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COMMUNITY Extermination Agreement Analysis – Revision 1.0

Completed by Jonathan Taylor, PMP, EIT, BSME

The bids from the following vendors were analyzed and combined for the entire community:

- Sanders Wildlife Incorporated
- Team Pest Control
- Crocodile Dave
- A&A Wildlife and Home Solutions

Summary table of bids:

Vendor	Estimate Number	Total	Units Covered	Followup Services	Warranty	Followup Cost	Scope	Renewal Costs	Notes
Sanders Wildlife	671	\$30,750.00	ALL	Unlimited	1 year	\$ -	Seal all roof edges, new soffit, clean gutters, install covers on all openings, trim limbs 10' away from building, traps and trap checks	TBD	Has ***Special services listed for \$9,810 for tree trimming
Sanders Wildlife	670	\$8,100.00	Unit 10	2-3 visits included	1 year		Seals roof and foundation edges for unit 2 including all openings. Also removes and reinstalls all insulation in unit 10	\$545.00	Includes a full attic "restoration" but only for unit 10. That portion is \$4,250
Total		\$30,750.00	All				Replace all drip edge, sealing foundation and roof penetrations and putting exit only vent covers	TBD	
A&A Wildlife and Home Solutions	564	\$9,750.00	Unit 10	NA	1 year		Seals roof and foundation edges for unit 2 including all openings. Also removes and reinstalls all insulation in unit 10	\$585.00	Excludes all holes larger than 1/2"
Total		\$9,750.00	All				Replace all drip edge, sealing foundation and roof penetrations and putting exit only vent covers	TBD	
Team Pest Control	NA	\$4,800.00	Units 5-10	Unlimited	1 year	0	Seals 400' of gutterline with new flashing, seals all entries, installs traps and seals soffit ends	\$400.00	Has auto renewal of \$400 annually
Team Pest Control	NA	\$4,000.00	Units 11-15	4 free in 30 days	None	\$75 per visit	Seal 400' of gutterline with flashing AS NEEDED, seal foundation and all entries	NA	Has notes of 1 time service ONLY and inaccessible areas for repair
Team Pest Control	NA	\$2,900.00	Units 1-4	Unlimited	1 year		Seals 240' of gutterline with new flashing, seals all entries, installs traps and seals soffit ends	\$250.00	Has auto renewal of \$250 annually
Total		\$11,700.00	All		1 year		1040' of drip edge AS NEEDED, sealing foundation and roof penetrations	\$650.00	Cannot access all units due to height and those will not get a warranty
Crocodile Dave	NA	\$4,985.00	Units 1-3	1 month	1 year		Installs 235' of roof edging, seals all ends corners and valleys, seals all basement entries	\$687.00	\$45 fee if not completed at initial inspection, requires gutters to be removed and reinstalled
Crocodile Dave	NA	\$8,525.00	Units 4-9	1 month	1 year		Installs 340' of roof edging, seals all ends corners and valleys, seals all basement entries	\$1,374.00	\$45 fee if not completed at initial inspection, requires gutters to be removed and reinstalled
Crocodile Dave	NA	\$9,270.00	Units 10-15	1 month	1 year		Installs 360' of roof edging, seals all ends corners and valleys, seals all basement entries	\$1,374.00	\$45 fee if not completed at initial inspection, requires gutters to be removed and reinstalled. Specifies that rear of building is 50-60ft high and has additional height charge
***Crocodile Dave is invoicing \$1,350 for initial inspection reports									
Total		\$24,130.00	All		1 year		935' of drip edge, sealing foundations and roof penetrations	\$3,435.00	Has \$135 in return fees, already invoices \$1350 for inspections (included in the total), requires removal of the gutters

Details:

Sanders Wildlife – Sanders replaces all drip edges, seals all penetrations and gaps of >1/4" and installs grates/screens on all vents. The combined price is the highest at \$30,750 for service all of all units but includes a special service of trimming all tree branches within 10' of the roofline for \$9,810. Without this specific service, the quote would be in line with the competition with a cost of \$20,940.

Sanders also provided a stand alone sealing of unit 10 with an additional adder to restore the attic insulation. These costs are \$3,850 and \$4,250 respectively.

A&A Wildlife and Home Solutions – A&A provides an estimate that vaguely seals all holes smaller than ½". This quote seals and warranties only Unit 10 and far exceeds the other estimate for just that unit.

Team Pest Control – Team quoted in 3 separate quotes with units 11-15 being specifically different in that they will not have a 1-year warranty due to access issues. These would be sealed as possible due to the height on the backside of the units and would also have additional costs for revisits. The units 1-10 would have a warranty, but no trees would be trimmed, and no grates installed on vents.

Team comes in by far the cheapest in both renewal and initial cost, but limited warranty on specific units could be a red flag for the community.

Crocodile Dave – Crocodile Dave implies specifically that the gutters will need to be removed and is willing to work at the excessive heights, but upcharges for that service specifically. They proposed replacing all drip edge with new and sealing all openings but did not specify grates for the vents.

Crocodile Dave charged \$1350 for the initial inspection and has invoiced this already to the community. Without this cost, Crocodile Dave still comes in at the highest cost for sealing without tree trimming at \$22,780.

Summary:

The best estimate for pest exclusion for unit 10 comes in at \$3,850 by Sanders Wildlife. If only unit 10 is sealed, there is risk of re-entry into unit 10 via the gaps in the other units and/or infestation of the other 14 units that would not be covered by this exclusion warranty.

If the tree trimming is not completed, Sander's also has the best warranty/abatement prices per unit at \$1,396 per unit. Although Team Pest Control Estimated less than this, they will not be completely sealing or warranting the work on 6 of the 15 units.