

LANCASTER COUNTY COMMISSIONERS' WORK SESSION AGENDA

TUESDAY, FEBRUARY 10, 2026

10:00 a.m. – Conference Room #701, 7th Floor

The Work Session is being video recorded for public viewing and is available on the County's website.

1. Executive Session Announcement:

2. Minutes As Distributed: Approval of the February 3, 2026 Work Session Minutes.

3. Public Session:

a. 10:00 a.m. Public Safety Training Center – Transfer of Trailer to Warwick EMS

Todd Kirkpatrick, Director

b. 10:05 a.m. Adult Probation and Parole Services – Amended Agreement with GovAI Software Solutions LLC

Jennifer Luciano, Director

Jennifer Nissley, Deputy Director

c. 10:10 a.m. Purchasing Department on behalf of the Public Safety Training Center –

Vincent Cash, Buyer II

Firing Range Cleaning Agreement with Environmental Hazards Control

Firing Range Filter Changes Agreement with Environmental Hazards Control

d. 10:20 a.m. General Services - Agreement with Compleat Restorations for Water Damage

Carmen Simone, Deputy Director

4. Other Discussion Items

1. Board Appointment – Office of Aging Advisory Council

2. February 11, 2026 Commissioners' Meeting Agenda

5. Business from Guests

6. Adjourn

On motion of Commissioner _____, seconded by Commissioner _____, it was agreed for the County of Lancaster, acting on behalf of the Public Safety Training Center, to transfer the title for a trailer to Warwick EMS. The trailer was originally purchased by the South-Central Task Force (SCTF) using Department of Homeland Security funds and assigned to the County's SERT team and is no longer needed.

2/11/26

On motion of Commissioner _____, seconded by Commissioner _____, it was agreed for the County of Lancaster, acting on behalf of Adult Probation and Parole Services (APPS), to approve the following:

Amended Agreement With:

GovAI Software Solutions LLC
Enola, PA

Purpose:

To change the existing contract for case management system software services that was previously with BTM/CDI to the new company owner, GovAI Software Solutions LLC. There are no other changes to the contract.

Amount/Term:

\$44,350.00 for the period February 11, 2026 through December 31, 2027.

Funding:

General fund budget.

2/11/26



January 14, 2026

To Whom It May Concern,

We are writing to formally introduce GovAI Software Solutions, which will be assuming responsibility for the application and software services previously performed under CDI/BTM.

This transition reflects an organizational realignment designed to better support application development, implementation, and ongoing software services. The same experienced professionals will continue to support all active projects, ensuring continuity of service, responsiveness, and delivery. There will be no disruption to ongoing work or day-to-day operations.

While company names, branding, and email addresses will be updated to reflect the new entity, the individuals supporting your programs and serving as your primary points of contact will remain the same unless otherwise communicated. As part of this transition, you may begin to see updated company names and email domains reflected in communications, documentation, and contractual materials. We will coordinate directly with you on any required administrative updates to ensure a smooth and seamless transition.

For your reference, updated contact information is provided below:

- **Brian Steuhl**
- **Jim Beck**
- **Invoices and Payment Inquiries:**

As part of this transition, GovAI Software Solutions is supported by Kathir Ramalingam and Primajoy Ramalingam, founders of LingaTech, Inc. This partnership brings additional depth in public-sector technology delivery, operational governance, and long-term scalability to the GovAI platform.



Together, this alignment strengthens GovAI Software Solutions' operational foundation and enhances its ability to deliver reliable, secure, and responsive application and software services while preserving the continuity, expertise, and client relationships you rely on today.

Jim, Brian, Kathir and Primajoy, as owners of GovAI Software Solutions, appreciate your continued partnership and look forward to supporting your mission through GovAI Software Solutions. Please do not hesitate to reach out with any questions.

Sincerely,

Brian Steuhl

Brian Steuhl

James Beck

Jim Beck

Kathir Ramalingam

Kathir Ramalingam

Primajoy E. Ramalingam

Primajoy Ramalingam

GovAI Software Solutions LLC

MASTER SERVICES AGREEMENT

This Master Services Agreement ("Agreement" or "MSA") is entered into by and between: GovAI Software Solutions LLC ("GovAI" or "Provider"), and Lancaster County "Customer" or "County/Agency"), together, the "Parties," effective as of _____ ("Effective Date").

1. Purpose and Scope

1.1 Purpose.

This Agreement sets forth the terms and conditions under which GovAI will provide software services, technical support, training, and optional add-on modules to Customer for use within its probation, parole, or supervising authority.

1.2 Initial SOW and Future SOWs.

The Parties agree that:

- The Year-1 Statement of Work ("Initial SOW") is incorporated into this Agreement as Exhibit B.
- After Year-1, subsequent years will be governed by stand-alone SOWs referencing this MSA.
- Future SOWs shall operate independently and shall not modify or amend this MSA unless expressly stated in writing and signed by both Parties.

1.3 Relationship to Exhibits.

Service selections are identified in Exhibit A (checkbox + initials), while pricing will be provided separately by GovAI as additional Exhibits prepared for each Customer.

2. Definitions

- **"Software"** means GovAI's proprietary adult probation case management platform, officer interfaces, mobile access tools, communication systems, dashboards, and related modules.
- **"Add-On Services"** means optional service modules selected by Customer.
- **"User"** means Customer's employees, officers, or authorized personnel.
- **"Data"** means any information entered, collected, or processed using GovAI's Software.

3. Term and Renewal

3.1 Initial Term.

This MSA shall commence on the Effective Date and remain in effect for **one (1) year**, unless terminated earlier in accordance with this Agreement.

3.2 Automatic Renewal.

After the Initial Term, this MSA shall automatically renew for successive one-year periods, unless either Party provides ninety (90) days' written notice of non-renewal.

3.3 Future SOWs.

Upon renewal, only a **new SOW is required each year**. The Parties acknowledge that no new MSA is required unless mutually requested.

4. Services Provided

GovAI will provide the software modules and services selected by the Customer, as indicated by the initials and checkmarks below. **PLEASE INITIAL NEXT TO YOUR CURRENT SERVICES CHECKED.** If you would like additional information on other services listed below that are not checked and currently in your contract, please contact us so we can update this contract and invoice prior to obtaining signatures.

4.1 Core AP Services

- _____ Core AP Services
- Software Maintenance
 - General Support (Forms, Reports, General Enhancements)
 - Mobile License / Mobile Access

4.2 Add-On Services

Based on Add-On Services table

- _____ ProCommunication (automated messaging, reminders)
- _____ Collection Notices (Indicate a Tier Below)
- Standard
 - Gold
 - Platinum
- _____ Court Reminders (Indicate a Tier Below)
- Standard
 - Gold
 - Platinum

- _____ Random Drug Test Notification
- _____ AP Law Enforcement Mobile Application
- _____ Drug Results Integration (Redwood, Averhealth, other)

List: _____

- _____ Risk Assessments (ORAS, LSCMI, other)

List: ___ORAS_____

- _____ Client Kiosk
- _____ AOPC Data Exchange (DEX)
- _____ Blast Text/Email Messaging
- _____ ProTrack/ProMobile

Minimum Credits for Discount: 6000

- _____ Social Service Provider Portal
- _____ AP Cloud on Premise
- _____ AP Cloud Hosted

4.3 Support and Maintenance.

GovAI will provide:

- Bug fixes, patches, and updates
- Enhancements mutually agreed upon
- Technical support during business hours
- Training for new officers as required

4.4 Exclusions.

Custom development to the selected software products that falls outside the defined scope of this Agreement requires a separate Statement of Work.

The creation of any new custom product components is also outside the scope of this Agreement and shall likewise require a separate Statement of Work.

5. Customer Obligations

Customer agrees to:

- Ensure users maintain accurate data entry
- Control access to Software and maintain security of credentials
- Provide necessary network access for installation and support
- Maintain compliance with all applicable federal, state, and local laws.

6. Data Ownership and Privacy

6.1 Ownership.

Customer retains ownership of all Data.

6.2 GovAI Responsibilities.

GovAI will:

- Protect Data using reasonable administrative, technical, and physical safeguards
- Notify Customer of any unauthorized access
- Not disclose Data except as directed by Customer or required by law

6.3 Customer Responsibilities.

Customer agrees to:

- Limit system access to authorized personnel
- Ensure compliance with data handling and privacy requirements
- Purge or archive Data consistent with state retention rules.

7. Technology Limitations

Customer acknowledges:

- Software availability may be affected by network outages, downtime, or third-party system dependencies.
- Data accuracy depends on information entered by Customer personnel.
- Third-party integrations and data exchanges may experience delays or downtime outside GovAI's control.

8. Fees and Invoicing

- Pricing will be provided in a separate **Exhibit A (Pricing Schedule)**.

- Invoices are due **Net 30**.
- Late payments may delay service delivery.

9. Intellectual Property

GovAI retains all proprietary rights in its software, code, processes, methodologies, and documentation, consistent with Agreement ownership clauses

Customer receives only a non-exclusive, non-transferable, revocable license to use the Software during the Term.

10. Limitation of Liability

GovAI's total liability for all claims shall not exceed the fees paid by Customer in the 12 months preceding the claim.

GovAI shall not be liable for:

- Indirect or consequential damages
- Loss of data
- Errors resulting from Customer misuse or third-party failures

11. Indemnification

Each Party shall indemnify the other for:

- Negligent or unlawful acts
- Breach of confidentiality or security
- Misuse of the Software contrary to Agreement terms

12. Termination

12.1 For Cause.

Either Party may terminate upon 30 days' written notice if the other Party fails to cure a material breach.

12.2 For Convenience.

Either Party may terminate the MSA or SOW upon ninety (90) days' written notice. Upon

termination, all fees for services performed through the effective termination date shall remain due and payable. Customer acknowledges that annual fees invoiced at the start of the year are non-refundable and not subject to proration in the event of early termination.

12.3 Effect of Termination.

Customer shall cease using the Software and remit payment for all services rendered through the termination date.

13. Change Control

Changes to scope must be documented in a written Change Request, reviewed, approved, and maintained by GovAI’s Project Manager and may require a separate Statement of Work.

14. Notices

All notices must be delivered in writing to the addresses specified by the Parties.

15. Governing Law

This Agreement shall be governed by the laws of the **Commonwealth of Pennsylvania.**

16. Entire Agreement

This MSA, together with its Exhibits and SOWs, constitutes the entire understanding between the Parties and supersedes all prior agreements.

SIGNATURES

GovAI Software Solutions LLC

By: Primajoy E. Ramalingam

Name: Primajoy Ramalingam

Title: Chief Financial Officer

Date: January 12, 2026

Lancaster County

By: _____

Name: _____

Title: _____

Date: _____

Lancaster County

By: _____

Name: _____

Lancaster County

By: _____

Name: _____

Title: _____

Date: _____

Title: _____

Date: _____

EXHIBIT A – LANCASTER COUNTY PRICING

Service	Qty/Users	Cost	Total
Software Maintenance (Users)	140	\$425.00	\$59,500.00
Support (Forms, Reports, General)	1	\$1,700.00	\$1,700.00
ProCommunication (Custom Texting & Auto Reminders for Office Visits)	1	\$12,000.00	\$12,000.00
Mobile Access Software	1	\$500.00	\$500.00
DEX- Data Exchange	1	\$1,000.00	\$1,000.00
Service Cost			\$74,700.00
2026 Adjustment			\$500.00
Discount			\$30,350.00
TOTAL			\$44,350.00

Discount Type	Discount Rate	Discount Calculation	Total Discount Calculation
<i>Note: This discount only applies to agencies that use ProTrack/ProMobile AND meets the minimum yearly credit requirements.</i>			
ProTrack	20% per user license	= (License Cost *20%) * # of users	\$11,900.00
Communication	\$12,000	# Users < 41 = \$4000 42 to 70 = \$6000 71 to 124 \$8000 >=125 = 12,000	\$12,000.00
Total Potential Discounts			\$23,900.00
User Qty	10% per user license if >30 licenses	User Discount % after ProTrack discount: < 30 = 0% 30-39 Users 5% 40-49 Users 7.5% 50-59 Users 10% >=60 Users 12.5%	\$5,950.00
2026 Annual Adj.	\$500.00		\$500.00
Total Discount			\$30,350.00

Optional Services	Standard	Gold	Platinum
Collection Notices			
Collection Cases only			
Active + Collection Cases			
Active + Collection Cases + pay reminders in officer reminders			
Court Reminders			

Active AP Cases			
Active AP Cases + non-AP cases			
Active AP Cases + non-AP cases w/alerts			
Random Drug Test Notification			
Random Drug Test Notification	Contact for pricing		
AP Law Enforcement (AP LE) mobile application for police agencies			
AP Law Enforcement (AP LE) mobile application for police agencies			
Drug Results Integration			
Redwood	\$1,000 Annual Fee		
Averhealth	\$1,000 Annual Fee		
Risk Assessment			
ORAS	No Cost		
LSCMI Service	\$1,000 Annual Fee		
Client Kiosk (Software Only)			
Client Kiosk (Software Only)	\$1,000 Annual Fee		
Blast Text/Email (Upgrade to ProCommunication Service - Max messages in any day 1000)			

Blast Text Rates								
Per Month	250	500	1000	3999	5000	10000	15000	20000
Monthly Fee	Free	Free	Free	\$399	\$475	\$900	\$1,275	\$1,600
Extra Message	\$0	\$0	\$0	\$0.10	\$0.095	\$0.09	\$0.085	\$0.08

EXHIBIT B – INITIAL YEAR STATEMENT OF WORK (SOW)

1. Executive Summary

This Statement of Work (“SOW”), effective as of _____ (the “Effective Date”) and continuing through December 31, 2026, outlines the project approach, roles and responsibilities, and contract terms for the implementation, support, and ongoing maintenance of the Software and related services (“Services”) to be provided by GovAI Software Solutions (“Provider”) to Lancaster County (“Customer”).

1.1 Summary of Project Approach

Provider will deliver the Services in an approach that may include:

- Requirements identification and confirmation
- Implementation and configuration of the Software
- Data import and validation (if applicable)
- User access setup and security provisioning
- Training for Customer personnel
- Go-live readiness and deployment
- Ongoing support and maintenance

Provider will assign a Project Manager as the primary point of contact and will work collaboratively with Customer to ensure a successful implementation and ongoing support.

1.2 Provider Responsibilities

The Provider will be responsible for managing and delivering the services under this SOW, including:

- Designating a Project Manager to oversee delivery and coordinate Provider resources
- Performing services in a timely, professional, and efficient manner
- Providing support and maintenance as outlined in the Agreement
- Delivering out-of-scope services only upon Customer request and subject to approval and applicable pricing
- Complying with all Customer security, confidentiality, and background-check requirements
- Maintaining appropriate documentation related to project changes, issues, and resolutions

1.3 Customer Responsibilities

The Customer will support the engagement by:

- Supplying required data, documentation, and information necessary for implementation
- Reviewing and validating imported data prior to production deployment
- Providing timely access to systems, networks, or facilities as reasonably required

- Designating appropriate project contacts, including a primary decision-maker
- Maintaining required infrastructure or hosting resources, where applicable
- Providing sufficient detail for requested enhancements, which may require a change request or separate agreement
- Remitting payment in accordance with the applicable MSA

2. Contract Terms for the Engagement

2.1 Project Scope

This SOW includes the following services:

- Implementation and configuration of the Provider's software and services
- Activation of core and add-on modules identified in Exhibit A – Service Selection Table
- Ongoing support and maintenance in accordance with the MSA
- Optional enhancements or services requested by Customer

Any services not expressly listed above or in Exhibit A are considered out of scope and require a separate SOW or approved Change Request.

2.2 Operational Responsibilities

2.2.1 Customer Obligations

During the engagement, the Customer will:

- Validate configurations, data imports, and system readiness, if applicable
- Ensure required personnel complete training
- Provide necessary equipment or network access to support service delivery, if applicable
- Supply timely approvals and direction to avoid delays

2.2.2 Provider Obligations

During the engagement, the Provider will:

- Deliver implementation services and ongoing support
- Maintain project schedules and provide status updates
- Provide training materials, documentation, and production-readiness support
- Uphold security and confidentiality requirements as defined in the MSA

2.3 Contract Terms

Contract terms shall follow the governing MSA between Provider and Customer. This SOW will remain in effect through December 31, 2026 or until:

- The SOW is terminated or replaced according to the terms of the MSA.

Additional services, optional modules, or future phases may require separate SOWs.

3. Signature Block

GovAI Software Solutions LLC

By: Primajoy E. Ramalingam

Name: Primajoy Ramalingam

Title: Chief Financial Officer

Date: January 12, 2026

Lancaster County

By: _____

Name: _____

Title: _____

Date: _____

Lancaster County

By: _____

Name: _____

Title: _____

Date: _____

Lancaster County

By: _____

Name: _____

Title: _____

Date: _____

Invoice

GovAI Software Solutions LLC
514 Magaro Road #679
Enola, PA 17025



January 15, 2026

Invoice No: 90

Due Date: February 14, 2026

Lancaster Adult Probation & Parole Services
40 East King Street
Lancaster, PA 17602

Product AP26.032.01 Lancaster County Adult Probation (AP)

Professional Services from January 01, 2026 to December 31, 2026

Phase 001 AP Records Management System (RMS)

Unit Billing

AP Case Mgmt - License, Upgrades & Maint	140.0 Licenses @ 425.00	59,500.00	
AP Cost ADJ- GovAI Cost Adjustment \$500	1.0 Quantity @ -500.00	(500.00)	
AP DEX - CPCMS-MDJS Data Services	1.0 Quantity @ 1,000.00	1,000.00	
AP MOBILE - Unlimited Mobile Licenses	1.0 License @ 500.00	500.00	
AP Pro Communication \$12,000	1.0 Quantity @ 12,000.00	12,000.00	
AP SUPPORT - AP Technical Support \$1,700	1.0 Quantity @ 1,700.00	1,700.00	
Protrack Total Discount \$23900	1.0 Discount @ -23,900.00	(23,900.00)	
User Discount \$5950	1.0 Discount @ -5,950.00	(5,950.00)	
Total Units	1.0 times	44,350.00	44,350.00
	Total this Phase		44,350.00
	Total this Invoice		44,350.00

On motion of Commissioner _____, seconded by Commissioner _____, it was agreed for the County of Lancaster, acting on behalf of the Purchasing Department and the Public Safety Training Center, to approve the following:

Agreement with:

Environmental Hazards Control (E.H.C.)
A division of EHC Associates, Inc.
Lancaster, PA

Purpose:

To provide quarterly lead abatement at the firing range.

Amount/Term:

\$116,562.60 for the period March 1, 2026 through February 28, 2028.

Funding:

Public Safety Training Center budget.
Sole source.

2/11/26



STANDARD FORM OF AGREEMENT
BETWEEN THE CLIENT AND THE ABATEMENT CONTRACTOR

AGREEMENT

MADE AS OF THE 23RD DAY OF DECEMBER IN THE YEAR OF TWO THOUSAND AND TWENTY-FIVE

BETWEEN the Client:

LCPSTC
101 CHAMP BOULEVARD
MANHEIM, PENNSYLVANIA 17545

and the Abatement Contractor:

ENVIRONMENTAL HAZARDS CONTROL (PA HIC 195)
A DIVISION OF EHC ASSOCIATES, INC.
2502 HORSESHOE ROAD
LANCASTER, PENNSYLVANIA 17601

For the following PROJECT:

QUARTERLY RANGE CLEANING- LEAD DUST
LCPSTC RIFLE RANGE
101 CHAMP BOULEVARD
MANHEIM, PENNSYLVANIA 17545

ehc Project No.: 180264-009
MARCH 1, 2026 THROUGH FEBRUARY 28, 2028

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Proposal Assumptions.....	Article 2
Contract Documents.....	Article 3
Contract Sum.....	Article 4
Insurance.....	Article 5
Time for Work.....	Article 6
Proposal Assumptions.....	Article 7
Scope of Work / Work Plan.....	Exhibit 'A'

The Client and the Abatement Contractor agree as set forth in the following:

ARTICLE 1 SCOPE OF WORK

1.1 Quarterly cleaning of range

ehc will clean the computer control room and all surfaces from the control room to the trap. Decontamination will be performed following OSHA lead safe work practices (Tyvek disposable suits, full face respirators, rubber gloves, & rubber boots). The range will be placed under negative pressure using air filtration machines place near the bullet trap, a three-stage decon unit will be placed in the computer control room (the computer control room will be cleaned prior to any work inside of the range). Waste will be disposed of as hazardous waste; one 55 gallon drum of hazardous waste disposal is included in this price. See exhibit A for full scope of work and cleaning practices.

ARTICLE 2 - PROPOSAL ASSUMPTIONS

- 2.1 The Contractor shall not be liable for paint damage caused by the use of duct tape for installation of critical barriers. However great care will be taken to prevent this.
- 2.2 The Client shall furnish, without charge, a sufficient quantity and flow of water and sufficient electrical power for performance of the Abatement Work at locations readily accessible to the abatement Work and extendable thereto by the use of hoses and construction-type electrical extension cords.
- 2.3 The Client shall make no charges against the Contractor for damage and/ or cleanup of debris not caused or created by the Abatement Contractor.
- 2.4 The Contractor will perform all work according to current Federal, State, and local regulations.

ARTICLE 3 - CONTRACT DOCUMENTS

- 3.1 Other Contract Documents, except for modifications issued after execution of this Agreement, are enumerated as follow:

3.1.1 Exhibit 'A' - Scope of Work / Work Plan

ARTICLE 4 - CONTRACT SUM

- 4.1 Base Bid - Client shall pay the Abatement Contractor for the performance of the Contract Work the Contract Sum of: \$14,355.00 per cleaning.

* The above rate includes \$2,745 for hazardous waste disposal of (1) 55-gallon drum. An additional charge of \$2,745/per container will be applied if additional containers are required.

** It is estimated that there will be a 3% increase, per year, due to the increased costs incurred for waste pick-up and disposal. If the rate exceeds 3% ehc will provide documentation justifying the increased cost.

4.2 Payment is due upon receipt of Invoice. The interest rate for payments not made within thirty (30) days of submission of the invoice shall be one and one-half percent (1-1/2%) per month. A surcharge of 3.5% will be incurred for payment by Credit Card.

ARTICLE 5 - INSURANCE

5.1 EHC Associates will furnish the following insurance coverage for this Project:

General Liability	\$1,000,000 Each Occurrence; \$2,000,000 General Aggregate
Automobile Liability	\$1,000,000 Combined Single Limit
Umbrella Liability	\$7,000,000 Each Occurrence; \$7,000,000 Aggregate
Professional Liability	\$1,000,000 Each Claim
Contractor's Pollution Liability	\$1,000,000 Each Claim
Worker's Compensation	\$1,000,000 Each Accident; \$1,000,000 Disease – Each Employee; \$1,000,000 Disease- Policy Limit

If additional insurance coverage is requested above and beyond the coverage and limits outlined herein, additional cost will be due to the Abatement Contractor.

ARTICLE 6 - TIME

6.1 A cleaning schedule will be provided by the Client. It is estimated that each cleaning shall be completed within three (3) business days.

THIS AGREEMENT, along with any additional documents enumerated under Article 3, represents the entire and integrated agreement between the Owner and the Abatement Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and the Abatement Contractor.

THIS AGREEMENT ENTERED INTO AS OF THE DAY AND YEAR FIRST WRITTEN ABOVE.

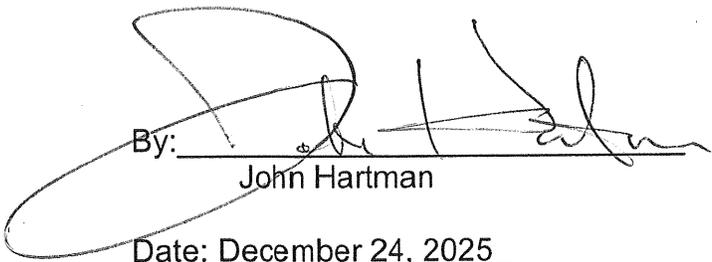
CLIENT

ABATEMENT CONTRACTOR

LCPSTC

ENVIRONMENTAL HAZARDS CONTROL

By: _____

By: 
John Hartman

Date: _____

Date: December 24, 2025

Exhibit 'A' Scope of Work / Work Plan

Quarterly Cleaning of Range

Mobilize Equipment & Materials;
Collect five (5) pre-work lead wipe samples of flooring surfaces prior to starting any cleaning;
Pre-clean the computer control room (wear proper PPE);
Construct a three-stage decon unit in control room;
Install critical barriers as required;
Install air filtration machines at trap area to create negative pressure inside work area;
(Air filtration machine must be exhausted outside);
Install warning signs at entrance to the work area;
Perform OSHA personal air monitoring on workers;
Utilize proper PPE (including disposable Tyvek suits, gloves, full face respirators, and boots) during all work;
Perform cleaning in a "top down" fashion from the control room to the trap;
(The area between the 50 yard and 100 yard lines will not be cleaned);
HEPA vacuum walls and floors;
Wet wipe all flooring surfaces with Simple Green cleaning agent;
Perform a second and third wipe using Simple Green cleaning agent;
Wipe all flooring surfaces until the white rag remains clean;
Segregate all cleaning waste (suits, gloves, rags, vacuum bags);
All waste will be placed into a 55-gallon drum for disposal as Hazardous Waste;
Collect five (5) wipe samples of flooring areas and send for rush analysis;
Demobilize equipment & materials;

On motion of Commissioner _____, seconded by Commissioner _____, it was agreed for the County of Lancaster, acting on behalf of the Purchasing Department and the Public Safety Training Center, to approve the following:

Agreement with:

Environmental Hazards Control (E.H.C.)
A division of EHC Associates, Inc.
Lancaster, PA

Purpose:

To provide quarterly filter changes at the firing range.

Amount/Term:

\$185,460.80 for the period March 1, 2026 through February 28, 2028.

Funding:

General Services Department budget.
Sole source.

2/11/26

e.h.c.
Environmental Hazards Control
a division of EHC Associates, Inc.

STANDARD FORM OF AGREEMENT
BETWEEN THE CLIENT AND THE ABATEMENT CONTRACTOR

AGREEMENT

MADE AS OF THE 23RD DAY OF DECEMBER IN THE YEAR OF TWO THOUSAND AND TWENTY-FIVE

BETWEEN the Client:

COUNTY OF LANCASTER
150 NORTH QUEEN STREET
LANCASTER, PENNSYLVANIA 17603

and the Abatement Contractor:

ENVIRONMENTAL HAZARDS CONTROL (PA HIC 195)
A DIVISION OF EHC ASSOCIATES, INC.
2502 HORSESHOE ROAD
LANCASTER, PENNSYLVANIA 17601

For the following PROJECT:

LEAD-CONTAMINATED FILTER CHANGE)
LANCASTER COUNTY EMERGENCY SERVICES TRAINING FACILITY
INDOOR FIRING RANGE
LANCASTER, PENNSYLVANIA

Project No.: 009116-146
MARCH 1, 2026 THROUGH FEBRUARY 28, 2028

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Scope of Work.....	Article 1
Contract Sum.....	Article 2
Insurance.....	Article 3
Time for Work.....	Article 4

The Client and the Remediation Contractor agree as set forth in the following:

ARTICLE 1 SCOPE OF WORK

1.1 The general scope of the work consists of:

The filters shall be removed, packaged, transported and disposed of in accordance with the Owner's schedule and with governing regulations. NOTE: ehc shall store filters on-site until the hazardous waste transport company removes them, as required by law.

1.2 The work includes installation of new filters, as provided by the Owner. The new filters must be placed on the roof, adjacent to access ladder, by the Client, for installation by ehc.

1.3 ehc must be provided unrestricted access to all areas for the collection and disposal of designated filters.

1.4 ehc must be provided with Owner's regulatory required hazardous waste disposal, EPA identification number.

1.5 ehc must be provided with a secured area for storage of the waste, until the material is picked up and transported off site.

1.6 Cleaning of lead dust from other areas of the facility is not included with this contract.

ARTICLE 2 - CONTRACT SUM

2.1 The Owner shall pay the Abatement Contractor per the following fee schedule:

Pre-Filters (only) \$5,785.00 Per Site Visit

- (16) 24x24x2 Pre-Filters

*(Includes pick-up & disposal of 1 cubic yard of hazardous waste)

Pre and Secondary Filters - 1 Site Visit = \$10,442

- (16) 24x24x2 Pre-Filters
- (16) 24x24x12 Secondary Filters

*(Includes pick-up & disposal of 2 cubic yards of hazardous waste)

Pre, Secondary & HEPA Filters - 1 Site Visit = \$14,986

- (16) 24x24x2 Pre-Filters
- (16) 24x24x12 Secondary Filters
- (16) 24x24x12 HEPA Filters

*(Includes pick-up & disposal of 3 cubic yards of hazardous waste)

Payment is due upon receipt of each Invoice. The interest rate for payments not made within thirty (30) days of submission of the Application for Payment shall be One and One-Half Percent (1-1/2%) per month.

* An additional charge of \$2,745/per container will be applied if additional containers are required.

** It is estimated that there will be a 3% increase, per year, due to the increased costs incurred for waste pick-up and disposal. If the rate exceeds 3% ehc will provide documentation justifying the increased cost.

ARTICLE 3 - INSURANCE

3.1 EHC Associates will furnish the following insurance coverage for this Project:

General Liability	\$1,000,000 Each Occurrence; \$2,000,000 General Aggregate
Automobile Liability	\$1,000,000 Combined Single Limit
Umbrella Liability	\$7,000,000 Each Occurrence; \$7,000,000 Aggregate
Professional Liability	\$1,000,000 Each Claim
Contractor’s Pollution Liability	\$1,000,000 Each Claim
Worker’s Compensation	\$1,000,000 Each Accident; \$1,000,000 Disease – Each Employee; \$1,000,000 Disease- Policy Limit

If additional insurance coverage is requested above and beyond the coverage and limits outlined herein, additional cost will be due to the Abatement Contractor.

ARTICLE 4 - TIME

4.1 Work shall be performed in accordance with the schedule provided by the County of Lancaster.

THIS AGREEMENT, along with any additional documents enumerated under Article 3, represents the entire and integrated agreement between the Owner and the Abatement Contractor and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement is valid for thirty (30) calendar days from the date of quotation, and may be amended, only in writing, and when signed by both the Owner and the Remediation Contractor.

THIS AGREEMENT ENTERED INTO AS OF THE DAY AND YEAR FIRST WRITTEN ABOVE.

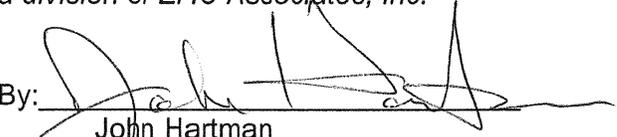
CLIENT

ABATEMENT CONTRACTOR

COUNTY OF LANCASTER

ENVIRONMENTAL HAZARDS CONTROL
a division of EHC Associates, Inc.

By: _____

By: 
John Hartman

Date: _____

Date: December 24, 2025

On motion of Commissioner _____, seconded by Commissioner _____, it was agreed for the County of Lancaster, acting on behalf of General Services, to approve the following:

Agreement With:

Compleat Restorations
Ephrata, PA

Purpose:

To make building repairs on the first floor and basement of the Government Center from water damage that occurred on November 25, 2025.

Amount/Term:

\$33,741.80.

Funding:

The at-fault parties insurance company will cover costs.

Note:

To authorize Lawrence George, County Administrator/Chief Clerk, to sign the contract.

2/11/26

CONDITIONS

1. LIMITED WARRANTY.

- a) The Contractor warrants that the Work shall be free from any defects in workmanship for a period of one (1) year from the Completion Date. Materials furnished by Contractor shall be warranted **ONLY** as provided by the manufacturer's warranty. If the Owner fails to make payment when due under this Contract, then the warranty set forth in this paragraph will terminate and become null and void.
- b) THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE WARRANTY OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. NO ORAL AGREEMENT, GUARANTY, PROMISE, REPRESENTATION OR WARRANTY SHALL BE BINDING. IN NO EVENT WILL THE CONTRACTOR BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES EVEN IF THE CONTRACTOR HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND EVEN IF THE CONTRACTOR HAS KNOWLEDGE THAT FAILURE TO PERFORM COULD CAUSE CONSEQUENTIAL ECONOMIC LOSSES. IN ANY EVENT, CUMULATIVE DAMAGES FOR BREACH OF THIS CONTRACT WILL BE LIMITED TO THE AMOUNT ACTUALLY PAID TO SERVICES PROVIDED HEREUNDER. WHETHER BASED ON NEGLIGENCE, TORT, CONTRACT, OR OTHER THEORIES. OWNER ACKNOWLEDGES THAT THIS PARAGRAPH ALLOCATES THE RISK OF PRODUCT FAILURE BETWEEN THE CONTRACTOR AND OWNER AND THAT THIS ALLOCATION IS REFLECTED IN THE PRICE PAID. NO ACTION ARISING OUT OF THIS AGREEMENT MAY BE BROUGHT BY OWNER MORE THAN ONE (1) YEAR AFTER THE CAUSE OF ACTION HAS ACCRUED.

2. **OWNER'S RESPONSIBILITIES.** The Owner shall secure and pay for all necessary approvals, easements, assessments and charges required for the Work. The Owner will furnish all information required regarding the physical characteristics, legal limitations and utility locations for the site of the Work. The Owner is responsible for the security and protection of all completed Work and all equipment and materials which have been delivered to the site. The Owner is responsible to assure that all permits and governmental fees, licenses and inspections necessary for the proper execution and completion of the Work are secured. The Owner will submit all material and color selections, as requested to avoid delays. All selections will be purchased by the Contractor, unless otherwise noted on the Selection Sheet, and approved by the Contractor.

3. **INSURANCE.** The Contractor shall purchase and maintain (a) Worker's compensation, and (b) insurance for claims for damages, other than to the Work itself, because of bodily injury or destruction of tangible property resulting from Contractor's negligence. The Owner shall be responsible for purchasing and maintaining the Owner's own liability insurance and at the Owner's option, may purchase and maintain such insurance as will protect the Owner against claims which may arise from operations under this Contract. The Owner shall purchase and maintain property insurance upon the entire Work at the site at the full insurable value thereof. The Owner shall indemnify the Contractor from any costs or liabilities arising out of damage to concealed utilities if the Owner has failed to inform the Contractor of the concealed utilities.

4. ADDITIONAL CHARGES.

- a) Insurance (supplemental) Charges - Due to the substantial damage that may occur to a property as a result of an insurance loss, it is sometimes difficult to initially identify an exact scope of work that is required to repair your property to its pre-loss condition. A Change Order is sometimes not possible or feasible for work that will be paid by insurance. Numerous supplements may be submitted and then approved by the insurance adjuster during the rebuild process and some costs may not be known until the rebuild process has been completed. These supplements or additional 'approved charges' may not be presented to the Owner in the form of a Change Order for approval since these adjuster-approved supplements will not require the use of the Owner's 'out of pocket' funds. However, these supplemental insurance funds are due and payable to Compleat Restorations when received by the Owner from the insurance company or representative.
- b) Non-Insurance Charges - Non-insurance changes to the Contract will be handled with a Change Order stating the changes, the price, and the method of payment (normally 50% at start and 50% at completion of the *Change Order*). Owner changes to scope after signing of the Contract are discouraged, and may involve a surcharge up to \$150.00 in addition to the normal charges.

5. **DEFAULT.** Upon the occurrence of a breach of this Contract, the non-defaulting party may: (a) declare all sums due and to become due, if any, by the defaulting party immediately due and payable and/or (b) proceed by appropriate legal action or actions or other proceedings either at law or equity to enforce performance by the defaulting party of any and all covenants of this Contract and to recover damages for the default under this Contract. The parties agree to submit to the jurisdiction of the Court of Common Pleas in and for Lancaster County, Pennsylvania. The parties agree that the location for the hearing or trial of any dispute relating to this Contract shall be Lancaster County, Pennsylvania.

6. **COMMENCEMENT OF THE WORK AND DELAYS IN EXTENSIONS OF TIME.** The Contractor shall carry the Work forward expeditiously with adequate forces. If the Contractor is delayed at any time in the progress of the Work by any act or neglect of the Owner or any employee or separate contractor employed by the Owner, or by changes ordered in the Work, or by labor disputes, fire, unusual delay in transportation, adverse weather conditions not reasonably anticipatable, unavoidable casualties, or any causes beyond the Contractor's control, or by delay authorized by the Owner, then the Contractor shall not be responsible for any substantial delay in completion of the Work. Estimates, if any, of Completion Dates set forth in this Contract are estimates only, it being understood that time is not of the essence.

7. **FINAL COMPLETION AND FINAL PAYMENT.** Upon notice by the Contractor, the Owner will promptly make an inspection of the Work and prepare a list of items, if any, to be completed or corrected. The Contractor shall diligently proceed to complete or correct such items as are required under this Contract. Upon substantial completion, the Owner will pay the Contractor the final payment of the Contract less a deduction of 150% of cost of any uncompleted item(s), like back ordered items, until completed. Upon final completion, the Owner will pay the Contractor the final payment of the Contract. The making of a final payment shall constitute a waiver of all claims by the Owner except those arising from; (a) unsettled liens; or (b) faulty or defective work which is subject to the warranty contained in this Contract. Unless otherwise expressly specified in this Contract, the terms of payment shall be net thirty (30) days from date of invoice. If the Owner fails to make payment when due, interest at the rate of one and one-half percent (1½%) per month shall be added to all invoices. In the event that the Owner fails to make payment when due, then the Owner agrees to indemnify Contractor and pay Contractor's attorney fees and costs of collection in the amount of fifteen percent (15%) of the amount due but in no event less than Three Hundred Fifty Dollars (\$350.00). Returned checks will result in a Thirty-five Dollar (\$35.00) service fee.

8. **PAYMENT BY OWNER AND ASSIGNMENT OF INSURANCE PROCEEDS.** Owner agrees to pay the Contractor the amounts set forth on the front page of this Contract at the time and date indicated. Owner irrevocably assigns to Compleat Restorations any and all proceeds from any insurance check or draft issued in conjunction with the specific services rendered by Compleat Restorations. Any deductibles, depreciation or other charges, if applicable, taken by the Owner's insurance carrier will be the responsibility of the Owner.

9. **ACCESS TO THE SITE OF THE WORK.** The Owner shall provide the Contractor with access to the Work area including ingress and egress. If access to premises is not provided to work crew at the scheduled time, a service fee of fifty (\$50.00) dollars per lost man-hour will be charged. It will be the responsibility of the Owner to provide Contractor with adequate access for heavy trucks and construction materials. The Contractor is hereby released from all claims and damages which may occur to driveways, sidewalks, curbs, etc., due to the weight of any equipment moving onto the site. The Contractor will exercise reasonable care to avoid damage to shrubs, trees, lawns, foliage, flowers, etc.

10. **MISCELLANEOUS.** All of the terms of this Agreement shall be binding upon, and inure to the benefit of, and be enforceable by, the parties hereto and their successors and assigns. This Agreement is being delivered at Ephrata, Pennsylvania, and shall be construed and enforced in accordance with Pennsylvania law. This Agreement represents the entire understanding of the parties hereto, supersedes all other and prior discussions and agreements between the parties hereto and may not be modified or amended, except by a written document designating specifically the terms and provisions so modified and amended and signed by the parties here.

11. **If any provision of this Contract or any portion of any provision of this Contract is declared null and void or unenforceable by any court or tribunal having jurisdiction, then such provision or such portion of a provision shall be considered separate and apart from the remainder of this Contract which shall remain in full force and effect.**

Compleat Restorations

702 Pointview Ave
Ephrata, PA 17522

Client: County of Lancaster
Property: 150 N Queen Street
Lancaster, PA 17603

Operator: KMCDONAL

Estimator: Kristen McDonald
Position: Senior Project Manager

Type of Estimate: Water Damage
Date Entered: 12/1/2025 Date Assigned:

Price List: PALC8X_NOV25
Labor Efficiency: Restoration/Service/Remodel
Estimate: COUNTYL5-CST-2
File Number: CPA-PA-01-25-1248100

Compleat Restorations

702 Pointview Ave
Ephrata, PA 17522 (

COUNTYL5-CST-2

COUNTYL5-CST-2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
1. Tandem axle dump trailer - per load - including dump fees	1.00 EA		289.76	0.00	0.00	57.96	347.72
2. Commercial Supervision / Project Management - per hour	20.00 HR		0.00	95.70	0.00	382.80	2,296.80
Labor to make sure areas are clean, free of debris and walk ways for customers are available for access. Also includes material pick up and delivery to building. Also accounting for prevailing wage process							
Total: COUNTYL5-CST-2					0.00	440.76	2,644.52

Basement

Public Archives

Height: 8'

1,330.82 SF Walls	802.56 SF Ceiling
2,133.38 SF Walls & Ceiling	802.56 SF Floor
89.17 SY Flooring	166.35 LF Floor Perimeter
166.35 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
3. Contents - move out then reset - Extra large room	1.00 EA		0.00	276.81	0.00	55.36	332.17
5. Suspended ceiling tile - 2' x 2'	253.00 SF		0.00	2.83	25.35	148.28	889.62
6. Cove base molding - rubber or vinyl, 4" high	97.00 LF		0.00	2.86	9.95	57.48	344.85
7. Batt insulation - 6" - R19 - paper / foil faced	18.00 SF		0.00	1.56	1.08	5.84	35.00
8. 5/8" - drywall per LF - up to 4 inches tall	36.00 LF		0.00	4.36	0.58	31.52	189.06
9. Paint the surface area - two coats	405.72 SF		0.00	1.85	7.06	151.54	909.18
10. Floor protection - plastic and tape - 10 mil	150.00 SF		0.00	0.52	1.08	15.82	94.90
11. Detach & Reset Cabinetry - lower (base) units	9.00 LF	95.61	0.00	0.00	0.00	172.10	1,032.59
12. R&R Cabinetry - lower (base) units - High grade	3.00 LF		11.59	335.95	50.32	218.60	1,311.54
Above line item for replacing 3' casework to match existing in a 12' bank							
13. Detach & Reset Countertop - flat laid plastic laminate	24.00 LF	27.12	0.00	0.00	0.35	130.26	781.49
14. Backsplash - flat laid plastic laminate - Detach & reset	13.00 LF		0.00	5.50	0.10	14.32	85.92

Compleat Restorations

702 Pointview Ave
 Ephrata, PA 17522
 (717) 738-2121
 Tax ID: 23-2279098
 COSTARS # 126200

CONTINUED - Public Archives

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
15. Material Only 2" x 4" lumber (.667 BF per LF)	35.00 LF		0.00	0.68	1.43	5.04	30.27
25. Clean and deodorize carpet	802.56 SF		0.00	0.70	40.97	112.46	715.22
26. Final cleaning - construction - Commercial	802.56 SF		0.00	0.32	18.49	51.36	326.67
Totals: Public Archives					156.76	1,169.98	7,078.48

Back Hallway

Height: 8'

1,138.67 SF Walls	356.15 SF Ceiling
1,494.82 SF Walls & Ceiling	356.15 SF Floor
39.57 SY Flooring	142.33 LF Floor Perimeter
142.33 LF Ceil. Perimeter	

Subroom: Room3 (1)

Height: 8'

811.99 SF Walls	271.05 SF Ceiling
1,083.05 SF Walls & Ceiling	271.05 SF Floor
30.12 SY Flooring	101.50 LF Floor Perimeter
101.50 LF Ceil. Perimeter	

Missing Wall

5' 8" X 8'

Opens into BACK_HALLWAY

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
27. Batt insulation - 6" - R19 - paper / foil faced	13.00 SF		0.00	1.56	0.78	4.22	25.28
28. 5/8" - drywall per LF - up to 4 inches tall	26.00 LF		0.00	4.36	0.42	22.76	136.54
29. Cove base molding - rubber or vinyl, 4" high	26.00 LF		0.00	2.86	2.67	15.42	92.45
30. Drywall patch / small repair, ready for paint	1.00 EA		0.00	108.51	0.29	21.76	130.56
31. Paint the surface area - two coats	504.67 SF		0.00	1.85	8.78	188.48	1,130.90
32. Floor protection - plastic and tape - 10 mil	400.00 SF		0.00	0.52	2.88	42.18	253.06
33. Final cleaning - construction - Commercial	627.21 SF		0.00	0.32	14.45	40.14	255.30
34. Clean concrete the floor	627.21 SF		0.00	0.46	21.18	57.78	367.48

Compleat Restorations

702 Pointview Ave
Ephrata, PA 17522

CONTINUED - Back Hallway

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Totals: Back Hallway					51.45	392.74	2,391.57

Main Archive

Height: 8'

772.97 SF Walls	650.84 SF Ceiling
1,423.80 SF Walls & Ceiling	650.84 SF Floor
72.32 SY Flooring	96.62 LF Floor Perimeter
96.62 LF Ceil. Perimeter	

⁷ Missing Wall	12' 2" X 8'	Opens into Exterior
Missing Wall	20' 7" X 8'	Opens into Exterior
Missing Wall	6' 2" X 8'	Opens into Exterior

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
35. Contents - move out then reset - Large room	1.00 EA		0.00	138.41	0.00	27.68	166.09
36. Refrigerator - Remove & reset	1.00 EA		0.00	67.45	0.00	13.50	80.95
37. Batt insulation - 6" - R19 - paper / foil faced	68.00 SF		0.00	1.56	4.08	22.04	132.20
38. 5/8" - drywall per LF - up to 4 inches tall	67.00 LF		0.00	4.36	1.09	58.64	351.85
39. Drywall patch / small repair, ready for paint	1.00 EA		0.00	108.51	0.29	21.76	130.56
40. Cove base molding - rubber or vinyl, 4" high	140.00 LF		0.00	2.86	14.36	82.96	497.72
41. Paint the surface area - two coats	273.72 SF		0.00	1.85	4.76	102.24	613.38
Totals: Main Archive					24.58	328.82	1,972.75

Hallway

Height: 8'

1,761.33 SF Walls	922.91 SF Ceiling
2,684.24 SF Walls & Ceiling	922.91 SF Floor
102.55 SY Flooring	220.17 LF Floor Perimeter
220.17 LF Ceil. Perimeter	

Missing Wall	8' 8" X 8'	Opens into Exterior
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Compleat Restorations

702 Pointview Ave
Ephrata, PA 17522 (

CONTINUED - Hallway

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
42. 5/8" - drywall per LF - up to 4 inches tall	51.00 LF		0.00	4.36	0.83	44.64	267.83
43. Texture drywall - smooth / skim coat	51.00 SF		0.00	1.97	0.52	20.20	121.19
44. Batt insulation - 6" - R19 - paper / foil faced	26.00 SF		0.00	1.56	1.56	8.44	50.56
47. Cove base molding - rubber or vinyl, 4" high	51.00 LF		0.00	2.86	5.23	30.22	181.31
48. Floor protection - plastic and tape - 10 mil	450.00 SF		0.00	0.52	3.24	47.44	284.68
49. Paint the surface area - two coats	416.67 SF		0.00	1.85	7.25	155.62	933.71
50. Final cleaning - construction - Residential	922.91 SF		0.00	0.41	27.24	75.68	481.31
Totals: Hallway					45.87	382.24	2,320.59

Domestic Archives

Height: 8'

1,098.38 SF Walls	741.80 SF Ceiling
1,840.18 SF Walls & Ceiling	741.80 SF Floor
82.42 SY Flooring	137.30 LF Floor Perimeter
137.30 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
51. Contents - move out then reset - Large room	1.00 EA		0.00	138.41	0.00	27.68	166.09
52. Drywall patch / small repair, ready for paint	1.00 EA		0.00	108.51	0.29	21.76	130.56
53. Cove base molding - rubber or vinyl, 4" high	32.00 LF		0.00	2.86	3.28	18.96	113.76
54. Paint the surface area - two coats	438.00 SF		0.00	1.85	7.62	163.58	981.50
55. Clean and deodorize carpet	741.80 SF		0.00	0.70	37.87	103.96	661.09
56. Final cleaning - construction - Commercial	741.80 SF		0.00	0.32	17.09	47.48	301.95
Totals: Domestic Archives					66.15	383.42	2,354.95
Total: Basement					344.81	2,657.20	16,118.34

1st Floor

Compleat Restorations

702 Pointview Ave
Ephrata, PA 17522

Hallway

Height: 8'

Utility	1,200.09 SF Walls	884.68 SF Ceiling
Family	2,084.77 SF Walls & Ceiling	884.68 SF Floor
Storage	98.30 SY Flooring	150.01 LF Floor Perimeter
	150.01 LF Ceil. Perimeter	

Subroom: Room2 (1)

Height: 8'

Utility	213.57 SF Walls	64.42 SF Ceiling
Hallway	277.99 SF Walls & Ceiling	64.42 SF Floor
	7.16 SY Flooring	26.70 LF Floor Perimeter
Dead S	26.70 LF Ceil. Perimeter	

Missing Wall

20' 1" X 8'

Opens into HALLWAY

Subroom: Bath Hall (2)

Height: 12'

	1,270.03 SF Walls	366.36 SF Ceiling
	1,636.39 SF Walls & Ceiling	366.36 SF Floor
	40.71 SY Flooring	102.28 LF Floor Perimeter
	112.95 LF Ceil. Perimeter	

Missing Wall

10' 8" X 12'

Opens into HALLWAY

Subroom: Room3 (3)

Height: 8'

	178.85 SF Walls	26.87 SF Ceiling
	205.72 SF Walls & Ceiling	26.87 SF Floor
	2.99 SY Flooring	22.36 LF Floor Perimeter
	22.36 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
57. Texture drywall - smooth / skim coat	166.00 SF		0.00	1.97	1.69	65.74	394.45
58. Carpenter - General Framer - per hour	16.00 HR		0.00	105.79	0.00	338.52	2,031.16

Labor to reattach the panels and for the baseboards. These were salvaged at the mitigation service and are able to be reused

Compleat Restorations

702 Pointview Ave
Ephrata, PA 17522

CONTINUED - Hallway

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
59. Material Only Construction adhesive	103.00 LF		0.00	0.11	0.68	2.40	14.41
60. Stain & finish baseboard - oversized	90.00 LF		0.00	3.55	1.89	64.28	385.67
61. Baseboard - Reset	90.00 LF		0.00	1.59	0.16	28.66	171.92
62. 5/8" - drywall per LF - up to 2' tall	100.00 LF		0.00	14.12	11.94	284.78	1,708.72
63. Tape joint for new to existing drywall - per LF	35.00 LF		0.00	9.11	1.01	63.98	383.84
64. 5/8" - drywall per LF - up to 4 inches tall	31.00 LF		0.00	4.36	0.50	27.14	162.80
65. Cove base molding - rubber or vinyl, 4" high	8.00 LF		0.00	2.86	0.82	4.74	28.44
66. Paint the surface area - two coats	803.43 SF		0.00	1.85	13.98	300.08	1,800.41
67. Negative air fan/Air scrubber (24 hr period) - No monit. 1 negative air machine used for 3 days	3.00 DA		70.50	0.00	0.00	42.30	253.80
68. Clean floor	1,342.16 SF		0.00	0.64	62.72	171.96	1,093.66
Due to heavy traffic in these areas during normal business hours, will need to thoroughly clean the floors; this will be done more than once.							
69. Final cleaning - construction - Commercial	1,342.16 SF		0.00	0.32	30.92	85.90	546.31
70. Drywall Installer / Finisher - per hour Above line item for step and tape of layered drywall	2.00 HR		0.00	120.92	0.00	48.36	290.20
71. Detach & Reset Outlet	1.00 EA	22.55	0.00	0.00	0.00	4.52	27.07
72. Material Only Paneling - High grade	32.00 SF		0.00	1.05	2.02	7.12	42.74
73. Finish Carpenter - per hour Above line item to fabricate and install wall panel cleats	8.00 HR		0.00	105.70	0.00	169.12	1,014.72
Totals: Hallway					128.33	1,709.60	10,350.32

Utility Room

Height: 12'

512.00 SF Walls	108.72 SF Ceiling
620.72 SF Walls & Ceiling	108.72 SF Floor
12.08 SY Flooring	42.67 LF Floor Perimeter
42.67 LF Ceil. Perimeter	

Compleat Restorations

702 Pointview Ave
Ephrata, PA 17522 (

CONTINUED - Utility Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
74. Contents - move out then reset	1.00 EA		0.00	92.27	0.00	18.46	110.73
77. Batt insulation - 6" - R19 - paper / foil faced	68.00 SF		0.00	1.56	4.08	22.04	132.20
78. 5/8" - drywall per LF - up to 2' tall	38.00 LF		0.00	14.12	4.54	108.22	649.32
79. Tape joint for new to existing drywall - per LF	38.00 LF		0.00	9.11	1.09	69.46	416.73
80. Mask and prep for paint - plastic, paper, tape (per LF)	42.67 LF		0.00	2.66	0.69	22.84	137.03
81. Seal/prime (1 coat) then paint (2 coats) the walls	512.00 SF		0.00	2.50	10.75	258.16	1,548.91
82. Cove base molding - rubber or vinyl, 4" high	42.67 LF		0.00	2.86	4.38	25.28	151.70
83. Clean floor	108.72 SF		0.00	0.64	5.09	13.94	88.61
Totals: Utility Room					30.62	538.40	3,235.23

Dead Space

Height: 8'

285.33 SF Walls	45.48 SF Ceiling
330.81 SF Walls & Ceiling	45.48 SF Floor
5.05 SY Flooring	35.67 LF Floor Perimeter
35.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
84. Batt insulation - 6" - R19 - paper / foil faced	40.00 SF		0.00	1.56	2.40	12.96	77.76
85. Batt insulation - Add-on for confined spaces	40.00 SF		0.00	0.58	0.00	4.64	27.84
86. Final cleaning - construction - Commercial	45.48 SF		0.00	0.32	1.04	2.92	18.51
Totals: Dead Space					3.44	20.52	124.11

Compleat Restorations

702 Pointview Ave
Ephrata, PA 17522

Storage

Height: 12'

426.86 SF Walls	50.00 SF Ceiling
476.86 SF Walls & Ceiling	50.00 SF Floor
5.56 SY Flooring	35.57 LF Floor Perimeter
35.57 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
87. Contents - move out then reset	1.00 EA		0.00	92.27	0.00	18.46	110.73
88. Drywall patch / small repair, ready for paint	1.00 EA		0.00	108.51	0.29	21.76	130.56
89. Clean floor	50.00 SF		0.00	0.64	2.33	6.40	40.73
90. Final cleaning - construction - Commercial	50.00 SF		0.00	0.32	1.15	3.20	20.35
Totals: Storage					3.77	49.82	302.37

Storage 1

Height: 8'

284.58 SF Walls	50.00 SF Ceiling
334.58 SF Walls & Ceiling	50.00 SF Floor
5.56 SY Flooring	35.57 LF Floor Perimeter
35.57 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
91. Contents - move out then reset	1.00 EA		0.00	92.27	0.00	18.46	110.73
92. Drywall patch / small repair, ready for paint	1.00 EA		0.00	108.51	0.29	21.76	130.56
93. Cove base molding - rubber or vinyl, 4" high	19.00 LF		0.00	2.86	1.95	11.26	67.55
94. Clean floor	50.00 SF		0.00	0.64	2.33	6.40	40.73
95. Final cleaning - construction - Commercial	50.00 SF		0.00	0.32	1.15	3.20	20.35
Totals: Storage 1					5.72	61.08	369.92
Total: 1st Floor					171.88	2,379.42	14,381.95

Labor Minimums Applied

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
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Compleat Restorations

702 Pointview Ave
Ephrata, PA 17522

CONTINUED - Labor Minimums Applied

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
96. Insulation labor minimum	1.00 EA		0.00	45.90	0.00	9.18	55.08
108. Electrical labor minimum	1.00 EA		0.00	222.26	0.00	44.46	266.72
97. Paneling labor minimum	1.00 EA		0.00	220.20	0.00	44.04	264.24
98. Acoustic ceiling tile labor minimum	1.00 EA		0.00	9.13	0.00	1.82	10.95
Totals: Labor Minimums Applied					0.00	99.50	596.99
Line Item Totals: COUNTYL5-CST-2					516.69	5,576.88	33,741.80

Grand Total Areas:

12,508.13 SF Walls	5,693.59 SF Ceiling	18,201.72 SF Walls and Ceiling
5,693.42 SF Floor	632.60 SY Flooring	1,467.92 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,478.59 LF Ceil. Perimeter
5,693.42 Floor Area	6,077.81 Total Area	12,690.80 Interior Wall Area
7,742.67 Exterior Wall Area	874.82 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	

Compleat Restorations

702 Pointview Ave
Ephrata, PA 17522 (

Summary

Line Item Total	27,648.23
Material Sales Tax	232.67
Cleaning Mtl Tax	2.25
Subtotal	27,883.15
Overhead	2,788.44
Profit	2,788.44
Cleaning Sales Tax	281.77
Replacement Cost Value	\$33,741.80
Less Depreciation	(2,946.49)
Actual Cash Value	\$30,795.31
Net Claim	\$30,795.31
Total Recoverable Depreciation	2,946.49
Net Claim if Depreciation is Recovered	\$33,741.80

Kristen McDonald
Senior Project Manager

Compleat Restorations

702 Pointview Ave
Ephrata, PA 17522 (

Recap of Taxes, Overhead and Profit

Overhead (10%)	Profit (10%)	Material Sales Tax (6%)	Cleaning Mtl Tax (6%)	Cleaning Sales Tax (6%)	Clothing Acc Tax (6%)	Manuf. Home Tax (6%)	Storage Rental Tax (6%)	Dryclean/Laun dry Tax (6%)
Line Items								
2,788.44	2,788.44	232.67	2.25	281.77	0.00	0.00	0.00	0.00
Total								
2,788.44	2,788.44	232.67	2.25	281.77	0.00	0.00	0.00	0.00

Compleat Restorations

702 Pointview Ave
Ephrata, PA 17522

Recap by Room

Estimate: COUNTYL5-CST-2	2,203.76	7.97%
Area: Basement		
Public Archives	5,751.74	20.80%
Back Hallway	1,947.38	7.04%
Main Archive	1,619.35	5.86%
Hallway	1,892.48	6.84%
Domestic Archives	1,905.38	6.89%
<hr/>		
Area Subtotal: Basement	13,116.33	47.44%
Area: 1st Floor		
Hallway	8,512.39	30.79%
Utility Room	2,666.21	9.64%
Dead Space	100.15	0.36%
Storage	248.78	0.90%
Storage 1	303.12	1.10%
<hr/>		
Area Subtotal: 1st Floor	11,830.65	42.79%
Labor Minimums Applied	497.49	1.80%
<hr/>		
Subtotal of Areas	27,648.23	100.00%
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Total	27,648.23	100.00%

Compleat Restorations

702 Pointview Ave
Ephrata, PA 17522 (

Recap by Category with Depreciation

O&P Items	RCV	Deprec.	ACV
ACOUSTICAL TREATMENTS	725.12	23.87	701.25
APPLIANCES	67.45		67.45
CABINETS	2,590.72	100.79	2,489.93
CLEANING	3,911.47		3,911.47
CONTENT MANIPULATION	830.44		830.44
GENERAL DEMOLITION	536.03		536.03
DRYWALL	4,745.43	158.21	4,587.22
ELECTRICAL	244.81		244.81
FLOOR COVERING - VINYL	1,188.82	118.88	1,069.94
FINISH CARPENTRY / TRIMWORK	988.70		988.70
FRAMING & ROUGH CARPENTRY	1,727.77		1,727.77
INSULATION	432.58	12.90	419.68
LABOR ONLY	1,914.00		1,914.00
PANELING & WOOD WALL FINISHES	253.80		253.80
PAINTING	7,491.09	2,497.02	4,994.07
O&P Items Subtotal	27,648.23	2,911.67	24,736.56
Material Sales Tax	232.67	34.82	197.85
Cleaning Mtl Tax	2.25		2.25
Overhead	2,788.44		2,788.44
Profit	2,788.44		2,788.44
Cleaning Sales Tax	281.77		281.77
Total	33,741.80	2,946.49	30,795.31



Disaster Services Since 1978
702 Pointview Ave, Ephrata, PA 17522
717.738.2121 • 800.699.1176
PA20962

NOTICE OF CANCELLATION

(Enter Date of Transaction)

You may cancel this transaction, without any penalty or obligation, within three business days from the above date.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within ten business days following receipt by Compleat Restorations of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to Compleat Restorations at your property in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of Compleat Restorations regarding the return shipment of the goods at Compleat Restorations' expense and risk.

If you do make the goods available to Compleat Restorations and Compleat Restorations does not pick them up within twenty days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to Compleat Restorations, or if you agree to return the goods to Compleat Restorations and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to Compleat Restorations at 702 Pointview Avenue, Ephrata, PA 17522 not later than midnight of _____ (enter date – 3 business days from transaction date).

I hereby cancel this transaction.

Date

Owner/Agent's Signature

Receipt is hereby acknowledged of the foregoing NOTICE. The undersigned OWNERS have received two (2) copies thereof, this _____ day of _____, 20____.

Owner/Agent's Signature

Owner/Agent's Signature





Disaster Services Since 1978
 702 Pointview Ave., Ephrata, PA 17522
 717-738-2121 • 800-699-1176
 Fax 717-738-4446
 PA20962

EMERGENCY AUTHORIZATION / DIRECTION TO PAY

County of Lancaster

 Owner(s)/Insured /Responsible Agent
 150 North Queen Street

 Street Address
 Lancaster, Pennsylvania 17603

 City/Town State Zip Code
 H(____)____ W(____)____
 Telephone Numbers

Donegal

 Insurance Company

 Policy Number
 CPA-PA-01-25-1248100

 Claim Number

As owner(s), insured, and/or responsible agent(s) for damages located at the property address of:
 Same as above

I/we authorize Compleat Restorations to mobilize and commence the following work as initialed:

<input type="checkbox"/>	Emergency Boardup	<input type="checkbox"/>	Pack Out
<input type="checkbox"/>	Emergency Preclean	<input type="checkbox"/>	Temporary Power
<input checked="" type="checkbox"/>	Other: <u>Repairs</u>	<input type="checkbox"/>	Winterize Structure

In addition, I/we authorize my/our insurance company Donegal to pay Compleat Restorations directly for services performed and/or to include Compleat Restorations' name on the face of any check or draft for payment.

Owner/Insured/Responsible Agent Signature: _____ Date: _____
 Owner/Insured/Responsible Agent Signature: _____ Date: _____

I/we understand and agree that I/we shall be personally responsible for any and all deductibles, depreciation, betterment or any other charges or costs not covered by my/our insurance company.

I/we irrevocably assign to Compleat Restorations any and all proceeds from any insurance check or draft issued in conjunction with the specific services rendered by Compleat Restorations.

I/we understand that in the event payment is not made directly to Compleat Restorations by the owners' insurance company, payment shall be due upon the owners' receipt of any draws or advances from their insurance company (for contractor's work only), with the total balance being due and owing upon substantial completion of all work. If the Owner fails to make payment when due, interest at the rate of one and one-half percent (1½%) per month shall be added to all invoices. In the event that Owner fails to make payment when due, then the Owner agrees to indemnify Contractor and pay Contractor's attorney fees and costs of collection in the amount of fifteen percent (15%) of the amount due but in no event less than Three Hundred Fifty Dollars (\$350.00). Returned checks will result in a Thirty-five Dollar (\$35.00) service fee.

Liability: The liability of CRI is expressly limited to the total amount of the services authorized herein and in no event shall CRI, its agents or assigns, be liable for consequential damages of any kind.

 Date

 Owner/Insured/Responsible Agent Signature

 Compleat Restorations' Representative Signature

 Owner/Insured /Responsible Agent Signature



Work Session - February 10, 2026

Office of Aging Advisory Council

New appointment of Scott Albright to a 3-year term from February 10, 2026 through December 31, 2029.

Lancaster County resident.

LANCASTER COUNTY COMMISSIONERS' MEETING AGENDA

WEDNESDAY, FEBRUARY 11, 2026

9:15 a.m. – Conference Room #701, 7th Floor

The Commissioners' Meeting is being video recorded for public viewing and is available on the County's website.



1. Meeting Called to Order: This morning's meeting will be conducted by Commissioner Ray D'Agostino.
2. Pledge of Allegiance
3. Minutes as Distributed: Approval of the February 4, 2026 Commissioners' Meeting Minutes.
4. Old Business:
5. New Business:
 - a. **Public Safety Training Center – Transfer of Trailer to Warwick EMS**
Todd Kirkpatrick, Director
 - b. **Adult Probation and Parole Services – Amended Agreement with GovAI Software Solutions LLC**
Jennifer Luciano, Director
Jennifer Nissley, Deputy Director
 - c. **Purchasing Department on behalf of the Public Safety Training Center –**
Vincent Cash, Buyer II
 - Firing Range Cleaning Agreement with Environmental Hazards Control**
 - Firing Range Filter Changes Agreement with Environmental Hazards Control**
 - d. **General Services - Agreement with Compleat Restorations for Water Damage**
Carmen Simone, Deputy Director
6. Business from Guests
7. Adjourn