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AMARAL & NEUMEYER INCORPORATED
Environmental Specialists

April 26, 1994

PLAINTIFF'S EXHIBIT AL-1154

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

Re: Re-insulation/Retrofit
Breakdown of Tasks & Costs
Budget Pricing
A&N Proposal No. 94-212

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:

The replacement tasks are itemized per floor and are shown on the attached spreadsheets. Only specific tasks which vary by floor are included in the spreadsheet. General replacement items which must be performed on all floors are specified later in this narrative. Please reference the attached spreadsheets.

In addition budget replacing can be provided for the following:

Ceiling Replacement:
If abatement was performed above the lath/plaster ceiling the secondary radiant heating/cooling system and lath/plaster must be demolished. Re-installation of the lath/plaster ceiling consisting of metal lath, diamond, expanded, 2.5 lb. per square yard, painted covered with two coats of brown coat costs approximately $2.75/square foot, or $39,000 per floor. This type of ceiling is approximately the same as the ceiling that is in place.

I.C.F. KAISER REPORT INDICATED THERE WAS NO ASBESTOS ABOVE PLASTER CEILING

Reinstallation of the secondary radiant piping system must also be performed. An approximate budget to re-support, plumb and charge the system is $35,000 per floor.

Lighting:
The existing 1x4 lighting system can be updated by changing the ballasts and bulbs to high efficient items. Budget pricing for this option is approximately $60/fixture, or $7,500 per floor. Complete replacement fixture, 1x4 (3) 40 watt bulbs installation and wiring is approximately $140/fixture, or $17,500 per floor.

Re-insulation Above & Below Lath/Plaster Ceilings:
If the owner chooses not to utilize the radiant pan system much savings can be realized in not re-insulating the system. On each respective floor the following items need not be performed:

Re-insulation below lath/plaster ceiling	$41,016
Re-insulation above lath/plaster ceiling	42,900
Re-insulate second HVAC equipment	10,983
Savings per floor	$94,899

Savings on 32 Floors **$3,036,768**

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

Respectfully submitted,

Stephen W. Bickerstaff
Manager of Estimating

kps

cc: Galen Anderson
F. Neumeyer
Files