moonray in Learning Center classrooms 2 & 3.

Labor Includes: priming of abated substrate to encapsulate residue
skim coating of entire area with Ardex Feather Finish
application of manufacturer required primer
installation of new 6' adhesive pre-applied roll goods with
sealed seams
installation of new 4" cove base 502 Brown
installation of new carpet to tile rubber transition from
carpet to existing VCT

Prevailing Wage Project DIR# 1000011575

Excludes: moving of any equipment or desks
removal of any existing floor coverings or hazardous materials
manufacturer price increases
work during premium hours or holidays



YOUNGS CARPET ONE
330 IDAHO MARYLAND RD
GRASS VALLEY, CA 95945
530-273-5568

Quote Date: 5/16/2025

Salesperson: CHUCK

Sold To:
SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT
PO BOX 955
LOYALTON, CA 96118
530-289-3473

Ship To:
LOYALTON ELEMENTARY
111 BECKWITH ST
LOYALTON, CA 96118

Quote Number: ES500308

PO Number: CLASSROOMS 7 & 8

CA Carpet Stewardship Assessment: \$168.00

Total: \$17,990.08

Youngs Carpet One to furnish and install Tarkett Color Spectrum II color:
Moonray in classrooms 7 & 8.

Labor Includes: priming of abated substrate to encapsulate residue
skim coating of entire area with Ardex Feather Finish
application of manufacturer required primer
installation of new 6' adhesive applied roll goods with sealed
seams
installation of new 4" cove base 204 Grey
installation of new carpet to tile rubber transition from
carpet to existing VCT

Prevailing Wage Project DIR# 1000011575

Excludes: moving of any equipment or desks
removal of any existing floor coverings or hazardous materials
manufacturer price increases
work during premium hours or holidays



YOUNGS CARPET ONE
330 IDAHO MARYLAND RD
GRASS VALLEY, CA 95945
530-273-5568

Quote Date: 6/5/2025

Salesperson: CHUCK

Sold To:
SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT
PO BOX 955
LOYALTON, CA 96118
530-289-3473

Ship To:
LOYALTON HIGH SCHOOL
700 4TH ST
LOYALTON, CA 96118

Quote Number: ES500400

PO Number: CLASSROOM 4

CA Carpet Stewardship Assessment: \$147.00

Total: \$14,689.50

Youngs Carpet One to furnish and install Tarkett Color Spectrum II color:
Moonray in classroom 4.

Labor Includes: priming of abated substrate to encapsulate residue
skim coating of entire area with Ardex Feather Finish
application of manufacturer required primer
installation of new 6' adhesive applied roll goods with sealed
seams
installation of new 4" cove base 204 Grey
installation of new carpet to tile rubber transition from
carpet to existing VCT

Prevailing Wage Project DIR# 1000011575

Excludes: moving of any equipment or desks
removal of any existing floor coverings or hazardous materials
manufacturer price increases
work during premium hours or holidays



SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT

Board Cover Sheet

Presented By: Sean Snider

Subject: Authorization to Submit State School Facility Program (SFP) Applications and Comply with Proposition 2 Five-Year Facilities Master Plan Requirements

Rationale:

The Sierra-Plumas Joint Unified School District is eligible to apply for state school facility funding through the State Allocation Board's School Facility Program (SFP), including new construction, modernization, hardship, seismic mitigation, and other applicable grant types. Recent changes under Proposition 2 (enacted November 2024) require that all funding applications submitted on or after October 31, 2024, include a compliant Five-Year School Facilities Master Plan approved by the District's governing board. Proposition 2 provides the framework for maintaining and improving the district's infrastructure, ensuring safe, functional, and up-to-date facilities for our students and staff.

To maintain eligibility and position the District to receive maximum funding under Proposition 2 and other SFP programs, the Board must formally authorize the submission of applications for all eligible sites and acknowledge the requirement to submit a five-year plan aligned with new program mandates.

Recommendation:

It is recommended that the Board of Education approve the attached resolution authorizing the submission of eligibility and application documents for all school sites under the State School Facility Program (SFP), and affirming compliance with Proposition 2 requirements, including submission of an approved Five-Year School Facilities Master Plan.

Date of Board Meeting: July 02, 2025

SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT
LOYALTON, CA
RESOLUTION NO. 26-001D

RESOLUTION AUTHORIZING FILING OF APPLICATIONS FOR STATE FUNDING
FOR SCHOOL FACILITY PROGRAM PROJECTS AND AFFIRMING COMPLIANCE
WITH PROPOSITION 2 REQUIREMENTS INCLUDING THE FIVE-YEAR FACILITIES
MASTER PLAN

WHEREAS, the SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT ("District") is eligible to apply to the State Allocation Board (SAB) for funding through the State School Facility Program (SFP), under Chapter 12.5, Part 10, Division I, commencing with Section 17070.10 of the California Education Code; and

WHEREAS, the District intends to file applications for eligibility determination and funding under various SFP grant programs including, but not limited to, modernization, new construction, facility hardship, seismic mitigation, and other applicable SFP or SAB-administered programs for any and all eligible district facilities; and

WHEREAS, the District acknowledges that, pursuant to Section 17070.54 of the Education Code, all application submittals on or after October 31, 2024, must comply with Proposition 2 implementation requirements, including the submission of an acceptable Five-Year School Facilities Master Plan; and

WHEREAS, the District is aware of the minimum required elements of a Five-Year School Facilities Master Plan as outlined in Education Code Section 17070.54; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Education of the SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT hereby authorizes the submission of all required eligibility and application documents to the State Allocation Board and Office of Public School Construction (OPSC) under the SFP for all eligible sites in the District; and

BE IT FURTHER RESOLVED, that as a condition of participating in the SFP, the District shall submit to the Department of General Services (DGS) a Five-Year School Facilities Master Plan, or updated version thereof, approved by the governing board for all application submittals on or after October 31, 2024; and

BE IT FURTHER RESOLVED, that the District shall submit the required Five-Year School Facilities Master Plan within 90 days of OPSC notification that an application is being processed; and

BE IT FURTHER RESOLVED, that the District acknowledges that failure to submit an acceptable Five-Year School Facilities Master Plan may result in rescission of project funding.

PASSED AND ADOPTED on July 02, 2025 by the SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT Board of Trustees by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTENTION: _____

Date: _____

Kelly Champion, Board President
SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT

CERTIFICATION

I, John Martinetti, certify that the foregoing is a correct copy of a resolution passed and adopted by the SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT on July 02, 2025.

Date: _____

John Martinetti, Board Clerk
SIERRA-PLUMAS JOINT UNIFIED SCHOOL DISTRICT



Project and Client Information

Project Title: Sierra-Plumas JUSD 2 New Portables – Loyalton, CA

IR Project No: P2025-014-01

Project Address: 109 Beckworth Street
Loyalton, CA 96118

Date: July 1, 2025

Client: Sierra-Plumas Joint Unified School District
Attn: Sean Snider, Superintendent
109 Beckworth Street
Loyalton, CA
96118

Proposal and Agreement for Services

Interactive Resources, Inc. (Architect/Engineer) proposes to provide professional services for the subject project as follows:

Project Description and Program

This proposal is provided with the following understandings:

Project Description

This project consists of the preparation of design documents for the addition of a two new relocatable buildings (by Class Leasing) at the District Offices located on property owned by Plumas-Sierra Joint Unified School District. The new buildings will be new or used DSA Pre-check portable buildings and will tie into the existing site utilities. This proposal is based on the assumption that there will be no need for structural engineering as the foundation will be on prepared compacted grade (asphalt or gravel) and not require concrete footings or slab on grade. The classroom will sit on a pressure-treated wood foundation on the compacted substrate per pre-approved DSA pre-check plans. AHJ is assumed to be DSA (although the District Office building mat only require access compliance review, or may need to be approved by County or local AHJ).

Project Program

Two relocatable buildings (1 48x40 office and 1 24x40 classroom) added to existing campus. All interior work and MEP by others (Class Leasing).

Information Provided by Client

Scope of Services

Based on the above understanding of the project, IR proposes to provide the following services:

Services provided by Interactive Resources

Prepare full set of plans and specifications to be used to submit for building permit from DSA/AHJ and to procure contractor bids. Plans will be prepared and submitted at the 50%, and 100% CD phase, and will be coordinated, and detailed to provide sufficient information to secure a building permit from DSA/AHJ, and use to solicit contractor bids to construct the project in a manner that complies with all codes and regulations and meets the requirements and needs of the school.

Services include site verification of utilities, preparation of site plan and building plans, submittal to DSA/AHJ, and response to comments. Bidding and Construction Administration Services will be provided through completion of the project on a time and expense basis as needed.

Deliverables

Plans and specifications at the 50%, and 90% Construction Document phase, Including cover sheet, architectural site plan, code analysis plan, site details, electrical site plans, load calc's, and details. 100% CD's incorporating AHJ comments.

Schedule

- 50% CD - 3 weeks
- 90% CD - 2 weeks
- Final response to DSA/AHJ Comments and bid set - TBD

Meetings included

- 4 virtual
- 2 in-person, including site visit
- 2 with DSA and/or AHJ

Exclusions

- Landscape design
- Design for new site electrical and coordination with PG&E (if existing site power is not adequate to support the added electrical loads)
- Value Engineering
- Title-24 consulting
- Cost estimating
- Structural Engineering (assumed not required for pre-check building on temporary foundation)
- Soils/geo-technical engineering
- Hazardous materials testing
- Fire alarm/sprinkler design

Compensation

- Compensation will be on for a lump sum amount of \$28,000 broken down as follows:

	Project initiation and site investigation	Design and permitting	Bidding and construction	TOTAL
Architectural / Management	\$2,000	\$12,000	T&M as needed	\$14,000
Electrical	\$4,000	\$10,000	T&M as needed	\$14,000
TOTAL				\$28,000

- Services provided beyond the stated scope will be billed hourly at the rates shown in the Estimated Fees Schedule - Exhibit A.

Execution

We expect this will fall under our on-call services and will utilize SPJUSD standard contract for professional design services.

Section 5536.22 and 6749 of the Business and Professions Code requires architects and engineers to use a written contract when providing professional services to a client. In order to be in compliance with the law, it is imperative that an agreement be executed prior to any services being provided. Please include this written proposal by reference in any contract forthcoming.

We are pleased to submit this proposal and look forward to assisting the District with this project. This proposal is valid for 1 month.

Thank you,



Andrew Butt, AIA
Architect, Managing Principal