



Global Disaster Solutions

December 11, 2024

College Station ISD- Pebble Creek Elementary School
200 Parkview Drive
College Station, TX 77845

Robert Tucker- Cotton USA

RE: Pebble Creek Elementary School- Water Mitigation Rough Order of Magnitude (ROM)

Thank you for allowing Cotton to assist with the mitigation of Pebble Creek Elementary School following the water main break that occurred on 12/04/2024. The following scope of work outlines the steps needed to mitigate the affected areas of the building.

OBSERVATIONS:

The following damages were observed.

- Water and Mud muck-out and extraction needed throughout 75% of the school
- Drywall is wet up to 24" in some places
- The majority of walls are drywall the remaining walls are block
- Every wall is insulated

SCOPE OF WORK:

The Scope of Work that Cotton is proposing is:

LOWER LEVEL

- Extract standing water in all areas
- Set up temporary generators and desiccant dehumidifiers
- Observe moisture levels in all affected building materials using moisture meters and thermal cameras.
 - Moisture map all areas and log conditions throughout the drying process.
- Manipulate furnishings and protect contents in order to access the affected walls and flooring.
- Remove the cove base throughout and drill holes in affected walls.
- Clean all areas so school may resume.
- **KEEP DRYING IN PLACE UNTIL SCHOOL IS RELEASED ON DEC 19th**- This included fueling generators and monitoring equipment for approximately 2 weeks.

AFTER DEC 19th

- Remove affected drywall up to 24 inches throughout the affected areas
- Set-up Dehumidifiers and Fans to dry the affected areas
 - Approximately 2- 5,000cfm desiccants including necessary generators
 - Approximately 50- Phoenix 200/300 type dehumidifiers for smaller areas
 - Approximately 100- Air Movers
- Remove any affected flooring on an as needed basis. Not much delamination has been observed
- Treat all areas with an antimicrobial agent.
- Clean all areas including inside wall cavities where drywall has been removed.
- Make Ready for rebuild and assist with post construction cleaning

Assessments will be made on all building materials that are affected and further restoration recommendations will be made as needed.

All rebuild scope items will be on a separate scope of work.

BUY BOARD # 675-22

EXTERIOR

- Remove mud and muck from the sidewalks, exterior of building and parking lots.
- Wash, clean and sanitize all areas that could come into contact with students.

SCHEDULING

Cotton will complete the above scope of work in approximately 21-28 days.

The project will have a ramp up and demobilizing period otherwise the following staffing model will be used:

- 1 Project Coordinator (PC)
- 1 Project Manager (PM)
- 1 Assistant Proj. Manager (APM)
- 2 Drying/ Equip Technician (DET)
- 5 Restoration Supervisor (RS)
- 40 General Labor (GLE)

IMPORTANT POINTS

- All changes to the attached scope of work must be submitted in writing and approved by all parties involved before they become binding.
- **Prior to any demolition, Cotton requires that building materials be tested for ACM, per the Federal Clean Air Act.- RESULTS HAVE BEEN PROVIDED BY CSISD.**

Daily communication is critical for the success of any project. To keep all interested parties apprised of the status of this project, *Cotton* will hold daily status meetings with the client representative.

Cotton will provide Safety Data Sheets (SDS) on all chemicals brought on-site and used in the restoration, cleaning/decontamination process.

PRICING

All pricing is based on Cotton's attached 2024 Time & Material Rate Sheet. All future changes to the scope of work will be based on the attached rate sheet as such.

Cotton will perform the above scope of work for the **budgetary price** of:

\$250,000.00

Respectfully Submitted,

Robert Tucker

National Project Coordinator



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