



MASTER AGREEMENT

ADVANTAGE CONTRACT #: 18P 26010500000000000065	
COMMODITY/SERVICE DESCRIPTION: Mitigation and Restoration Services	
START DATE: 1/7/2026	END DATE: 1/6/2028


This Contract is between the following State of Maine Department and Provider:


STATE OF MAINE DEPARTMENT		
DEPARTMENT NAME: Office of State Procurement Services		
ADDRESS: 111 Sewall St., 4 th Floor Burton Cross Office Building, SHS# 9		
CITY: Augusta	STATE: ME	ZIP CODE: 04333-009
PROVIDER		
PROVIDER NAME: CML Services		
ALIAS/DBA: Servpro of Portland		
ADDRESS: 9 Hutcherson Dr.		
CITY: Gorham	STATE: ME	ZIP CODE: 04038
PROVIDER'S VENDOR CUSTOMER # VC0000108688		

Each signatory below represents that the person has the requisite authority to enter into this Contract.

Department Representative:

Provider Representative:

Signed by:

ZD5B6E39F57E44A...
 Bill Allen, Senior Procurement Manager
 Date 1/8/2026

DocuSigned by:

1F6C625AC3AE4F7...
 Jared Lamey, Owner/President
 Date 1/8/2026

The contract is fully executed when all parties sign and funds have been encumbered. Upon final approval by the Office of State Procurement Services, a case details page will be made part of this contract.

DEPARTMENT AND PROVIDER POINT OF CONTACT and PROCUREMENT METHOD

PROCUREMENT SERVICES MA MANGER: The Procurement Services MA Manager manages the MA contract documents. All other communication is to be with the agency the services were provided to.

NAME: Michael McNeil	
EMAIL: michael.mcneil@maine.gov	TELEPHONE: 207-956-2351
NAME: Barbara Wilk	
EMAIL: barbara.wilk@maine.gov	TELEPHONE: 207-215-9653

VENDOR CONTACT: The vendor contact person will help consumers place orders, inquire about orders that have not been delivered, all shipping issues, quality issues and any issues pertaining to the Master Agreement (MA) contract. All orders not submitted through a Delivery Order will be sent through the vendor contact person. The vendor contact person for this MA is:

NAME: Bridget Arey	
EMAIL: Bridget@servproportland.me	TELEPHONE: 207-772-5032

Any changes to the individuals identified above may be changed at any time through written notice by either party.

Master Agreement (MA) procurement method: RFP 202502016

TABLE OF RIDERS

The following riders are hereby incorporated into this Contract and made part of it by reference.	
<input checked="" type="checkbox"/>	RIDER A – Scope of Work and User Information
<input checked="" type="checkbox"/>	RIDER B – Terms and Conditions
<input type="checkbox"/>	RIDER C – Exceptions
<input checked="" type="checkbox"/>	RIDER D – Responsible Bidder Certification
<input checked="" type="checkbox"/>	RIDER E - Identification of Country in Which Contracted Work Will Be Performed

Acronyms/Definitions:

The following terms and acronyms shall have the meaning indicated below as referenced in this contract:

<u>Term/Acronym</u>	<u>Definition</u>
ACAC	American Council for Accredited Certification
ACBM	Asbestos-Containing Building Material
ANSI	American National Standards Institute
BSR	Board of Standards Review
CDC	Center for Disease Control
COI	Certificate of Liability Insurance
Department	Department of Administrative and Financial Services
DEP	Department of Environmental Protection
EPA	Environmental Protection Agency
IICRC	Institute of Inspection Cleaning and Restoration Certification
LBP	Lead-Based Paint
NESHAP	National Emission Standards for Hazardous Air Pollutants
OSHA	Occupational Safety and Health Administration
RFP	Request for Proposals
SDS	Safety Data Sheets
SOM	State of Maine
VOC	Volatile Organic Compounds

RIDER A: SCOPE OF WORK AND USER INFORMATION**TABLE OF CONTENTS**

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I. CONTRACT PERIOD:

Start [1/7/2026] through [1/6/2028]

Following the initial term of the contract, the Department, at their discretion, may opt to extend / renew the contract for up to one (1) two (2) year and one (1) one (1) year extension periods.

- Initial Term
- First Renewal
- Second Renewal

II. INTRODUCTION/OVERVIEW

This Master Agreement (MA) is awarded as part of the Pre-Qualified Vendor List (PQVL) to provide mitigation of building damage and remediation of environmental contamination, including both emergency and routine response services for use by all state agencies on an as-needed basis.

III. SERVICES

Contracted Services: Water-Damage Response and Mitigation, Fire & Smoke Damage Restoration

IV. SCOPE OF WORK**Description of Service(s)**

Water-Damage Response and Mitigation: Water-damage response and mitigation services are primarily emergency response in nature and include drying of water-impacted building materials in a timely manner to prevent growth of mold and bacteria. Contractor shall assess

the areas and materials impacted by water and establish a zone of drying in the affected area(s), including removal of building materials as needed to affect drying, periodic monitoring of moisture and humidity levels, and all other actions required to fully dry impacted materials.

Fire and Smoke Damage Restoration: Fire and smoke damage restoration includes removal of damaged building materials, cleaning of surfaces to remove fire remnants including soot, smoke stains, etc., and removal of residual odors.

Required Knowledge and Standards

Water-Damage Response and Mitigation: All drying actions must be conducted according to ANSI/IICRC S500 Standard for Professional Water Damage Restoration and/or IICRC S550 Standard for Professional Water Damage Restoration of Commercial Structures, as appropriate.

Fire and Smoke Damage Restoration: All activities shall be done in accordance with BSR-/IICRC S700 Standard for Professional Fire and Smoke Damage Restoration.

Worksite Preparation

When applicable, the Provider shall establish an appropriate zone of remediation to include isolation via physical barrier and/or engineering controls, where deemed appropriate and/or necessary to protect building occupants and prevent cross-contamination of unaffected areas.

Cleaning Materials

The Provider shall only utilize EPA registered cleaners and chemicals. Provider must follow current federal and state CDC guidance for selection and use of the proper disinfectants and cleaning products, and the proper method for the type of incident and/or contaminant. Chemical treatments may be used only to enhance or affect cleaning. Unless specified in the scope of remediation, the application of biocides is prohibited. If SOM approves biocide application, the Contractor must be licensed by the Maine State Pesticide Board.

Safety Data Sheets

For projects involving the use of cleaning chemicals and biocides, the Contractor shall provide to SOM, Globally Harmonized Safety Data Sheets (SDS) for all cleaners and chemicals to be used in the facility before the process begins. To the extent possible, only “green” or low-toxicity, low-volatile organic compound (VOC) chemicals shall be used.

Requirements for Regulated Activities

In addition to the general requirement to provide copies of relevant licenses, certifications and training records for Master Agreement application and renewal, the Provider shall provide a Closeout Package at the completion of the project, which shall contain copies of relevant licenses and individual certifications for all individuals involved, where required or applicable. The package shall also contain documentation of the proper disposal, including transport (if regulated), for all non-hazardous and hazardous waste. Failure to maintain required licenses and certifications, and to dispose of waste properly, may result in regulatory action and possible withholding or denial of payment by SOM.

Background Checks

All Provider personnel used for these services must clear a background check that minimally proves they have never been convicted of a felony, burglary, or history of domestic violence. All costs associated with background checks may be the responsibility of the Provider. The Provider should pre-approve minimally ten (10) people who can pass stringent background checks, including fingerprinting. Any Contractor personnel sent to the worksite must be on the pre-approved list. Personnel not pre-approved will not be allowed into the facility. Provider personnel must receive an approved background check for each individual facility.

Confidentiality Policy

Provider shall have a company policy for ensuring all State of Maine information is kept confidential. At no point will Contractor employees discuss with anyone the work being performed, address, name or any other information for the customers, nor will lock box codes or key locations be disclosed, unless approved by the SOM. Contractor employees are not allowed in secure areas when a member of SOM and/or Contractor management is not present. The Contractor will protect the State of Maine from the use of social media by their employees in a manner that jeopardizes confidentiality of SOM information. Contractor employees are not to discuss proprietary information, or information about customer, on any social media website, even if the conversations are not considered private. The Contractor may be required to have employees sign a Non-Disclosure Confidentiality document.

Quotes / Cost Estimates

The Provider shall furnish a cost estimate for all services before any service is provided, except for emergency services. In the case of emergency services, a cost estimate shall be provided immediately once the situation has been stabilized or when requested by SOM prior to continuance of work. The SOM does not intend to pay mileage, fuel costs, or other travel associated expenses. If these costs are to be charged, they must be in the cost estimate provided and must be agreed to in writing by SOM before service is provided.

Costs may be based on the use of standardized software such as Xactimate, or on a Time & Materials basis, whichever provides the lower cost. A detailed breakout of costs must be

provided, and in the case of Time & Materials estimating, the labor rates and breakout of material costs must be specified. Any multipliers for after-hours, weekend, or holiday work must be clearly noted. A Contractor’s cost estimate must be approved by SOM prior to the start of any work, and any cost increases that develop during the course of the work must be justified in writing by Contractor and approved by SOM.

Emergency Service

Provider shall provide emergency response services twenty-four (24) hours per day, seven (7) days per week, three hundred sixty-five (365) days per year for Water-Damage Response and Mitigation services.

Required Licensure and Personnel Certification

The Provider must hold all appropriate licenses, certifications and training required to perform the relevant work in the SOM. This includes appropriate training and compliance with all applicable Occupational Safety and Health Administration (OSHA) standards and guidelines, compliance with all Federal and SOM laws and regulations relevant to the work performed, and all required SOM and local licensing and permitting.

The Provider must hold all required certifications and must have onsite, at all times, at least one experienced (2 or more years) individual possessing at least one of the certifications in the table below corresponding to each applicable service type:

Service Type	Required Certifications
IICRC Firm Certification	IICRC Firm certification in applicable remediation service type
Water Damage Response and Mitigation	ACAC CSDS: council-certified Structural Drying Supervisor (CSDS),
	ACAC CSDR: council-certified Structural Drying Remediator (CSDR)
	IICRC Commercial Drying Specialist (CDS)
	IICRC Applied Structural Drying Technician (ASD)
	IICRC Water Restoration Technician (WRT)
Fire and Smoke Damage Restoration	ACAC Council-certified Fire and Smoke Damage Technician (CFST)

	ACAC Council-certified Fire and Smoke Damage Consultant (CFSC)
	IICRC Fire and Smoke Damage Restoration Technician (FSRT)
	IICRC Master Fire and Smoke Restorer (MFSR)

V. CONTRACTED PRICING/RATES

Labor Rates	Standard Hourly Rate 8am-5pm	Overtime Hourly Rate 5pm-8am (Including Weekends)
Project Coordinator	\$145.00	\$217.00
Sr. Project Manager	\$135.00	\$202.50
Project Manager	\$115.00	\$172.50
Health & Safety Officer	\$93.00	\$139.50
Remediation Supervisor	\$87.00	\$130.50
Technical Specialist	\$85.00	\$127.00
Assistant Project Manager	\$85.00	\$127.00
Restoration Supervisor	\$77.00	\$115.50
Content Inventory Supervisor	\$70.00	\$105.00
Remediation Technician	\$69.00	\$103.50
CDL Driver	\$68.00	\$102.00
Restoration Technician	\$66.00	\$99.00
Resource Coordinator/Supply Supervisor	\$65.00	\$97.50
Skilled Labor	\$62.00	\$93.00
Project Clerical Administrator	\$57.00	\$85.50
General Labor	\$43.00	\$64.50
Consultant/Estimator	\$105.00	\$157.50

Hours worked during the following holidays will be billed at twice the standard rate: New Year’s Day, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the Day after Thanksgiving, Christmas Eve and Christmas Day

Materials Pricing

Schedule B: Consumables				
Consumables Description:	Rate:	Unit:	Concentrate:	Ready to Use:
Cleaning/Disinfectant				
All Surface Green Clean	\$3.76	Gallon		•
All Surface Green Clean	\$56.95	Gallon	•	
Benefect Decon 30	\$85.41	Gallon		•
Benefect Disinfectant	\$89.89	Gallon		•
Benefect Disinfectant Wipes	\$78.49	250 ct		•
BioBlast	\$139.71	Gallon	•	
BioBlast	\$13.91	Gallon		•
Bright-N-Neutral Cleaner	\$2.18	Gallon		•
Bright-N-Neutral Cleaner	\$40.52	Gallon	•	
Carpet and Upholstery Green Clean	\$5.95	Gallon		•
Carpet and Upholstery Green Clean	\$84.62	Gallon	•	
CitraSolvent	\$115.40	Gallon		•
Citrus Deodorizer, Water-Based	\$7.97	Gallon		•
Citrus Deodorizer, Water-Based	\$53.21	Gallon	•	
Coil Cleaner	\$22.75	Aerosol/Can		•
Concrobium® Disinfectant	\$73.18	Gallon		•
Defoamer	\$66.89	Gallon		•
Duct Sealer	\$95.20	Gallon		•
EASYDECON DF200	\$208.05	Kit		•
EnviroShield™ Odor and Stain Blocker	\$381.02	5 Gallon Pail		•
Extreme Laundry Detergent	\$60.48	9 lb. pail		•
Extreme Laundry Detergent	\$198.47	35lb pail		•
Fire Star	\$79.95	Gallon	•	
Fire Star	\$10.04	Gallon		•
Flame Stop	\$99.55	Gallon		•
Furniture Polish	\$18.26	Aerosol/Can		•
Glass Cleaner, Multi-Purpose	\$9.95	Aerosol/Can		•
Glass Cleaner, Ready-To-Use	\$24.25	Gallon		•
Glass Cleaner, Super Concentrate	\$91.32	Gallon	•	
Heavy Duty Degreaser	\$4.25	Gallon		•
Heavy Duty Degreaser	\$41.84	Gallon	•	
Husky 815 HCD Disinfectant	\$139.71	Gallon		•
Industrial Cleaner	\$3.89	Gallon		•
Industrial Cleaner	\$54.67	Gallon	•	
Lemon Fresh Deodorizer	\$3.65	Gallon		•
Lemon Fresh Deodorizer	\$84.25	Gallon	•	
Lemon Oil Polish	\$70.64	Gallon		•
Liquid Emulsifier	\$53.34	Gallon	•	
Powdered Emulsifier	\$82.49	Gallon	•	
Pre-Spray & Traffic Lane Cleaner	\$5.34	Gallon		•
Pre-Spray & Traffic Lane Cleaner	\$73.60	Gallon	•	

Schedule B: Consumables

Consumables Description:	Rate:	Unit:	Concentrate:	Ready to Use:
Cleaning/Disinfectant (continued)				
Rusticide	\$35.56	Quart		•
SERVPRO Green	\$28.75	Gallon	•	
SERVPRO Green	\$2.85	Gallon		•
SERVPRO Orange	\$56.45	Gallon	•	
SERVPRO Orange	\$4.25	Gallon		•
SERVPRO Orange Plus	\$76.85	Gallon	•	
SERVPRO Orange Plus	\$5.30	Gallon		•
ServprOXIDE	\$68.89	Gallon		•
Shampoo Super Concentrate	\$3.21	Gallon		•
Shampoo Super Concentrate	\$80.68	Gallon	•	
Smoke Deodorizer	\$151.63	Gallon	•	
Smoke Deodorizer	\$4.84	Gallon		•
Solvent Additive	\$110.07	Gallon	•	
Solvent Additive	\$6.89	Gallon		•
Sporicidin	\$76.08	Gallon		•
Stainless Steel Cleaner	\$16.21	Aerosol/Can		•
Stone and Porcelain Cleaner	\$45.60	Gallon	•	
Stone and Porcelain Cleaner	\$2.90	Gallon		•
Tile & Grout Cleaner	\$38.05	Gallon	•	
Tile & Grout Cleaner	\$2.52	Gallon		•
Ultra Content CleanER	\$67.25	Gallon	•	
Ultra Content CleanER	\$4.23	Gallon		•
Ultrasonic Cleaning Agent	\$58.67	Gallon	•	
Ultrasonic Cleaning Agent	\$3.63	Gallon		•
Upholstery/Draperly Solvent, Heatable	\$74.15	Gallon		•
Vanquish (Cannot be used in California)	\$63.38	Gallon	•	
Vanquish (Cannot be used in California)	\$1.21	Gallon		•
Wall and All Plus	\$63.60	Gallon	•	
Wall and All Plus	\$4.25	Gallon		•
Wall and All Surface Cleaner	\$54.19	Gallon	•	
Wall Rinse	\$56.85	Gallon	•	
Window Green Clean	\$25.16	Gallon		•
Wintergreen Deodorizer	\$65.08	Gallon	•	
Wintergreen Deodorizer	\$4.54	Gallon		•

Schedule B: Consumables		
Consumables Description:	Rate:	Unit:
Containment		
Eco Board Floor Protection 38" x 100'	\$168.62	Each
Red Rosin Paper - 200' Roll	\$33.00	Each
Plastic Sheeting .31 mil - 12' x 400' - Roll	\$62.00	Each
Plastic Sheeting 4 mil - 20' x 100' - Roll	\$169.00	Each
Clear Poly Sheeting 6 mil 20 x 100' - Aniti Static Roll	\$319.21	Each
Plastic Sheeting 6 mil - Fire Retardant Black 20' x 100' - Roll	\$390.50	Each
Plastic Sheeting Hangers - Blue	\$611.39	Case
Contents		
Box - Large	\$6.91	Each
Box - Medium	\$6.16	Each
Box - Small	\$5.49	Each
Foam / Wood Blocks	\$83.92	Box
Moving Blankets - One time use only	\$5.40	Each
Packing Paper (26" x 24" - 140 ct - recycled)	\$47.93	Box/50lb
Tacky Mats 37" x 26" PAD/30	\$153.45	Each
Tarp (per square ft)	\$0.69	Each
Wrap - Bubble /Anti Static	\$98.75	Roll
Wrap - Stretch	\$68.95	Roll
Filters		
Filter - Activated Carbon 500 / 700 cfm	\$88.75	Each
Filter - Air Scrubber 500 /700 cfm - HEPA	\$287.25	Each
Filter - Air Scrubber 500/700 cfm - Secondary	\$25.65	Each
Filter - Air Scrubber 500 /700 cfm - Prefilter	\$13.95	Each
Filter - Air Scrubber 1000 cfm - HEPA	\$308.69	Each
Filter - Air Scrubber 1000 cfm - Prefilter	\$14.95	Each
Filter - Air Scrubber 1000 cfm - Secondary	\$27.25	Each
Filter - Air Scrubber 2000 cfm - HEPA	\$398.90	Each
Filter - Air Scrubber 2000 cfm - Prefilter	\$9.25	Each
Filter - Air Scrubber 2000 cfm - Secondary per 12 pack	\$176.49	Each
Filter - Activated Carbon 2000 cfm	\$213.09	Each
Filter - Back Pak Vacuum Kit	\$44.53	Each
Filter - Desiccant Dehumidifier - 5000 cfm	\$18.16	Each
Filter - Refrigerant Dehumidifier - 754	\$39.25	Each
Filter - Upright Vacuum	\$5.25	Each
Filter - Wet/Dry Vacuum, non-HEPA	\$30.00	Each
Filter Material, Poly Rolled Medium	\$48.87	Box
Vacuum Cleaner Bags	\$21.71	Pak/10
Vacuum Cleaner Bags - Back Pack HEPA	\$44.07	Pak/10
Vacuum Cleaner Bags - Canister HEPA	\$32.64	Pak/6

Schedule B: Consumables		
Consumables Description:	Rate:	Unit:
Miscellaneous/General		
Carpet Protection Film 2' x 200'	\$105.00	Each
Cleaning Rags	\$8.67	Per lb.
Cleaning Towel	\$13.25	Dozen
Cleaning Towel (Microfiber)	\$53.95	Dozen
Cotton Mop Head	\$14.79	Each
Dusting Cloth - Masslin treated	\$63.90	50/Bag
Lay Flat (Roll - 250' x 14")	\$159.00	Each
Lay Flat (Roll - 500' x 18")	\$457.50	Each
Lay Flat (Roll - 500' x 33")	\$795.00	Each
Rayon Mop Head	\$24.77	Each
Sponge Dry Clean	\$276.25	48/Case
60 gal Trash Bags - Contractor 3 mil	\$61.75	Box 50
60 gal Trash Bags -Contractor 6 mil	\$81.60	Box 20
Wall Zippers	\$22.00	Each
Zip Ties 14" - Industrial	\$25.83	Pak/20
Zip Ties 36" - Industrial	\$41.24	Pak/10
Zip Ties 48" - Industrial	\$55.44	Pak/10
Safety		
Gloves - Cotton	\$2.80	Each
Gloves - Leather Safety/Work	\$8.50	Each
Gloves - Nitrile/Latex	\$46.95	Box/100
Hearing Protection	\$30.54	20/box
Respirator - Full or Half Mask	\$43.00	Each
Respirator - N 95	\$6.25	Each
Respirator Cartridges - Ammonia	\$29.50	Each
Respirator Cartridges - Organic	\$27.50	Each
Safety Goggles (Chemical Splash)	\$24.20	Each
Safety Glasses	\$6.00	Each
Safety Vest/Hard Hat Combo	\$15.00	Ea. Per Project
Tyvek (Bio-Shield Coveralls)	\$21.95	Per Suit/Exchange
Tapes/Adhesives		
Spray Adhesives	\$18.25	Aerosol/Can
Tape - Caution 3" x 1000' HDX	\$29.70	Roll
Tape - Duct - 2" x 60 yds.	\$13.19	Roll
Tape - HVAC 2" x 50 yds.	\$25.17	Roll
Tape - Painter (Blue) 2" x 60yds.	\$15.78	Roll
Tape - Poly/Box - 2" x 109 yds.	\$9.75	Roll

Schedule C: Equipment

Equipment Description:	Rate:	Unit:
<u>Air Mover/ Scrubbers</u>		
Air Mover - Axial	\$44.00	Each/Day
Air Mover - Carpet	\$30.00	Each/Day
Air Scrubber - 2000 cfm	\$175.00	Each/Day
Air Scrubber - 1000 cfm	\$140.00	Each/Day
Air Scrubber - 700 cfm	\$120.00	Each/Day
Air Scrubber - 500 cfm	\$95.00	Each/Day
<u>Blast/Power Wash Units</u>		
Electrostatic Sprayer	\$125.00	Each/Day
Fogger/Macromist	\$60.00	Each/Day
Fogger/Thermal	\$140.00	Each/Day
Media Blasting Machine	\$475.00	Each/Day
Pressure Washer - Hot	\$180.00	Each/Day
<u>Cleaning/Vacuum Extraction</u>		
Insulation Vacuum	\$357.50	Each/Day
Orbital Floor Machine	\$48.75	Each/Day
Portable Carpet Machine	\$357.50	Each/Day
Portable Extractor	\$235.00	Each/Day
Portable Fuel Cells	\$65.00	Each/Day
Pump - Sump (Gas)	\$175.00	Each/Day
Pump - Trash (2" to 4")	\$150.00	Each/Day
Truck Mount Carpet/Extraction Machine	\$522.50	Each/Day
Rover Extraction Unit	\$220.00	Each/Day
Ultrasonic Cleaning Machine	\$412.50	Each/Day
Vacuum - Upright Vacuum Cleaner	\$26.25	Each/Day
Vacuum - Back Pack, or Canister HEPA	\$115.00	Each/Day
Vacuum - Wet/Dry	\$55.00	Each/Day
Vapor Shark	\$70.00	Each/Day
<u>Drying Equipment</u>		
LGR Dehumidifier - Commercial (100 and over PPD)	\$150.00	Each/Day
LGR Dehumidifier - Commercial (100 and under PPD)	\$125.00	Each/Day
Desiccant -to 1000 cfm	\$475.00	Each/Day
Desiccant - 2,000/2250 cfm	\$690.00	Each/Day
Desiccant - 3,500 cfm	\$1,225.00	Each/Day
Desiccant - 5,000 - 6,000 cfm	\$1,625.00	Each/Day
Desiccant - 10,000 / 12,000cfm	\$2,775.00	Each/Day
Desiccant - 15,000 cfm	\$4,450.00	Each/Day
5000 cfm Desiccant Package Unit (**)	\$2,860.00	Each/Day
Desiccant Door Kit - Total/one time charge	\$325.00	Per Opening
Dry Force Injectidry (Wall Cavity)	\$150.00	Each/Day
DX Unit - 1 Ton	\$302.50	Each/Day
DX Unit - 20/30 Ton	\$1,495.00	Each/Day
DX Unit - 60 / 70 Ton	\$2,275.00	Each/Day
Flex Duct	\$27.50	Each/Day
Temporary Heat: 150k-300k BTU	\$950.00	Each/Day
Temporary Heat: 300k-450k BTU	\$1,375.00	Each/Day

Schedule C: Equipment		
Equipment Description:	Rate:	Unit:
<u>HVAC</u>		
HVAC Cleaning Package (**)	\$616.00	Each/Day
Video Inspection	\$300.00	Each/Day
<u>Odor Control</u>		
Airless Sprayer	\$125.00	Each/Day
Hydroxyl	\$235.00	Each/Day
Ozone Generator - Activated Oxygen	\$142.00	Each/Day
<u>Power</u>		
Cable - 50- 100 ft.	\$38.50	Each/Day
Cable Ramps	\$17.55	Each/Day
Air Compressor	\$45.00	Each/Day
Generator Portable	\$175.00	Each/Day
Generator Cable - 5 Band	\$84.50	Each/Day
Generator -20kW	\$415.00	Each/Day
Generator - 50kW	\$797.50	Each/Day
Generator - 150kW	\$1,100.00	Each/Day
Generator - 200kW	\$1,300.00	Each/Day
Generator - 300kW	\$1,750.00	Each/Day
Generator - 500kW	\$2,700.00	Each/Day
Generator - 1,000kW	\$5,670.00	Each/Day
Splitter Panel -400 Amp	\$230.00	Each/Day
Power Distribution, 100-200 Amp	\$150.00	Each/Day
800 Amp I- Line Panel	\$220.00	Each/Day
Spider Box	\$90.00	Each/Day
<u>Safety and Site Services</u>		
DocuSketch™ or Matterport™ Imaging Cameras	\$300.00	Per Project
Demo Carts	\$25.00	Each/Day
Floor Scraper - Electric	\$125.00	Each/Day
Lighting - 100' String Lights	\$30.00	Each/Day
Lighting - Demo Lights	\$25.00	Each/Day
Lighting - Tower Mobile	\$168.00	Each/Day
Lighting - Wobbles	\$48.50	Each/Day
Lock-Out/Tag-Out Kit	\$25.00	Each/Day
Personal Fall Protection (With Lanyard)	\$12.00	Each/Day
Scaffolding, Bakers (Per Section)	\$45.00	Each/Day
<u>Trailers/Vehicles</u>		
Golf Cart/Gator	\$60.00	Each/Day
Vehicle - Auto/Pick-up	\$120.00	Each/Day
Vehicle - Box Truck	\$175.00	Each/Day
Vehicle - Cargo/Passenger Van	\$130.00	Each/Day
Vehicle - Mobile Command Center	\$550.00	Each/Day
Vehicle - Onsite Recovery Trailer (53')	\$300.00	Each/Day
Vehicle - Semi-Tractor	\$375.00	Each/Day
Vehicle - Trailer/ Flatbed	\$140.00	Each/Day

VI. AUTHORIZED USERS:**State of Maine Departments authorized to utilize this MA contract:**

All State of Maine Departments, Agencies

Municipalities, political subdivisions, and school districts in Maine:

- Are NOT permitted to utilize this MA.
- Are permitted to utilize this MA as written.
- Are permitted to utilize this MA with the following conditions:

VII. ORDERING PROCEDURES/DELIVERY INFORMATION:**Mini-Bid Process and Awards**

The Department will notify all pre-qualified vendors when specific services are needed. Each vendor on the PQVL will be given a description of the particular services needed and asked to respond within a specific timeframe with information on how that vendor proposes to provide the particular services, along with the project-specific cost proposal for those services. Vendors should respond to each mini-bid with their proposal or provide a “no-bid” as a response. The Department will then select one vendor based on the project-specific cost proposal submitted during the “mini-bid” process of those pre-qualified vendors who can meet the specific service requirements.

The Department reserves the right to select vendors from the pre-qualification list without using the mini-bid process for emergencies (if the need arises). The Department also retains the discretion to issue new RFPs for specific projects. Providers for those projects will not be selected from the PQVL, but rather through the separate RFP or other procurement process based on the Department’s specific needs/timelines.

Delivery Orders (DO) will be created in AdvantageME for all orders over \$5000.00. DO’s will be emailed as a .pdf file to the vendor’s email address submitted in AdvantageME by the vendor.

RIDER B: TERMS AND CONDITIONS

1. **INVOICES AND PAYMENT**. Department will pay the Provider as follows: Payment terms are net 30 days from the date the State receives an error-free invoice with all necessary and complete supporting documents.

All invoices must include the following:

- A. Advantage Contract numbers for this contract.
 - B. Vendor Code number assigned when registering as a vendor with the State of Maine. This number appears on all Contracts and Purchase Orders and can be acquired from the agency contact.
 - C. Itemizing all work performed during the invoice period, including the dates of service, rates of pay, hours of work performed, and any other information and/or documentation appropriate and sufficient to substantiate the amount invoiced for payment by the State.
 - D. In cases where hourly rates of contracted resources are concerned, invoices must contain a copy or copies of time sheets associated with that invoice. Time sheets will need to be reviewed and approved by the State's contract administrator.
2. **BENEFITS AND DEDUCTIONS**. If the Provider is an individual, the Provider understands and agrees that they are an independent contractor for whom no Federal or State Income Tax will be deducted by the Department, and for whom no retirement benefits, survivor benefit insurance, group life insurance, vacation and sick leave, and similar benefits available to State employees will accrue. The Provider further understands that annual information returns, as required by the Internal Revenue Code or State of Maine Income Tax Law, will be filed by the State Controller with the Internal Revenue Service and the State of Maine Bureau of Revenue Services, copies of which will be furnished to the Provider for their Income Tax records.
3. **INDEPENDENT CAPACITY**. In the performance of this Contract, the parties hereto agree that the Provider, and any agents and employees of the Provider, shall act in the capacity of an independent contractor and not as officers or employees or agents of the State.
4. **DEPARTMENT'S REPRESENTATIVE**. The Contract Administrator shall be the Department's representative during the period of this Contract. The Contract Administrator has authority to curtail services if necessary to ensure proper execution. They shall certify to the Department when payments under the Contract are due and the amounts to be paid. They shall make decisions on all claims of the Provider, subject to the approval of the Commissioner of the Department.
5. **CHANGES IN THE WORK**. The Department may order changes in the work, the Contract Amount being adjusted accordingly. Any monetary adjustment or any substantive change in the work shall be in the form of an amendment, signed by both parties and approved by the State Procurement Review Committee. Said amendment must be effective prior to the execution of the changed work.

6. **SUB-CONTRACTORS**. The Provider may not enter into any subcontract for the work to be performed under this Contract without the express written consent of the Department. This provision shall not apply to contracts of employment between the Provider and its employees.

The Provider is solely responsible for the performance of work under this Contract. The approval of the Department for the Provider to subcontract for work under this Contract shall not relieve the Provider in any way of its responsibility for performance of the work.

All Subcontractors shall be bound by the terms and conditions set forth in this Contract. The Provider shall give the State immediate notice in writing of any legal action or suit filed, and prompt notice of any claim made against the Provider by any Subcontractor, which may result in litigation related in any way to this Contract, or which may affect the performance of duties under this Contract.

7. **SUBLETTING, ASSIGNMENT OR TRANSFER**. The Provider shall not sublet, sell, transfer, assign or otherwise dispose of this Contract or any portion thereof, or of its right, title or interest therein, without the written request and written approval from the Department. Such approval shall not in any case relieve the Provider of its responsibility for performance of work or liability under this Contract.

8. **EQUAL EMPLOYMENT OPPORTUNITY**. During the performance of this Contract, the Provider certifies as follows:

- A. The Provider shall not discriminate against any employee or applicant for employment relating to this Contract because of race, color, religious creed, sex, national origin, familial status, ancestry, age, physical or mental disability, sexual orientation, or gender identity, unless related to a bona fide occupational qualification.

Such action shall include but not be limited to the following: employment, upgrading, demotions, or transfers; recruitment or recruitment advertising; layoffs or terminations; rates of pay or other forms of compensation; and selection for training including apprenticeship. The Provider agrees to post in conspicuous places available to employees and applicants for employment notices setting forth the provisions of this nondiscrimination clause.

- B. The Provider shall, in all solicitations or advertising for employees placed by or on behalf of the Provider relating to this Contract, state that all qualified applicants shall receive consideration for employment without regard to race, color, religious creed, sex, national origin, familial status, ancestry, age, physical or mental disability, sexual orientation, or gender identity.

- C. The Provider shall send to each labor union or representative of the workers with which it has a collective bargaining Contract, or other Contract or understanding, whereby it is furnished with labor for the performance of this Contract a notice to be provided by the contracting agency, advising the said labor union or workers' representative of the Provider's commitment under this section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

- D. The Provider shall inform the contracting Department's Equal Employment Opportunity Coordinator of any discrimination complaints brought to an external regulatory body (Maine Human Rights Commission, EEOC, Office of Civil Rights, etc.) against their agency by any

individual as well as any lawsuit regarding alleged discriminatory practice.

- E. The Provider shall comply with all aspects of the Americans with Disabilities Act (ADA) in employment and in the provision of service to include accessibility and reasonable accommodations for employees and clients.
- F. The Provider shall cause the foregoing provisions to be inserted in any subcontract for any work covered by this Contract so that such provisions shall be binding upon each Subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

9. CONFLICT OF INTEREST. The Provider warrants that no State employee has or will receive any direct or indirect pecuniary interest in or receive or be eligible to receive, directly or indirectly, any benefit that may arise from this Contract, for any employee who participated in any way in the solicitation, award or administration of this Contract according to [Title 5 MRS §18-A, \(2\)](#) and in harmony with [Title 17 MRS §3104](#). Any contract made in violation of these sections is void.

The Provider certifies that it presently has no interest and shall not acquire any interest which would conflict in any manner or degree with the performance of its services hereunder. The Provider further certifies that in the performance of this Contract, no person having any such known interests shall be employed.

10. EMPLOYMENT AND PERSONNEL. The Provider shall not engage on a full-time, part-time or other basis during the period of this Contract, any executive employee who participated in any way in the solicitation, award or administration of this Contract according to [Title 5 MRS §18-A, \(2\)](#) and in harmony with [Title 17 MRS §3104](#). Any contract made in violation of these sections is void.

11. NON-COLLUSION. The Provider warrants that it has not employed or contracted with any company or person, other than for assistance with the normal study and preparation of a proposal, to solicit or secure this Contract and that it has not paid, or agreed to pay, any company or person, other than a bona fide employee working solely for the Provider, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon, or resulting from the award of this Contract.

And, the Provider has not entered into a prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services, and this proposal is in all respects fair and without collusion or fraud. The above-mentioned entities understand and agree that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.

For breach or violation of this provision, the Department shall have the right to terminate this Contract without liability or, at its discretion to otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

12. ACCESS TO RECORDS. As a condition of accepting a Contract for services under this section, a Provider must agree to treat all records, other than proprietary information, relating to personal services work performed under the Contract as public records under the freedom of access laws to the same extent as if the work were performed directly by the Department or agency. For the

purposes of this subsection, "proprietary information" means information that is a trade secret or commercial or financial information, the disclosure of which would impair the competitive position of the Provider and would make available information not otherwise publicly available. Information relating to wages and benefits of the employees performing the personal services work under the Contract and information concerning employee and Contract oversight and accountability procedures and systems are not proprietary information. The Provider shall maintain all books, documents, payrolls, papers, accounting records and other evidence pertaining to this Contract and make such materials available at its offices at all reasonable times during the period of this Contract and for such subsequent period as specified under Maine Uniform Accounting and Auditing Practices for Community Agencies (MAAP) rules. The Provider shall allow inspection of pertinent documents by the Department or any authorized representative of the State of Maine or Federal Government, and shall furnish copies thereof, if requested. This subsection applies to contracts, contract extensions and contract amendments executed on or after October 1, 2009.

13. TERMINATION. The performance of work under this Contract may be terminated by the Department whenever for any reason the Contract Administrator shall determine that such termination is in the best interest of the Department. Any such termination shall be affected by the delivery to the Provider of a Notice of Termination specifying the date on which such termination becomes effective.

Either party may terminate this Contract for cause by providing a written notice of termination stating the reason for the termination a minimum of thirty (30) calendar day ahead of the effective date of the termination. As part of the thirty (30) calendar days written notice of termination, the defaulting party shall have fifteen (15) calendar days to cure the default. If the default is of such a nature that it cannot be cured within fifteen (15) calendar days, the defaulting party shall have such additional time, as the parties may agree to, to cure the default, provided the defaulting party has taken steps to cure the default within the initial fifteen (15) calendar days.

Upon termination, the Department shall pay the Provider for work performed by the Provider prior to the date of Notice of Termination.

14. GOVERNMENTAL REQUIREMENTS. The Provider warrants and represents that it will comply with all applicable governmental ordinances, laws and regulations.

15. GOVERNING LAW. This Contract shall be governed in all respects by the laws, statutes, and regulations of the United States of America and of the State of Maine. Any legal proceeding against the State regarding this Contract shall be brought in the State of Maine administrative or judicial forums. The Provider consents to personal jurisdiction in the State of Maine.

16. STATE HELD HARMLESS. The Provider shall indemnify and hold harmless the Department and its officers, agents, and employees from and against any and all third party claims, liabilities, and costs, including reasonable attorney fees, for any or all injuries to persons or property or claims for money damages, including claims for violation of intellectual property rights, arising from the negligent acts or omissions of the Provider, its employees or agents, officers or Subcontractors in the performance of work under this Agreement; provided, however, the Provider shall not be liable for claims arising out of the negligent acts or omissions of the Department, or for actions taken in reasonable reliance on written instructions of the Department.

17. NOTICE OF CLAIMS. The Provider shall give the Contract Administrator immediate notice in writing of any legal action or suit filed related in any way to this Contract or which may affect the performance of duties under this Contract, and prompt notice of any claim made against the

Provider by any Subcontractor which may result in litigation related in any way to this Contract or which may affect the performance of duties under this Contract.

18. APPROVAL. This Contract must be approved by the State Controller and the State Purchases Review Committee before it can be considered a valid, enforceable document.

19. INSURANCE REQUIREMENT. The Provider shall keep in force a liability policy issued by a company fully licensed or designated as an eligible surplus line insurer to do business in this State by the Maine Department of Professional & Financial Regulation, Bureau of Insurance, which policy includes the activity to be covered by this Contract with adequate liability coverage to protect itself and the Department from suits. Providers insured through a "risk retention group" insurer prior to July 1, 1991, may continue under that arrangement. Prior to or upon execution of this Contract, the Provider shall furnish the Department with written or photocopied verification of the existence of such liability insurance policy.

- A. Other Provisions - Unless explicitly waived by the Department, the insurance policies shall contain, or be endorsed to contain, the following provisions:
- i. The Provider's insurance coverage shall be the primary and contributory. Any insurance or self-insurance maintained by the Department for its officers, agents, and employees shall be in excess of the Provider's insurance and shall not contribute to it.
 - ii. The Provider's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
 - iii. The Provider shall furnish the Department with certificates of insurance, and with those endorsements, if any, affecting coverage, required by these Insurance Requirements. The certificates and endorsements for each insurance policy are to be signed by a person authorized by the insurer to bind coverage on its behalf. All certificates and endorsements are to be received and approved by the Department before this Contract commences. The Department reserves the right to require complete, certified copies of all required insurance policies at any time.
 - iv. All policies should contain a revised cancellation clause allowing thirty (30) days notice to the Department in the event of cancellation for any reason, including nonpayment.
 - v. The Department will not grant the Provider, or any sub-contractor of the Provider, "Additional Insured" status and the Department will not grant any Provider a "Waiver of Subrogation".

20. NON-APPROPRIATION. Notwithstanding any other provision of this Contract, if the State does not receive sufficient State, Federal, or other sources of funds to fund this Contract and other obligations of the State, if funds are de-appropriated, or if the State does not receive legal authority to expend funds from State or Federal legislative, executive or judicial bodies, then the State is not obligated to make payment under this Contract.

21. SEVERABILITY. The invalidity or unenforceability of any particular provision, or part thereof, of this Contract shall not affect the remainder of said provision or any other provisions, and this Contract shall be construed in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

22. ORDER OF PRECEDENCE. In the event of a conflict between the documents comprising this Contract, the Order of Precedence shall be:

Rider C Exceptions
Rider B Terms and Conditions
Rider A Scope of Work
Funding Rider
Rider D Included at Department's Discretion
Rider E Included at Department's Discretion
Rider F Included at Department's Discretion
Rider G Identification of Country in which contracted work will be performed
Business Associate Agreement included at Department's Discretion
Other Included at Department's Discretion

- 23. FORCE MAJEURE.** The performance of an obligation by either party shall be excused in the event that performance of that obligation is prevented by an act of God, act of war, riot, fire, explosion, flood, pandemic or other catastrophe, sabotage, severe shortage of fuel, power or raw materials, change in law, court order, national defense requirement, or strike or labor dispute, provided that any such event and the delay caused thereby is beyond the control of, and could not reasonably be avoided by, that party.
- 24. SET-OFF RIGHTS.** The State shall have all of its common law, equitable and statutory rights of set-off. These rights shall include, but not be limited to, the State's option to withhold for the purposes of set-off any monies due to the Provider under this Contract up to any amounts due and owing to the State with regard to this Contract, any other Contract with any State department or agency, including any Contract for a term commencing prior to the term of this Contract, plus any amounts due and owing to the State for any other reason including, without limitation, tax delinquencies, fee delinquencies or monetary penalties relative thereto. The State shall exercise its set-off rights in accordance with normal State practices including, in cases of set-off pursuant to an audit, the finalization of such audit by the State agency, its representatives, or the State Controller.
- 25. ENTIRE CONTRACT.** This document contains the entire Contract of the parties, and neither party shall be bound by any statement or representation not contained herein. No waiver shall be deemed to have been made by any of the parties unless expressed in writing and signed by the waiving party. The parties expressly agree that they shall not assert in any action relating to the Contract that any implied waiver occurred between the parties, which is not expressed in writing. The failure of any party to insist in any one or more instances upon strict performance of any of the terms or provisions of the Contract, or to exercise an option or election under the Contract, shall not be construed as a waiver or relinquishment for the future of such terms, provisions, option or election, but the same shall continue in full force and effect, and no waiver by any party of any one or more of its rights or remedies under the Contract shall be deemed to be a waiver of any prior or subsequent rights or remedy under the Contract or at law.
- 26. AMENDMENT.** No changes, modifications, or amendments in the terms and conditions of this Contract shall be effective unless reduced to writing, numbered and signed by the duly authorized representative of the State and Provider.
- 27. DEBARMENT AND PERFORMANCE CERTIFICATION.** By signing this Contract, the Provider certifies to the best of Provider's knowledge and belief that the aforementioned organization, its principals and any subcontractors named in this Contract:

- A. Are not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from bidding or working on contracts issued by any governmental agency.
- B. Have not within three years of submitting the proposal for this contract been convicted of or had a civil judgment rendered against them for:
 - i. Fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state or local government transaction or contract.
 - ii. Violating Federal or State antitrust statutes or committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - iii. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
 - iv. Have not within a three (3) year period preceding this proposal had one or more federal, state or local government transactions terminated for cause or default.

28. STATE PROPERTY. The Provider shall be responsible for the proper custody, care and return of any Department or State-owned property furnished or state-funded for the Provider's use in connection with the performance of this Contract, and the Provider will reimburse the Department for its loss or damage, normal wear and tear excepted.

29. CYBERSECURITY AND PROHIBITED TECHNOLOGIES. Through the execution of this contract, the Provider certifies that the aforementioned organization, its principals and any subcontractors named in this Contract:

- A. is not a foreign adversary business entity, <https://www.maine.gov/oit/prohibited-technologies>, [Title 5 M.R.S. §2021 \(3\)](#); and
- B. is not on the list of prohibited companies or does not obtain or purchase any information or communications technology or services included on the list of prohibited information and communications technology and services <https://www.maine.gov/oit/prohibited-technologies>, [Title 5 M.R.S. §2030-B](#).

Contracts entered into by a state agency in violation of Title 5 M.R.S. §2030-B are void. A person who executes this contract in violation of this section commits a civil violation for which a fine may be adjudged in an amount that is twice the amount of this contract or \$250,000, whichever is greater, (Title 5 M.R.S., §2030-A).

30. CONFIDENTIALITY.

- A. Subject to the Maine Freedom of Access Act (FOAA), [Title 1 M.R.S. §400](#) et seq., “confidential information” means non-public information designated as protected from disclosure under state or federal law. Confidential information given to the Provider by the Department, or acquired by the Provider on behalf of the Department, whether in verbal, written, electronic, or any other format, shall be subject to the requirements herein. The term “confidential information” does not include any information or documentation that is subject to disclosure under FOAA.

- B. In conformance with applicable Federal and State statutes, regulations, and ethical standards, the Provider and the Department shall take all necessary steps to protect confidential information regarding all persons served by the Department, including the proper care, custody, use, and preservation of records, papers, files, communications, and any such items that may reveal confidential information about persons served by the Department, or whose information is utilized in order to accomplish the purposes of this Contract.
 - C. In the event of a breach of this confidentiality provision, the Provider shall notify the Contract Administrator immediately.
 - D. The Provider shall comply with the [Maine Public Law, Title 10, Chapter 210-B \(Notice of Risk to Personal Data Act\)](#).
- 31. TARIFFS.** Any price increases implemented by the provider due to the imposition of tariffs shall remain in effect only for the duration that such tariffs are in place. In the event of the repeal or reduction of any applicable tariff(s), the provider shall immediately return to the original price list or make a proportional reduction in the price to reflect the decrease in tariff(s). Price adjustments under this clause shall be made in good faith and without undue delay upon confirmation via documents reflecting tariff changes.

RIDER C: EXCEPTIONS TO RIDER B

N/A

RIDER D: RESPONSIBLE BIDDER CERTIFICATION

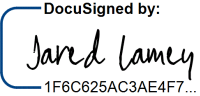
By signing this document, I certify to the best of my knowledge and belief that the aforementioned organization, its principals, and any subcontractors named in this proposal:

- a. Are not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from bidding or working on contracts issued by any governmental agency.*
- b. Have not within three years of submitting the proposal for this contract been convicted of or had a civil judgment rendered against them for:

 - v. fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state or local government transaction or contract.*
 - vi. violating Federal or State antitrust statutes or committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;*
 - vii. are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and*
 - viii. have not within a three (3) year period preceding this proposal had one or more federal, state or local government transactions terminated for cause or default.**
- c. Have not entered into a prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services and this proposal is in all respects fair and without collusion or fraud. The above-mentioned entities understand and agree that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.*

- Failure to provide this certification may result in the disqualification of the Bidder's proposal, at the discretion of the Department.**

To the best of my knowledge all information provided in the enclosed proposal, both programmatic and financial, is complete and accurate at the time of submission.

Name: Jared Lamey	Title: President
Authorized Signature:  <small>DocuSigned by: Jared Lamey 1F6C625AC3AE4F7...</small>	Date: 1/8/2026

RIDER E: IDENTIFICATION OF COUNTRY IN WHICH CONTRACTED WORK WILL BE PERFORMED

Please identify the country in which the services purchased through this contract will be performed:

United States. Please identify state: Maine

Other. Please identify country: Enter Country

Notification of Changes to the Information:

The Provider agrees to notify the Office of State Procurement Services of any changes to the information provided above.