On-line access to contract ordering information, terms and conditions, up-to-date pricing, and the option to create an electronic delivery order is available through GSA Advantage™, a menu-driven database system. The INTERNET address for GSA Advantage™ is: GSAAdvantage.gov.

Multiple Award Schedule (MAS)  
Federal Supply Group: Professional Services Class: F999  
Contract Number: 47QRAA21D002A  
For more information on ordering from Federal Supply Schedules go to the GSA Schedules page at GSA.gov.  
Contract Period: Begin Date: 02/08/2021 to End Date: 02/07/2026  
Effective as of PS-A837 dated 09/08/2021

Contractor: MOUNTAIN VIEW MAINTENANCE, LLC DBA Pure Maintenance  
1664 Woodland Park Drive, Ste 301  
Layton, UT 84041  
Business Size: Small Business  
Telephone: 801-513-3364  
FAX Number: 801-513-3364  
Web Site: www.puremaintenance.com  
E-mail: Brandon@PureMaintenance.com  
Contract Administration: Brandon Adams
ABOUT US

Mountain View Maintenance (DBA Pure Maintenance) was founded in 2007 in Layton, Utah and pioneered the usage of dry fog technology in residential and commercial settings to address air quality concerns related to pathogens and mold. Mike Adams, the founder, ran the local business for many years until realizing that the cutting edge technology and process was filling a much needed gap in remediation and pathogen related services throughout the nation. Advances were made to the technology and patents were established. Now Pure Maintenance has licensed out the technology and process to professionals around the globe with approximately 135 licenses in the US alone. Pure Maintenance also employs and consults with a team of professionals in microbiology, physics, industrial hygiene, medicine and mold remediation and restoration who continue making the Pure Maintenance dry fog and vapor process effective in resolving mold and pathogenic concerns in building spaces.

SCOPE OF CONTRACT

Under our GSA Multiple Awards Schedule (MAS) contract Mountain View Maintenance (DBA Pure Maintenance) can provide environmental remediation services for federal agencies and departments as well as eligible state organizations.

SPECIAL ITEM NUMBER (SIN) 592910REM

ENVIRONMENTAL REMEDIATION SERVICES

The primary service under this contract is the 2-step dry fog and vapor process. The 2-step process involves, first, denaturing airborne and surface microorganisms (mold, pathogens), and, second, the application of a bonding antimicrobial agent that inhibits mold, spores and other pathogens from surviving on surfaces in an indoor space.

CAPABILITY STATEMENT

Pure Maintenance (PM) has been advancing protocols in mold remediation services, air quality, and cleaning and sterilizing in homes and facilities for many years. The dry fog and vapor processes incorporate a non-toxic, hospital grade sterilant (FDA’s highest rated antimicrobial agent) that registers a 6-log kill, or in other words a 99.9999% microbial reduction. Such products must also show a 99.9999% reduction of even the hardest to kill microbes such as MRSA spores and the various fungal spores, which also grants them another superlative designation as a sporicide (EPA’s highest rating). Polio, perhaps the hardest of the pathogens to kill in a safe manner, is denatured through the PM process.

The PM process produces a vast amount of sterilizing vapor that permeates the many cracks and crevices of a structure as well as provides a thorough treatment of fabrics, furniture and any other materials where pathogens and particularly mold spores may hide.
The PM technology and application has proven useful in several different areas where a solution has previously been difficult to address effectively.

**Mold:** As understanding of mold increases, so does the understanding of how mold and its spores and mycotoxins can affect the ecosystem and health of an indoor space. Mold remediation is a relatively new field and each year more is being understood about how mold can contaminate the indoor air quality. Foremost among these discoveries is that visible mold is typically a small portion of the mold and toxic load of an indoor space. Removing and replacing the materials infected by mold even using certified remediation protocols leaves behind mold spores throughout the space in the venting system of the HVAC, in the carpets and furniture, in drains, in bathrooms and elsewhere. The whole-home/whole-facility approach by Pure Maintenance has proven effective as a stand alone treatment for mold and as a complement to traditional mold remediation protocols as a means to restoring spaces to a healthy air quality and a healthy condition.

**Applications:** post-floods, post-leaks, in older homes/ buildings, restoration projects, visible mold, occupants having health symptoms

**Customer Experience:** "Pure maintenance did an excellent job in removing the mold from our home. Their patented technology is the best I have found in all my research on mold removal- most effective and definitely cheaper than most methods which include demolition and rebuilding. Pure maintenance took our mold count from 13,000 to less than 100, in a matter of hours. The mold smell was gone immediately. The owners and staff were wonderful to work with, and very accommodating. I highly recommend Pure Maintenance if you are dealing with mold. If you don't know if you have a mold problem, they will send a technician out to your home... and test... I loved my experience with Pure maintenance!" Terah Belle, Google Review

**Health:** Health is becoming increasingly linked with indoor air quality. There are a number of factors that can affect the indoor air, and consequently the health of the occupants. According to air quality experts, microbes (particularly mold and bacteria) and their bi-products are the most common cause. The PM process is well-suited to address the effects of a microbially unhealthy environment and has played a role in helping thousands of home and business owners feel better indoors. PM has referring doctors throughout the country who incorporate the dry fog process in their treatment protocols for their patients.

**Applications:** sick building syndrome, occupants having a range of symptoms when in the indoor space, old or smelly buildings, homes/buildings with a history of flooding or other water intrusion that may or may not have been addressed previously.

**Health Practitioner Experience:** “When I found this, I literally teared up, and it works...This technology is going to change our industry. We have broken through with mold remediation.” Dr. Pompa , Global Thought Leader for Mold Illnesses

“My team and I treat many mold-related diseases and illnesses and pride ourselves on giving our patients the best care possible. Like any responsible medical professional, I had my initial “too good to be true” reservations. But after years of seeing the dramatic and measurable difference it has made in the lives of our patients, we now recommend their services as part of the care protocol for many of our patients. … This proprietary technology eliminates all mold present in the home in a way that is more effective than anything else we’ve seen while also being affordable for our patients.”

Dr. Jeff Wright, N.M.D. (Health Expert on Mold)

**Customer Experience:** "My son has been having constant nasal congestion and swallowing issues for almost 3 years now. His vocal cords have been damaged because of the constant throat clearing and he has to have surgery. Doctor said it was allergies because we tried all acid reflux meds with no effect."
Then he was tested for allergies two times and it showed he was allergic to NOTHING. No allergy medications seemed to make a difference as well. I live in an older home and actually had it tested for mold a year and a half ago and was told no mold, but when I looked up symptoms for mold sickness, my son had every single one. I found out mold goes dormant and my son's room was right about the crawl space in our house. When owners found out about my concerns they were prompt and professional. The very next day after being fogged my son said his throat felt better than it ever did. Pediatrists' should be more aware of mold sickness. There is no price to put on a child's health. It was a miracle!” Janie Davis, Google Review

“Always friendly, professional and willing to answer any and all questions (we had a LOT). We would definitely recommend them to anyone who needs their home tested/treated for mold, it has helped turn our health around.” Darlene Thomas, Google Review

**Sterilizing/Disinfecting/Sanitizing:** In terms of cleaning an environment from bacteria, viruses and mold, there is no process that is more comprehensive. The dry fog reaches virtually every nook and cranny of an indoor space, and the vapors coming off the fog provide an additional layer of depth and integrity to the sanitization.

**Applications:** when in need of reliable and comprehensive cleaning protocols

**Customer Experience:** “I own a dance studio and it is very important to have it as clean as possible for all of my students' health and well being! I had Pure Maintenance come out and they did an amazing job!! I highly recommend this company.” Michele Bowen, Google Review

**Other/Smells:** The PM process has a proven track record in resolving hard to fix smells in indoor spaces. Many smells are the result of an elevated microbial load. Those that are not, can be reduced by the oxidizing properties of the product.

**Applications:** smelly indoor environments, thick or musty air

**Customer Experience:** “We had a mold problem for years caused by a leaking drain. When the ceiling collapsed in our pantry under the main bathroom, we discovered a large amount of black mold. After removing all the mold infested wood and sheetrock and treating the area with a mild bleach solution, we could still smell the mold. We called in Pure Maintenance and the smell was completely eliminated.” Judy Morgan, Google Review

**Prevention:** The second step of the dry fog process can be ordered by itself as an application of a protective barrier on each surface and item within an indoor space. This preventive service makes it very difficult for any microbes to survive on surfaces, therefore making the indoor environment very inhospitable to microbial life. The EPA product 85556-1 is registered for up to 90 days of protection.

**Applications:** any building, home or office that wants residual protection on surfaces from microbes. Can be used in storage and shipping containers.

**Customer Experience:** A 30-35% decrease was noted for illness related absence of children/students at a daycare - compared to the previous year. See press release: [https://s3-us-west-2.amazonaws.com/lcdevelopment/305a89/site_files/cfb15019c2_2011-press-release-daycare.pdf](https://s3-us-west-2.amazonaws.com/lcdevelopment/305a89/site_files/cfb15019c2_2011-press-release-daycare.pdf)
Army Corps Project

Pure Maintenance has done several dry fog projects with the Army Corps of Engineers. The sites were historic government buildings in which there were serious air quality concerns from mold. In each case the viable mold was rendered inert and the air quality restored to healthy levels. To read the Army Corps report visit https://www.erdc.usace.army.mil/Library/, then type the following title in the search “Performance Testing of a Novel Dry-Fog Mold Remediation and Prevention Process”. For reports from the other projects send us an email and we can provide those as well as a myriad of additional resources about our process and our satisfied customers, large and small.
**PRICING**

The rates shown below include the Industrial Funding Fee (IFF) of 0.75%.

<table>
<thead>
<tr>
<th>SIN</th>
<th>Service Category</th>
<th>Unit of Issue</th>
<th>Pricing</th>
</tr>
</thead>
<tbody>
<tr>
<td>562910REM</td>
<td>Indoor Air Treatment (&lt; 3,000 SF)</td>
<td>Cubic Feet</td>
<td>$0.2962</td>
</tr>
<tr>
<td>562910REM</td>
<td>Indoor Air Treatment (&gt; 3,000 SF)</td>
<td>Cubic Feet</td>
<td>$0.1975</td>
</tr>
</tbody>
</table>

**Service Contract Labor Standards:** The Service Contract Labor Standards (SCLS), formerly known as the Service Contract Act (SCA), is applicable to this contract as it applies to the entire Professional Services Schedule (PSS)/Schedule and all services provided. While no specific labor categories have been identified as being subject to SCLS/SCA due to exemptions for professional employees (FAR 22.1101, 22.1102 and 29 CRF 541.300), this contract still maintains the provisions and protections for SCLS/SCA eligible labor categories. If and / or when the contractor adds SCLS/SCA labor categories to the contract through the modification process, the contractor must inform the Contracting Officer and establish a SCLS/SCA matrix identifying the GSA labor category titles, the occupational code, SCLS/SCA labor category titles and the applicable WD number. Failure to do so may result in cancellation of the contract.

<table>
<thead>
<tr>
<th>Service</th>
<th>Detailed Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indoor Air Treatment (&lt; 3,000 SF)</td>
<td>Indoor Air Treatment using a 2-step patented dry fog treatment system.</td>
</tr>
<tr>
<td></td>
<td>Step 1 (InstaPURE): Application of an EPA registered sterilant via a dry-fog. We use EPA Registration Number 70299-12 and/or 52252-4. All spaces to be treated are fogged using spray nozzles able to generate &lt;10µm. Fogging continues until the spaces reach the optimum airborne concentration. The indoor spaces are then left to dwell (~45min) for treatment to cure.</td>
</tr>
<tr>
<td></td>
<td>Step 2: (EverPURE): Application of an EPA registered antimicrobial via dry-fog. We use EPA Registration Number 85556-1. All surfaces are treated via the dry-fog using a spray-like application method. This provides an antimicrobial protectant having up to 90 days effectiveness. This 2-step process is effective for the inactivation of mold and mold spores as well as other pathogens and microbial life.</td>
</tr>
</tbody>
</table>
Indoor Air Treatment using a 2-step patented dry fog treatment system.

Step 1 (InstaPURE): Application of an EPA registered sterilant via a dry-fog. We use EPA Registration Number 70299-12 and/or 52252-4. All spaces to be treated are fogged using spray nozzles able to generate <10µm. Fogging continues until the spaces reach the optimum airborne concentration. The indoor spaces are then left to dwell (~45min) for treatment to occur.

Step 2: (EverPURE): Application of an EPA registered antimicrobial via dry-fog. We use EPA Registration Number 85556-1. All surfaces are treated via the dry-fog using a spray-like application method. This provides an antimicrobial protectant having a minimum 90 day effectiveness.

This 2-step process is effective for the inactivation of mold and mold spores as well as other pathogens and microbial life.

CUSTOMER INFORMATION:

1a. **Table of Awarded Special Item Number(s) with appropriate cross-reference to item descriptions and awarded price(s):**

<table>
<thead>
<tr>
<th>SIN</th>
<th>Recovery SIN</th>
<th>SIN Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>562910REM</td>
<td>562910REMRC</td>
<td>Environmental Remediation Services</td>
</tr>
<tr>
<td>OLM</td>
<td>OLMRC</td>
<td>Order Level Materials</td>
</tr>
</tbody>
</table>

1b. Identification of the lowest priced model number and lowest unit price for that model for each special item number awarded in the contract. This price is the Government price based on a unit of one, exclusive of any quantity/dollar volume, prompt payment, or any other concession affecting price. Those contracts that have unit prices based on the geographic location of the customer, should show the range of the lowest price, and cite the areas to which the prices apply. Not applicable (see pricing table for additional information)

1c. If the Contractor is proposing hourly rates a description of all corresponding commercial job titles, experience, functional responsibility and education for those types of employees or subcontractors who will perform services shall be provided. If hourly rates are not applicable, indicate “Not applicable” for this item. Not applicable

2. **Maximum Order:** $1,000,000.00
3. **Minimum Order:** $100.00
5. **Point(s) of production (city, county, Same as company address**
6. Discount from list prices or statement of net price: Government net prices (discounts already deducted).

7. Quantity discounts: 1.0% off for each task order or Blanket Purchase Agreement (BPA) with an awarded value that meets or exceeds $100,000.00. If a task order or BPA with the original awarded value of $99,999.99 or below has increased to meet or exceed $100,000.00 because of a modification awarded by the customer agency, then 1.0% off is applied to follow-on invoices for the respective task order or BPA.

8. Prompt payment terms: Note: NET 30 days “Information for Ordering Offices: Prompt payment terms cannot be negotiated out of the contractual agreement in exchange for other concessions.

9. Foreign items (list items by country of origin): None

10a. Time of Delivery (Contractor insert number of days): Specified on the Task Order

10b. Expedited Delivery. The Contractor will insert the sentence “Items available for expedited delivery are noted in this price list.” under this heading. The Contractor may use a symbol of its choosing to highlight items in its price list that have expedited delivery: Contact Contractor

10c. Overnight and 2-day delivery. The Contractor will indicate whether overnight and 2-day delivery are available. Also, the Contractor will indicate that the schedule customer may contact the Contractor for rates for overnight and 2-day delivery: Contact Contractor

10d. Urgent Requirements. The Contractor will note in its price list the “Urgent Requirements” clause of its contract and advise agencies that they can also contact the Contractor’s representative to effect a faster delivery: Contact Contractor

11. F.O.B Points(s): Destination

12a. Ordering Address(es): Same as Contractor

12b. Ordering procedures: For supplies and services, the ordering procedures, information on Blanket Purchase Agreements (BPA’s) are found in Federal Acquisition Regulation (FAR) 8.405-3

13. Payment address(es): Same as company address

14. Warranty provision.: Contractors’ standard commercial warranty

15. Export Packing Charges (if applicable): Not Applicable

16. Terms and conditions of rental, maintenance, and repair (if applicable): Not Applicable

17. Terms and conditions of installation (if applicable): Not Applicable

18a. Terms and conditions of repair parts indicating date of parts price lists and any discounts from list prices (if applicable): Not Applicable

18b. Terms and conditions for any other services (if applicable):

DEFINITIONS:

Premises: In these terms and conditions, “premises” shall refer to the contracted treatment area

Entire Premises: In these terms and conditions, “entire premises” shall refer to the entire building, or part of building, sharing continual air flow, whether via open air, doors, HVAC or other ventilation. If an air filtrations system is housed in an attic, crawl space, or garage, said attic, crawl space, or garage shall be considered part of the “entire premises”.

PROCESS: Mountain View Maintenance LLC DBA Pure Maintenance (herein referred to as The Company) uses a patented two-step process and patented machine technology for mold remediation. The first step is a dry fog application that is EPA tested and verified to kill mold and pathogens. We call it InstaPURE. InstaPURE will fill the home killing bacteria, viruses and mold that are growing on surfaces, behind walls, inside fabrics, and airborne. The second step is another fog application called EverPURE. This will dust coat all surfaces and items of the home/building with a non-allergenic, anti-microbial protection against mold, bacteria, viruses and other microorganisms. The Company will then take post-treatment air quality tests to verify a clean environment (when the test is included in the treatment estimate).

The Company licenses the rights to use these patents in a defined geographical area and may only use the patents outside of its defined geographical area with express permission from Pure Maintenance, LLC and/or the express permission of the business entity with licensed rights to that area. Pure Maintenance, LLC owns and licenses all aforementioned intellectual property.

The premises being treated must be vacated for approximately 5-6 hours from the start time of service. Timing may vary depending on the size of the premises and a reasonable time estimate will be given upon scheduling. Services
will be performed at the address listed on the furnished treatment estimate/invoice. To schedule services, you may call or email The Company at the phone number or email address listed at the top of the treatment estimate/invoice.

19. List of service and distribution points (if applicable): Not Applicable
20. List of participating dealers (if applicable): Not Applicable
21. Preventive maintenance (if applicable): Not Applicable
22a. Special attributes such as environmental attributes (e.g., recycled content, energy efficiency, and/or reduced pollutants): Not applicable
22b. If applicable, indicate that Section 508 compliance information is available on Electronic and Information Technology (EIT) supplies and services and show where full details can be found (e.g. contractor’s website or other location.) The EIT standards can be found at: www.Section508.gov/. Not applicable
23. Unique Entity Identifier (UEI) number: 030604822
24. Notification regarding registration in System for Award Management (SAM) database: Registered

CONTACT US

Let us know if we can be of service. We make ourselves readily available to you, anytime. Our website also has a wealth of information.

Brandon Adams
CEO Pure Maintenance (Mountain View Maintenance)
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brandon@puremaintenance.com

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