

## SOFT TOUCH DEMOLITION

(A DIVISION OF LUTZ TREE SERVICE INC.)  
[www.softtouchdemolition.com](http://www.softtouchdemolition.com)

10834 GROVER AVE. S.W.  
HOWARD LAKE MN. 55349

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Date: January 2019 Pricing/Regulatory Information Guide for Mobile Home Removals

To: Colin Labor [riversidenorthfield@gmail.com](mailto:riversidenorthfield@gmail.com) phone: 612/232-0249 700 Hwy 3 North (Florellas)

CONTRACT PRICING: Pricing to remove mobile homes in area; Following all Federal/State/County/City regulations

### BASIC PRICES

- \$495.00---Asbestos Inspection Price on a single home (required by OSHA, MDH, MPCA, and most City Inspections Dept.)
- \$395.00---Asbestos Inspection Price if two or more homes are inspected in one visit
  - \$3.65---Price per square foot for 14 ft wide homes with good equipment access (additions at same price)
  - \$3.95...Price per square foot for 12 ft wide homes with good equipment access (additions at same price)
  - \$1.75---Price per square foot for decks, metal sheds and lean-tos
  - \$2.80---Price per square foot for wooden sheds or garages, a porch, or a roof covered deck
- \$650.00---Price on abatement of asbestos containing metal roofs under 600 sq. ft. (complete ground tarping used)
- \$750.00---Price on abatement of asbestos containing metal roofs 600 sq. ft./ larger (complete ground tarping used)
- \$550.00---Price to dispose of asbestos containing metal roofs under 600 sq. ft. (with required asbestos manifest)
- \$650.00---Price to dispose of asbestos containing metal roofs 600 sq. ft./ larger (with required asbestos manifest)
- \$3.50---Price per sq. ft. to encapsulate & dispose of asbestos containing flooring; dependent on # of layers (also manifested)  
Plus any city license and permit fees for a home. Listing a client as "additional insured" cost \$150 for each entity.

### EPA, MPCA, MDH, OSHA REGULATIONS plus ADDITIONAL COMMENTS AND COSTS

Asbestos Inspections by a MDH Certified Asbestos Inspector are required by OSHA to move or demolish a home in Minnesota. Any mobile home that contains asbestos cannot be removed unless a MDH certified "Asbestos Site Supervisor" is present at all times, and OSHA, MDH, and MPCA requires that all workers on site must be trained asbestos class workers through MDH. Severely burned homes can only be removed by a State Licensed Asbestos Contractor, and must be entirely disposed of as asbestos waste, their cost is considerably higher than the prices listed above. Asbestos inspection lab results will be sent to you as well as copies of the filed MPCA Notification if required by EPA NESHAP regulations (required when mobile home is owned by the park). I will obtain the city permits and schedule any pre-demolition inspection that may be required by MPCA, MDH, the County or the city.

Though I expect the park maintenance to shut off the water going to the home at the riser, I do need access to water to keep asbestos and blown insulation wet. If Styrofoam or blown cellulose insulation is in home, an extra charge will be added to contain the insulation (a normal added cost for 4 to 6 inches of blown or 1-2 inches of Styrofoam insulation is \$.45 per sq ft). Prices above do not include double roofs, double siding or double floors; and do not include removal of debris hidden under home.

Prices based on homes empty of personal contents; an extra charge will be added for contents (on MPCA notified homes, contents, including appliances must be removed from home 48 hours before demolition, allowing the MPCA to perform their own pre-demolition inspection). Any hazardous materials except category I or II non-friable asbestos must be removed from the home before demolition and properly disposed of, which may incur a disposal fee. Major appliances, including TVs and computers, as well as mattresses and upholstered furniture need special handling for disposal and this cost will be added to the home's removal cost.

Tree trimming or removal to gain access to the home will incur added cost; normally \$100 for trimming and \$150 for a smaller tree removal. Prices are based on older homes with metal roofs; pitched shingled roofs priced higher (\$.50-\$.70/SqFt) due to increased disposal cost. Central AC units must be vacuumed of Freon by a licensed individual, which will add approximately \$120 to the total cost, and the Park must pay for properly disconnecting a hardwired electrical pedestal. I will plug the "normal" undamaged PVC sewer drain-out, but the park must request (after the home is removed) that the gas shut-off lock be installed by the gas company. If park residents use our roll off containers for their own personal garbage disposal, additional fees will occur. We are a "Green" company, therefore we recycle everything possible. .... This should cover most of what I would run into. Contents in locked garages not included.



CLIFF LUTZ  
PRESIDENT

MDH Asbestos Inspector License #AL10876 MDH Asbestos Site Supervisor License # AS10876  
MDH Asbestos Contractor License #AC866 State of Minnesota Contractors License # IR670692

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E-mail: [softtouch@cdemail.com](mailto:softtouch@cdemail.com)

Date: October 10, 2019

Contract Holder: Colin Labor

700 Hwy 3 ..... Florellas Park in Northfield, MN.

Phone: 612/232-0249

Email: [riversidenorthfield@gmail.com](mailto:riversidenorthfield@gmail.com)

ESTIMATED COST PROPOSAL: Remove a 12 ft by 60 ft mobile home with metal roof

PROPERTY LOCATION: individual lot addresses forthcoming Northfield, MN.

## JOB DESCRIPTION

Perform asbestos inspection of home as required by MNOSHA, OSHA and MPCA asbestos regulations for legal landfill disposal. (Laboratory report from suspect samples taken in asbestos inspection will be attached to final removal contract.) Fill out and submit to the MPCA the required (by EPA NESHAP) 10 day "Notification of Intent to Perform a Demolition". Obtain all required city licenses and permits. Cover ground next to all sides of home with tarps as required for asbestos or lead removal. If the metal roof of this home is covered with a sealant that contains regulated amounts of Chrysotile Asbestos, proper abatement procedures must be followed, including the following:---If the sealant coating is in poor condition, encapsulate the entire roof in latex encapsulant. Using the Soft Touch Machine, roll the roof upon itself the entire length of the home keeping the asbestos inside the rolled roof. Wrap entire roof in two layers of 6 mil poly as required by the Federal Asbestos NESHAP Laws. With the four types of required hazardous signage attached, transport the asbestos roof to Dem Con Landfill for legal hazardous waste disposal accompanied by an Asbestos Waste Manifest.

Remove remaining home by demolition protecting all utilities to home for reuse in the future. Load, haul and legally dispose of all other debris as "clean demolition" debris.

**Notes: Home to be empty of all personal contents. The utility disconnect procedures are covered in the attached "Pricing/Regulatory Guide Sheet". If asbestos flooring or insulation is found, additional abatement costs may be added to what is listed below. The asbestos inspection will be performed by a State Licensed MDH certified "Asbestos Inspector". The asbestos removal will be performed by a State Licensed MDH certified "Asbestos Site Supervisor" as required by State and Federal Law. Soft Touch Demolition is a State Licensed "Asbestos Contractor".**

CONTRACT PRICE: \$395.00---Asbestos Inspection of home required by OSHA and MPCA (\$395.00 for a single inspection)  
\$2844.00---Removal of 12ft. by 60 ft Addition on Mobile Home@ \$3.95 per sq foot  
\$3239.00---Total Home Removal Cost without any asbestos present

Plus \$750.00---Abatement of Asbestos Covered metal roof of home if required  
Plus \$650.00---Transport and Disposal cost of asbestos containing metal roof if required  
\$4639.00---Total Cost of Removing home including asbestos abatement of metal roof ( plus city fees)

Payment to be made by within 20 days after completion

CLIFF LUTZ



## ACCEPTANCE OF CONTRACT

The above price, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Signature