

April 20, 1994

PLAINTIFF'S
EXHIBIT
AL-1155

Mr. Bill Snee
Alcoa Service Corporation
1501 Alcoa Building
Pittsburgh, PA 15219

Re: Asbestos Abatement
Alcoa Headquarters Building
A&N Proposal No. 94-202

Dear Mr. Snee:

Thank you for your interest in Amaral & Neumeyer, Inc. (A&N), and the opportunity to submit a proposal for the referenced project.

A&N proposes to furnish all materials, equipment, labor, air testing, and disposal required to complete the following scope of work:

This proposal is based on the Alcoa Headquarters Building being unoccupied only in areas where asbestos abatement is being performed.

Specifically from floors 1 through 32, floors shall be abated in phases to include each fan room and its respective distribution of floors, typically this is a block of seven floors.

Pricing is based on abatement areas being entire floors. The building's primary HVAC must be shut down during the last phase, which includes the sub-sub-basement, sub-basement and basement.

Proposed Phasing:

- Phase 1: Floor 32, Penthouse, Fan Room on 31, Floor 31-23.
- Phase 2: Floor 22 - 15, 1/2 Fan Room on 14.
- Phase 3: Floor 14 - 8, 1/2 Fan Room on 14.
- Phase 4: Floor 7 - 1, Fan Room in Basement.
- Phase 5: Basement, Sub-basement, Sub-Sub-Basement.

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Abatement Scope:

Phase 1-4:

A&N shall abate the following asbestos containing materials: floor tile in corridors, asbestos insulated doors, fireproofing, secondary HVAC room, and pipe insulation. A&N has categorized the pipe insulation into three areas, pipe and duct shaft, pipe insulation under the existing secondary radiant HVAC system and pipe insulation over the secondary radiant HVAC system. Each specific task is itemized for each floor and compiled for each floor. The owner can choose which items they want to perform.

Phase 5:

A&N shall abate the following asbestos containing materials: pipe and fitting insulation, duct breaching, floor tile throughout basement, sub-basement, and sub-sub-basement doors and equipment insulation.

Reinsulation/Retrofit Scope:

Phase 1-4:

A&N shall perform the following: Install floor tile in corridor, reinsulate secondary HVAC equipment, reinsulate piping in pipe and duct shaft and above ceilings, reinsulate fan rooms and replace doors.

Phase 5:

A&N shall perform the following: Install floor tile in basement and sub-basement, reinsulate piping, vessels and HVAC equipment and replace doors.

Anticipated Project Duration:

<u>Phase #</u>	<u>Anticipated Manpower</u>	
	<u>Loading</u>	<u>Duration (Wks)</u>
1-4 Abatement	52	24 Wks/Phase
1-4 Replace/Retrofit	45	12 Wks/Phase
5 Abatement	48	12 Weeks
5 Replace/Retrofit	28	8 Weeks

Total Duration of Asbestos Abatement: 108 Weeks

Duration of Total Project: 116 Weeks

Disclaimer:

It is not the intent of this proposal to guarantee removal of 100% of all asbestos containing material. Typically asbestos containing material can be present as electrical systems insulation, roofing materials, and gasket materials on mechanical systems. These asbestos containing building materials are normally not removed as part of an abatement project.

If we may be of further assistance, please feel free to contact our office at your convenience.

Respectfully submitted,

Stephen W. Bickerstaff

Stephen W. Bickerstaff
Manager of Estimating

kps

cc: F. Neumeyer
Files

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ASBESTOS ABATEMENT
ALCOA BUILDING

PRICING IS BASED ON TOTAL
VACANCY OF THE ASBESTOS
WORK AREA

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April 15, 1994

Mr. Bill Snead
Industrial Hygienist
Alcoa Corporation
1501 Alcoa Building
Pittsburgh, PA 15219

Re: Asbestos Abatement
Alcoa Headquarters Building
A&N Proposal No. 94-194

Dear Mr. Snead:

Thank you for your interest in Amaral & Neumeyer, Inc. (A&N), and the opportunity to submit a proposal for the referenced project.

A&N proposes to furnish all materials, equipment, labor, air testing, and disposal required to complete the following scope of work:

The asbestos containing materials in the Alcoa Building are located in numerous areas, some are readily accessible and others will be very difficult to access. Some asbestos materials are in the immediate work areas of maintenance personnel while other asbestos materials are located in unoccupied areas.

In an effort to prioritize the abatement of asbestos material the entire building abatement shall be classified into two categories.

Category I shall be asbestos material located in maintenance personnel work areas. Category I asbestos material shall included the piping, duct work and equipment insulation and floor tile located in the basement and sub-basement, secondary HVAC equipment on floors #1 through #32, pipe and duct shafts on floors #1 through #32 and 8th, 14th and 31st floor fan rooms.

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Category I Pricing:

Sub-Sub-Basement Asbestos Abatement:

Including piping, duct work breaching, floor tile and equipment insulation:

BUDGET PRICING: \$75,000 (SEVENTY-FIVE THOUSAND DOLLARS)

Reinsulation of above abated items:

BUDGET PRICING: \$50,000 (FIFTY THOUSAND DOLLARS)

Sub-Basement Asbestos Abatement:

Including piping, duct work breaching, floor tile, and equipment insulation:

BUDGET PRICING: \$600,000 (SIX HUNDRED THOUSAND DOLLARS)

Reinsulation of above abated items, and install 1/8 inch thick commercial floor tile in corridor:

BUDGET PRICING: \$350,000 (THREE HUNDRED FIFTY THOUSAND DOLLARS)

Basement Asbestos Abatement:

Including piping, duct work breaching, floor tile, and equipment insulation:

BUDGET PRICING: \$500,000 (FIVE HUNDRED THOUSAND DOLLARS)

Reinsulation of above abated items, and install 1/8 inch thick commercial floor tile in corridor:

BUDGET PRICING: \$300,000 (THREE HUNDRED THOUSAND DOLLARS)

Secondary HVAC equipment asbestos abatement:

BUDGET PRICING: \$12,500/FLOOR OR \$400,000

Reinsulate Secondary HVAC Equipment:

BUDGET PRICING: \$9,375/FLOOR OR \$300,000

Pipe and Duct Shafts Asbestos Abatement:

BUDGET PRICING: \$8,000/FLOOR OR \$256,000

Reinsulate Pipe and Duct Shafts:

BUDGET PRICING: \$5,500/FLOOR OR \$176,000

Three Fan Rooms Asbestos Abatement:

BUDGET PRICING: \$80,000/ FAN ROOM OR \$240,000

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Reinsulate Fan Rooms:

BUDGET PRICING: \$50,000/FAN ROOM OR \$150,000

As in basement and sub-basement phasing work shall be performed to minimize interference with building operations and maintenance.

TOTAL CATEGORY I ASBESTOS ABATEMENT BUDGET PRICE:

\$2,100,000 (TWO MILLION ONE HUNDRED THOUSAND DOLLARS)

TOTAL CATEGORY I RE-INSULATION/FLOOR TILE REPLACEMENT BUDGET PRICE:

\$1,526,000 (ONE MILLION FIVE HUNDRED TWENTY-SIX THOUSAND DOLLARS)

Category II Abatement shall consist of floor tile in corridors, on floors 2 through 32, asbestos insulated doors, fireproofing removal and replacement on 31, pipe/fitting insulation above metal pan cieling on floors 1 through 32 and pipe/fitting insulation above lathe and plaster on floors 1 through 32.

Abate Floor Tile on Floors 2-32:

BUDGET PRICE: \$6,000/FLOOR OR \$186,000

Replace Floor Tile on Floors 2-32:

BUDGET PRICE \$6,450/FLOOR OR \$200,000

Asbestos Fireproofing Removal on Floor 31 West Gallery:

BUDGET PRICE: \$30,000

Refireproof above:

BUDGET PRICE: \$4,000

These next two items are the most ambiguous items to quantify and budget. These prices include setting up an enclosure encompassing each entire floor and abating remaining asbestos pipe covering/fittings. For ease in discussion pipe/fitting insulation under lathe/plaster and over lathe/plaster shall be designated Task #1 & Task #2 respectively.

The budget pricing for task #1 is a stand-alone budget. The budget for task #2 is an add to task #1. In essence, the set-up and decontamination for task #2 is already included in task #1.

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TASK #1

Pipe/Fitting Insulation Between Metal Pan Ceiling and
Lathe/Plaster on Floors 1-32:

ASBESTOS ABATEMENT BUDGET PRICE: \$3,000,000 or
\$93,750/Floor

REINSULATION & REPLACE CEILINGS
BUDGET PRICE: \$1,500,000 or
\$46,875/Floor

TASK #2

Pipe/Fitting Insulation Above Lathe/Plaster on Floors 1-32:

ASBESTOS ABATEMENT BUDGET PRICE: \$5,000,000 or
\$156,250/Floor

REINSULATION & PATCH LATHE/PLASTER
CEILINGS BUDGET PRICE: \$3,000,000 or
\$93,750/Floor

NOTE: This price is based on A&N demolishing the radiant
HVAC system to access lathe/plaster ceiling.

Any modifications of the above specifications involving
additional material, scope of work, and/or labor, shall be
performed only upon written authorization at a predetermined
price.

If we may be of further assistance, please feel free to contact
our office at your convenience.

Respectfully submitted,

Stephen W. Bickerstaff

Stephen Bickerstaff
Manager of Estimating

kps

Enclosure

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