

A.D. GIBBS PAINTING, INC.

36 Broad Street
Charleston, South Carolina 29401
(803) 937-0702

23 April 1996

Mrs. Betty Guerard
The Historic Charleston Foundation
Post Office Box 1120
Charleston, SC 29401

RE: EXTERIOR PAINTING OF MCLEOD PLANTATION

Dear Mrs. Guerard,

Per our conversation, I am submitting a bid proposal for the exterior painting of The Historic McLeod Plantation, which is as follows:

I. SURFACE PREPARATION

Low Power wash wood surfaces to remove loose and peeling paint, dirt, and other contaminated matter.

Scrape and sand all wood surfaces to remove loose and peeling paint.

All sanding will be done by hand. There will be no disk sander put on this house.

Remove loose window glazing and caulking.

II. PAINT APPLICATION

Apply one coat of alkyd wood primer to all wood surface.

Apply two coats of exterior latex house paint to all wood surfaces.

Reglaze all window mullion as necessary and caulk all vertical joints siding and trim.

Porch decks to be prepared as stated above and finish with two coats of deck enamels.

All new or replaced wood will receive one coat of primer and three (3) coats of finish.

VI. General Conditions

Upon completion of all work, all exterior windows will be cleaned of any paint splatter.

The instructions on lead abatement is attached.

All protective coatings will be removed from plants, walkways, signs, windows, and etc.

While work is in progress all precautions will be made to protect surfaces not to be painted such as driveways, walkways, windows, trees, roofs, and etc.

Included are all labor, supervision, taxes, insurance, fees, and permits necessary to complete the work.

All materials, such as paint, caulking, glazing, wood, filler, will be furnished by the Historic Charleston Foundation.

Billing will be made weekly based upon the percentage of work completed.

Invoices will be presented on Wednesday or Thursday for payment due on Friday of the same week.

The full contract amount or balance will be paid upon completion of job, unless otherwise agreed upon.

Owner will supply all necessary water and electricity at no cost to A.D. Gibbs Painting, Inc.

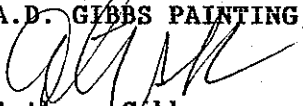
Prices are firm for a period of Thirty (30) days.

The standard 25% deposit of the contract amount which is required before work can begin on any project has been waived, under the condition that weekly payments will be made by the Historic Charleston Foundation.

Total cost for all work as stated above: \$21,219.00

Thank you for the opportunity to be of service. Should you have any questions please do not hesitate to call me.

Very truly yours,
A.D. GIBBS PAINTING, INC.


Anthony Gibbs
Owner

ACCEPTANCE OF PROPOSAL - The above prices, 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. This job allows _____ days to complete, beginning on 4.29.96 pending weather conditions, other contractors involved, and owner allowing required access to the premises. The expected date of completion is 6.14.96.

Signature: 

Signature: _____

Date: 30 APRIL 96

SPECIFICATIONS FOR PAINTING
MCLEOD PLANTATION HOUSE
EXTERIOR

Paint Removal and Lead Containment

1. Property shall be prepared one wall at a time.
2. A reinforced 6 mil (minimum) polyethylene tarp shall be placed below and adjacent to work areas. This poly shall be secured to the base of the structure and fitted around the vegetation. If possible, poly will be installed over vegetation.
3. All openings in the structure shall be sealed from the inside (windows, doors, etc.). This process will consist of a layer of 6 mil poly fitted between the interior stops with wood spreaders and a second layer of poly tape sealed with duct tape to the outside of the stop. This poly seal will be checked daily to insure it is tight and in place.
4. All exterior woodwork shall be hand scraped to remove all loose and flaking paint. Area being scraped shall be kept moist with a solution of TSP and water while scraping is underway.
5. A spray tank of amended water shall be kept at the work area to keep the wall slightly damp during the duration of the scraping efforts and the poly tarp damp to minimize airborne dust migration.
6. Upon completion of scraping and prep, the poly tarp shall be carefully wiped down and rolled up on itself to contain all dust and chips, on a daily basis. New poly will be placed each evening, prior to daily close up.
7. The ground and vegetation shall be dusted clean of all visible chips of paint.
8. The prepared wall area shall then be sponged down, utilizing TSP and water. Prior to washing, a new poly tarp shall be laid to contain as much of the wash down liquid as possible.
9. The poly tarp shall again be carefully wiped down and removed for containment and disposal.
10. All waste from the preparation shall be kept contained drums for proper disposal. All liquids (wash water) contained during the project shall be settled out. The water will then be disposed of in accordance with local and state regulations. The solids and sludge will be contained for proper disposal. All poly shall be washed in drums of water. Once rinsed, the poly will be contained separately for disposal. The water shall be settled out so the solids can be disposed of separately. All waste will be tested and at that time it can be determined to what facility disposal will take place.

Proper Employee Safeguards to be in Effect:

1. All employees to have baseline blood tests, consisting of a blood lead and zinc protoporpharin (zpp) test, before work starts and at the conclusion. All employees to be tested every three weeks during the work to monitor lead levels.
2. All employees will wear disposal "jump suits" and gloves while removing paint and sanding.
3. All employees to wear "IEPA" rated, dual cartridge, full face respirators.
4. Wash-up facilities will be provided at the site for clean up during and after work.



CERTIFICATE OF BENEFITS

ISSUE DATE (MM/DD/YY)

10-10-95

BENEFIT CERTIFICATE PRODUCER

INTERNATIONAL ASSOCIATION OF
ENTREPRENEURS OF AMERICA
1520 W. Airport Freeway
Irving, Texas 75062

THIS CERTIFICATE OF BENEFITS IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER BENEFITS AFFORDED BY THE PLAN SET FORTH BELOW. SHOULD A CONFLICT ARISE BETWEEN THIS CERTIFICATE AND THE TERMS OF THE PLAN DOCUMENT, THE PLAN DOCUMENT SHALL CONTROL.

COVERAGE PROVIDED THROUGH

COMPANY A
LETTER

I. A. E. A. EMPLOYEE WELFARE BENEFIT PLAN

COMPANY B
LETTERINTERNATIONAL CASUALTY AND SURETY CO., LTD.,
C.O. SCOTTSDALE, ARIZONACOMPANY C
LETTERCOMPANY D
LETTERCOMPANY E
LETTER

MEMBER

A.D. Gibbs Painting Co.
36 Broad St.
Charleston, SC 29401

COVERAGES

THIS IS TO CERTIFY THAT THE PLAN LISTED BELOW HAS BEEN ISSUED TO THE EMPLOYER NAMED ABOVE FOR THE PLAN PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE BENEFITS AFFORDED HEREIN ARE SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH PLAN.

CO LTR	TYPE OF BENEFITS	PLAN NUMBER	PLAN EFFECTIVE DATE (MM/DD/YY)	PLAN EXPIRATION DATE (MM/DD/YY)	LIMITS
	GENERAL BENEFITS				GENERAL AGGREGATE \$
	DISCOUNT PHARMACY SERVICE				PHARMACY \$
	DISCOUNTS OCCUR.				PERSONAL CARE \$
	TRAVELER'S PHYSICIAN NETWORK				EACH OCCURRENCE \$
					FEE PAID \$
					MED. EXPENSE (Any one person) \$
	AUTO VANTAGE				COMBINED \$
	DENTAL				LIMIT \$
	VISION				BODILY INJURY \$
	EYE WEAR DISCOUNTS				(Per person)
	HOTEL				BODILY INJURY \$
	HOSPITAL				(Per accident)
	SAFETY ENGINEERED				SAFETY PAID \$
	ACCIDENTAL DEATH & DISMEMBERMENT				AD & D \$
	WEEKLY ACCIDENT INDEMNITY				WEEKLY INDEMNITY \$
	PRIMARY ACCIDENT MEDICAL EXPENSE				EXCESS ACCIDENT MEDICAL \$
A	WORKERS' COMPENSATION Occupational Injury & Illness Benefits	WC 001-501	11-1-95	11-1-96	BENEFITS COMPLY WITH STATUTORY LIMITS
B	EMPLOYERS' LIABILITY	C 90102 500	11-1-95	11-1-96	(EACH ACCIDENT) \$ 500,000
					(DISEASE-PLAN LIMIT) \$ 500,000
					(DISEASE-EACH EMPLOYEE) \$ 500,000
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/SPECIAL ITEMS

Effective: 05-20-94

CERTIFICATE HOLDER

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CANCELLATION

SHOULD THE ABOVE DESCRIBED PLAN BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING TRUST WILL MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. SAID NOTICE IS A COURTESY ONLY. FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE TRUST, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE