

AGENDA ITEM COVER SHEET

Trustee Meeting Date:	Agenda Item Type:
October 13, 2026	Requisition Item
Submitted By:	
Mike Huxsoll, Director of Public Works/Community Services	

Motion:
Teasdale Fenton - \$29,547.97 - Purchase mold remediation and reconstruction services

Background:
In August, the Community Development Department had a hot water heater that services the restrooms and kitchen area rust out and water leaked into the utility room where it is housed. At the time of replacement, some mold was found to be behind the replacement unit. Four Seasons removed that area of drywall to air out the cavity. During the last week of September, Community Development notified Community Services that it appeared that mold was growing on the other side of the drywall partition in the copy/work room area, noted as Hall 2 on proposals. Community Services worked with several restoration companies and got all the information that was needed from Teasdale Fenton. It is believed that this may not be a result solely of the hot water heater leaking, but possibly a roof leak. This is being investigated further. Teasdale proposes to remove the existing contaminated drywall and insulation. Following, the treatment of the area with an antimicrobial product will be applied that will eliminate and discourage growth in the future. A thorough inspection will be completed to ensure that all of the issue has been resolved and that the source of the water intrusion is completely eliminated. Once addressed, we will begin to reinstall insulation and drywall, including reuse or replacement of any items that were damaged. The Community Development Department requests a PO in the amount of \$29,547.97, which includes the initial proposals totaling \$26,861.79 and a 10% contingency in the amount of \$2,686.18 for any additional work that may need to be performed to complete a safe remediation.

Finance	Budgeted Item:	No; TIF		
	CIP #:			
	TIF Info:	219		
	Purchase Req. #:	26003337	Total Encumbrance:	\$ 29,547.97

Client: West Chester Township
Property: 9113 Cincinnati- Dayton Rd
West Chester, OH 45069

Home: (513) 284-4661

Operator: RJOHN

Estimator: Ronald Johns

Business: (513) 417-2489

E-mail: rjohns@teasdalefenton.com

Type of Estimate:

Date Entered: 9/24/2026

Date Assigned:

Price List: OHCI8X_SEP26

Labor Efficiency: Restoration/Service/Remodel

Estimate: 26-3299-PBK

26-3299-PBK

Main Level

Main Level

DESCRIPTION	QTY
1. Negative air fan/Air scrubber (24 hr period) - No monit. **** To be ran for dust protection during repairs as needed.	1.00 DA
2. Add for HEPA filter (for negative air exhaust fan)	0.20 EA

Supply Closet

Height: 8'

DESCRIPTION	QTY
3. Content Manipulation charge - per hour	1.00 HR
4. Floor protection - heavy paper and tape	55.54 SF
5. Cove base molding - rubber or vinyl, 4" high	15.21 LF
6. Batt insulation - 4" - R13 - paper / foil faced	14.00 SF
7. Mask wall - plastic, paper, tape (per LF)	30.43 LF
8. 5/8" - drywall per LF - up to 2' tall	7.00 LF
9. Seal/prime (1 coat) then paint (1 coat) the surface area **** Match and paint the affected area only.	32.00 SF
10. Final cleaning - construction - Commercial	55.54 SF

UTILITY

Height: 8'

DESCRIPTION	QTY
11. Content Manipulation charge - per hour	1.00 HR
12. Floor protection - heavy paper and tape	65.60 SF
13. Detach & Reset Sink faucet	1.00 EA
14. Floor drain	1.00 EA
15. Install Laundry tub	1.00 EA
16. Water heater - Detach & reset	1.00 EA
17. Outlet or switch - Detach & reset	2.00 EA
18. Cove base molding - rubber or vinyl, 4" high	16.64 LF
19. Batt insulation - 4" - R13 - paper / foil faced	133.10 SF
20. Mask wall - plastic, paper, tape (per LF)	33.28 LF
21. 5/8" drywall - hung, taped, floated, ready for paint	133.10 SF
22. Tape joint for new to existing drywall - per LF	9.00 LF
23. Seal/prime (1 coat) then paint (1 coat) part of the walls	133.10 SF
24. Paint part of the walls - one coat	133.10 SF
25. Final cleaning - construction - Commercial	65.60 SF

HALL 2

Height: 8'

DESCRIPTION

QTY

26. Content Manipulation charge - per hour	2.00 HR
27. Floor protection - heavy paper and tape	223.01 SF
28. Countertop - flat laid plastic laminate - High grade	10.00 LF
29. Cabinetry - lower (base) units - High grade	10.00 LF
30. Cabinet knobs or pulls - Detach & reset	12.00 EA
31. Cove base molding - rubber or vinyl, 4" high	26.00 LF
32. Batt insulation - 4" - R13 - paper / foil faced	108.00 SF
33. Mask wall - plastic, paper, tape (per LF)	73.20 LF
34. 5/8" drywall - hung, taped, floated, ready for paint	120.00 SF
35. Tape joint for new to existing drywall - per LF	23.00 LF
36. Seal/prime (1 coat) then paint (1 coat) the surface area	252.00 SF
**** Paint the affected wall only, matching as close as possible.	
37. Final cleaning - construction - Commercial	223.01 SF

Womens Bathroom

Height: 8'

DESCRIPTION

QTY

38. Floor protection - heavy paper and tape	80.81 SF
39. Cove base molding - rubber or vinyl, 4" high	16.00 LF
40. Mask wall - plastic, paper, tape (per LF)	30.64 LF
41. 5/8" - drywall per LF - up to 4' tall	12.00 LF
42. Seal/prime (1 coat) then paint (1 coat) part of the walls	245.09 SF
43. Paint part of the walls - one coat	245.09 SF
44. Final cleaning - construction - Commercial	161.61 SF

General

DESCRIPTION

QTY

45. Haul debris - per pickup truck load - including dump fees	0.50 EA
46. Commercial Supervision / Project Management - per hour	4.00 HR

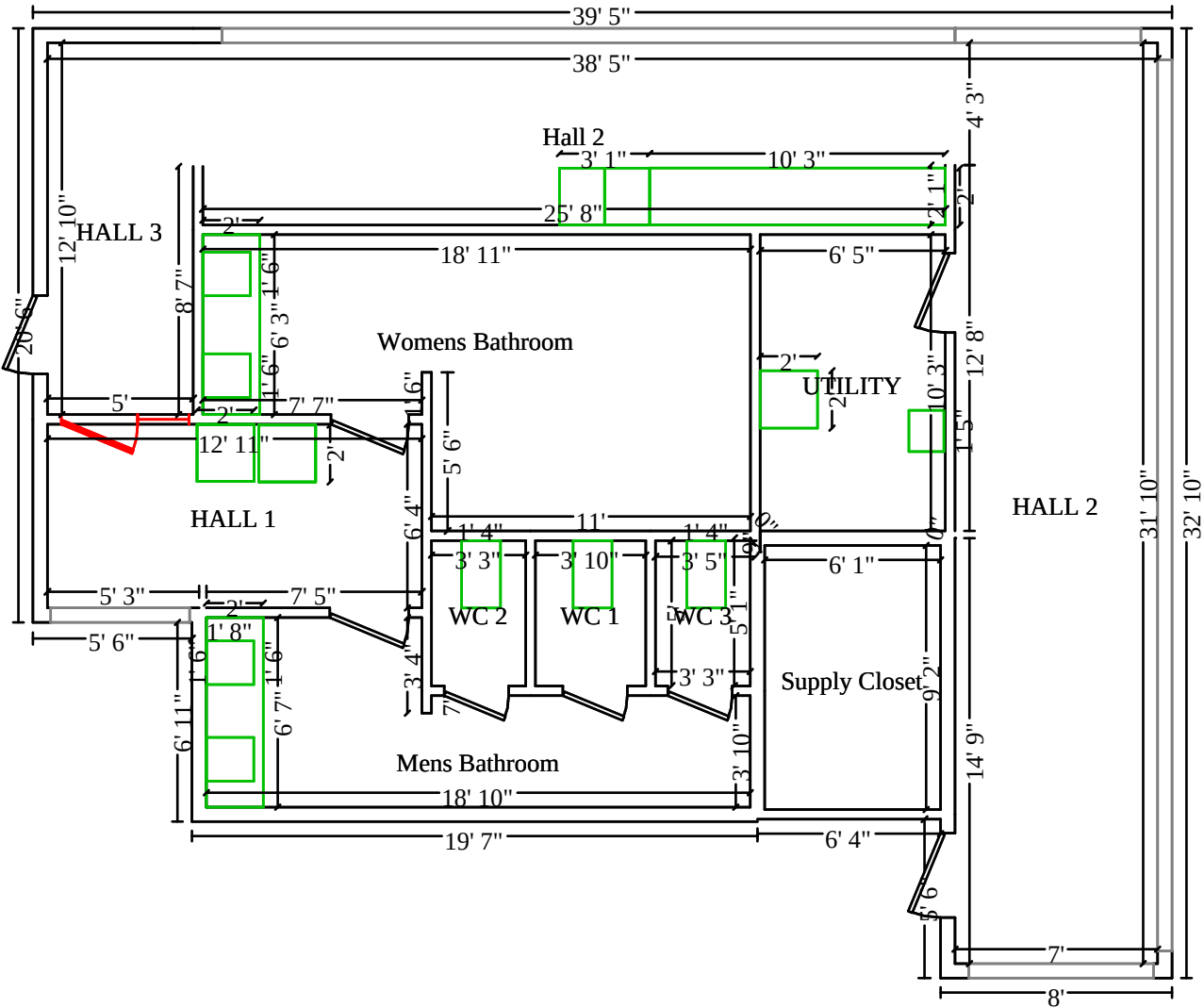
Grand Total

\$13,297.75

Ronald Johns

Grand Total Areas:

2,928.06	SF Walls	961.78	SF Ceiling	3,889.84	SF Walls and Ceiling
961.78	SF Floor	106.86	SY Flooring	353.71	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	427.48	LF Ceil. Perimeter
961.78	Floor Area	1,085.06	Total Area	2,969.11	Interior Wall Area
821.96	Exterior Wall Area	145.98	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		



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Property: 9113 Cincinnati- Dayton Rd
West Chester, OH 45069

Home: (513) 284-4661

Operator: RJOHN

Estimator: Ronald Johns

Business: (513) 417-2489

E-mail: rjohns@teasdalefenton.com

Type of Estimate:

Date Entered: 9/24/2026

Date Assigned:

Price List: OHCI8X_SEP26

Labor Efficiency: Restoration/Service/Remodel

Estimate: 26-3299-PBK-RESETCAB

26-3299-PBK-RESETCAB

Main Level

Main Level

DESCRIPTION	QTY
1. Negative air fan/Air scrubber (24 hr period) - No monit. **** To be ran for dust protection during repairs as needed.	1.00 DA
2. Add for HEPA filter (for negative air exhaust fan)	0.20 EA

Supply Closet

Height: 8'

DESCRIPTION	QTY
3. Content Manipulation charge - per hour	1.00 HR
4. Floor protection - heavy paper and tape	55.54 SF
5. Cove base molding - rubber or vinyl, 4" high	15.21 LF
6. Batt insulation - 4" - R13 - paper / foil faced	14.00 SF
7. Mask wall - plastic, paper, tape (per LF)	30.43 LF
8. 5/8" - drywall per LF - up to 2' tall	7.00 LF
9. Seal/prime (1 coat) then paint (1 coat) the surface area **** Match and paint the affected area only.	32.00 SF
10. Final cleaning - construction - Commercial	55.54 SF

UTILITY

Height: 8'

DESCRIPTION	QTY
11. Content Manipulation charge - per hour	1.00 HR
12. Floor protection - heavy paper and tape	65.60 SF
13. Detach & Reset Sink faucet	1.00 EA
14. Floor drain	1.00 EA
15. Install Laundry tub	1.00 EA
16. Water heater - Detach & reset	1.00 EA
17. Outlet or switch - Detach & reset	2.00 EA
18. Cove base molding - rubber or vinyl, 4" high	16.64 LF
19. Batt insulation - 4" - R13 - paper / foil faced	133.10 SF
20. Mask wall - plastic, paper, tape (per LF)	33.28 LF
21. 5/8" drywall - hung, taped, floated, ready for paint	133.10 SF
22. Tape joint for new to existing drywall - per LF	9.00 LF
23. Seal/prime (1 coat) then paint (1 coat) part of the walls	133.10 SF
24. Paint part of the walls - one coat	133.10 SF
25. Final cleaning - construction - Commercial	65.60 SF

HALL 2

Height: 8'

DESCRIPTION

QTY

26. Content Manipulation charge - per hour	2.00 HR
27. Floor protection - heavy paper and tape	223.01 SF
28. Install Countertop - flat laid plastic laminate - High grade	10.00 LF
29. Install Cabinetry - lower (base) units - High grade	10.00 LF
30. Cove base molding - rubber or vinyl, 4" high	26.00 LF
31. Batt insulation - 4" - R13 - paper / foil faced	108.00 SF
32. Mask wall - plastic, paper, tape (per LF)	73.20 LF
33. 5/8" drywall - hung, taped, floated, ready for paint	120.00 SF
34. Tape joint for new to existing drywall - per LF	23.00 LF
35. Seal/prime (1 coat) then paint (1 coat) the surface area	252.00 SF
**** Paint the affected wall only, matching as close as possible.	
36. Final cleaning - construction - Commercial	223.01 SF

Womens Bathroom

Height: 8'

DESCRIPTION

QTY

37. Floor protection - heavy paper and tape	80.81 SF
38. Cove base molding - rubber or vinyl, 4" high	16.00 LF
39. Mask wall - plastic, paper, tape (per LF)	30.64 LF
40. 5/8" - drywall per LF - up to 4' tall	12.00 LF
41. Seal/prime (1 coat) then paint (1 coat) part of the walls	245.09 SF
42. Paint part of the walls - one coat	245.09 SF
43. Final cleaning - construction - Commercial	161.61 SF

General

DESCRIPTION

QTY

44. Haul debris - per pickup truck load - including dump fees	0.50 EA
45. Commercial Supervision / Project Management - per hour	4.00 HR

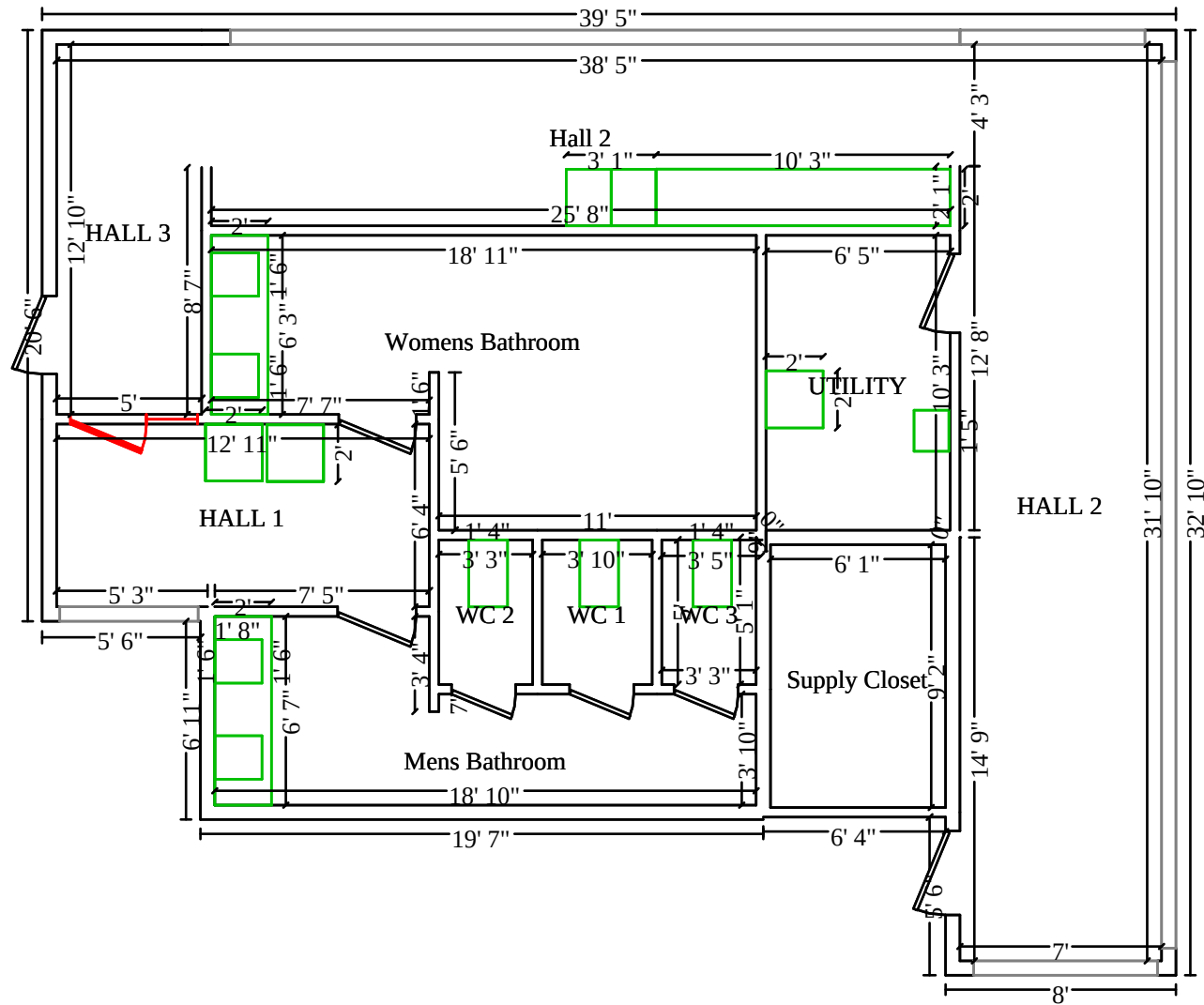
Grand Total

\$8,051.02

Ronald Johns

Grand Total Areas:

2,928.06	SF Walls	961.78	SF Ceiling	3,889.84	SF Walls and Ceiling
961.78	SF Floor	106.86	SY Flooring	353.71	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	427.48	LF Ceil. Perimeter
961.78	Floor Area	1,085.06	Total Area	2,969.11	Interior Wall Area
821.96	Exterior Wall Area	145.98	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		



Client: WestChester
Business: 9577 Beckett Rd
West Chester, OH 45069
Property: 9577 Beckett Rd
West Chester, OH 45069

Home: (513) 284-4661

Operator: TBROO

Estimator: Tyler Brooks
Position: Water Mitigation Supervisor
Business: 4175 port union rd
fairfield , OH 45014

Business: (513) 764-6789
E-mail: tbrooks@teasdalefenton.com

Type of Estimate: Water Damage
Date Entered: 9/14/2026 Date Assigned:

Price List: OHCI8X_AUG26
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2636_WESTCHESTER
File Number: FP-628784

2636_WESTCHESTER

Source - Encircle

Main Level

HALL 1 **Height: 8'**
DESCRIPTION **QTY**

1. Containment Barrier/Airlock/Decon. Chamber	60.00 SF
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HALL 2 **Height: 8'**
Subroom: Hall 2 (1) **Height: 8'**
DESCRIPTION **QTY**

2. Cabinetry - lower (base) units - Detach	13.00 LF
3. Tear out wet drywall, cleanup, bag for disposal	40.00 SF
4. HEPA Vacuuming exposed framing - (PER SF)	387.65 SF
5. Floor protection - self-adhesive plastic film	100.00 SF

UTILITY **Height: 8'**
DESCRIPTION **QTY**

6. Containment Barrier/Airlock/Decon. Chamber	25.00 SF
7. Content Manipulation charge - per hour	4.00 HR
8. Peel & seal zipper	2.00 EA
9. Tear out wet drywall, cleanup, bag for disposal	150.00 SF
10. Negative air fan/Air scrubber (24 hr period) - No monit.	0.00 DA
11. Apply plant-based anti-microbial agent to more than the floor	397.40 SF
12. Disinfect building - fog / spray - per SF	65.60 SF
13. HEPA Vacuuming exposed framing - Floor - (PER SF)	65.60 SF

Womens Bathroom **Height: 8'**
DESCRIPTION **QTY**

14. Containment Barrier/Airlock/Decon. Chamber	510.18 SF
15. Peel & seal zipper	2.00 EA
16. Floor protection - heavy paper and tape	30.00 SF
17. Tear out wet drywall, no bagging, per LF - up to 4' tall	10.30 LF

CONTINUED - Womens Bathroom

DESCRIPTION	QTY
18. HEPA Vacuuming exposed framing - Floor - (PER SF)	651.80 SF
19. Apply plant-based anti-microbial agent to more than the floor	651.80 SF
20. Disinfect building - fog / spray - per SF	813.41 SF
21. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	3.00 DA
22. Toilet partition - Detach & reset Detach Only	0.50 EA

Supply Closet

Height: 8'

DESCRIPTION	QTY
23. Containment Barrier/Airlock/Decon. Chamber	263.42 SF
24. Peel & seal zipper	2.00 EA
25. Tear out wet drywall, no bagging, per LF - up to 4' tall	6.10 LF
26. HEPA Vacuuming exposed framing - Floor - (PER SF)	354.51 SF
27. Apply plant-based anti-microbial agent to more than the floor	298.96 SF
28. Disinfect building - fog / spray - per SF	55.54 SF
29. Content Manipulation charge - per hour	2.00 HR
30. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA

General Items

DESCRIPTION	QTY
31. service call - during business hours	1.00 EA
32. Add for personal protective equipment - Heavy duty	6.00 EA
33. Haul debris - per pickup truck load - including dump fees	1.00 EA
34. Containment Barrier/Airlock/Decon. Chamber	702.50 SF

Labor Minimums Applied

DESCRIPTION	QTY
35. Painting labor minimum	1.00 EA
36. Toilet & bath accessory labor minimum	1.00 EA

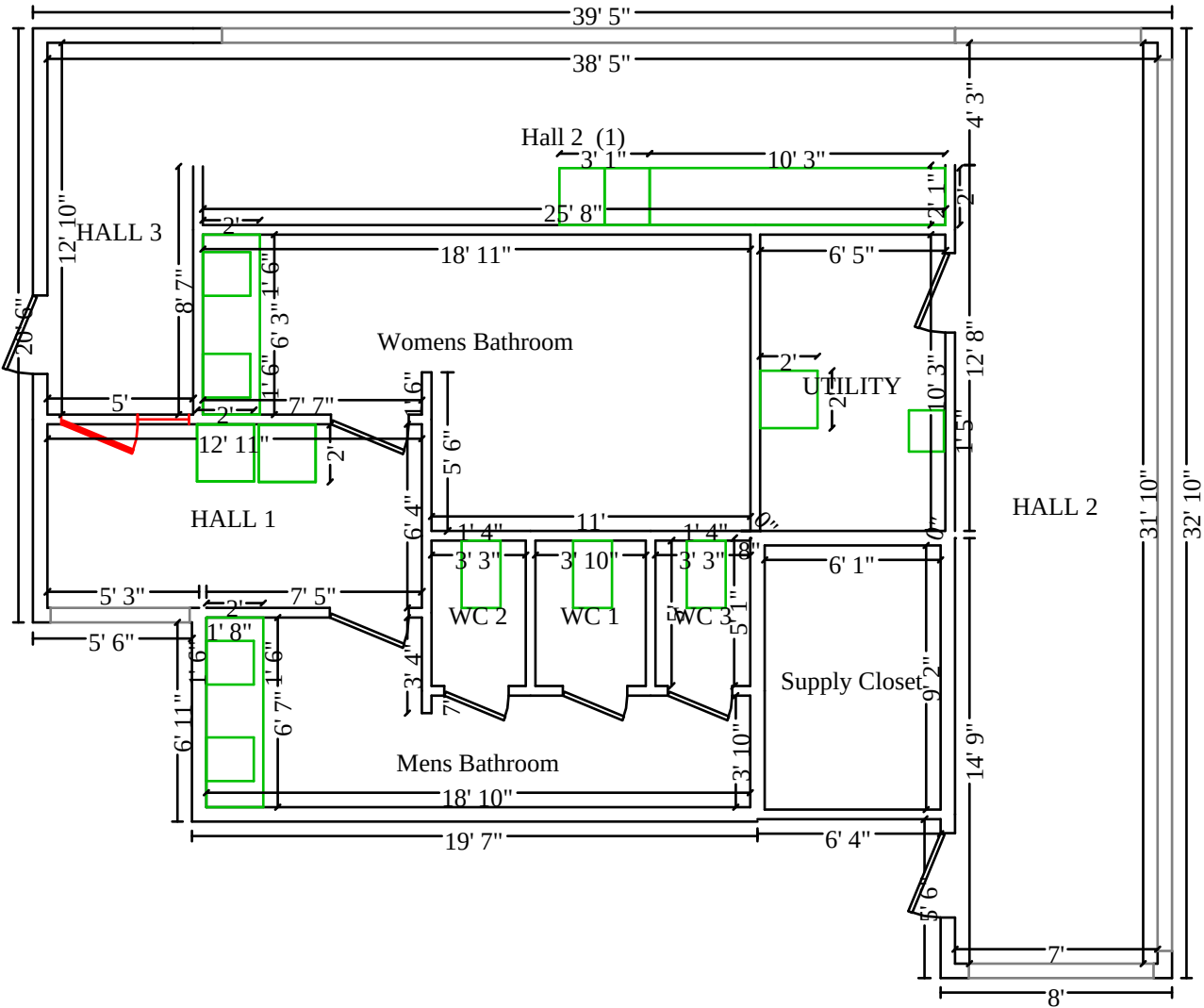
Grand Total

\$8,207.78

Tyler Brooks
Water Mitigation Supervisor

Grand Total Areas:

2,924.97 SF Walls	961.78 SF Ceiling	3,886.76 SF Walls and Ceiling
961.78 SF Floor	106.86 SY Flooring	353.33 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	427.10 LF Ceil. Perimeter
961.78 Floor Area	1,085.06 Total Area	2,966.02 Interior Wall Area
820.68 Exterior Wall Area	145.83 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	



Main Level

Client: West Chester Township
Property: 9577 Beckett Rd, Suite 100
West Chester , OH 45069

Operator: BDELA

Estimator: Brittany DeLaughter
Company: Teasdale Fenton - DKI Restoration

Business: (513) 375-5146
E-mail: bdelaughter@teasdalefenton.
com

Type of Estimate:

Date Entered: 8/13/2026

Date Assigned:

Price List: OHCI8X_AUG26

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2636TESTING_WCT

2636TESTING_WCT

2636TESTING_WCT

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Service call	1.00 EA	0.00	293.64	19.09	312.73
2. Contamination - air or surface testing & lab analysis	30.00 EA	0.00	137.60	301.40	4,429.40
3. 50% One Time Discount Only Off Testing	1.00 EA	0.00	-2,064.00	0.00	-2,064.00
Total: 2636TESTING_WCT				320.49	2,678.13
Line Item Totals: 2636TESTING_WCT				320.49	2,678.13

Summary

Line Item Total	2,357.64
Cln Matl Tax	31.06
Subtotal	2,388.70
Cln&Carpet Svc Tax	289.43
Replacement Cost Value	\$2,678.13
Net Claim	\$2,678.13

Brittany DeLaughter