



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: March 22, 2021

AGENDA ITEM: Consider Approval of Hiring Abatement Consultant and Abatement Contractor for Aledo Middle School Project

PRESENTER: Earl Husfeld, Chief Financial Officer and Tyler Boswell, Director of Construction & Facilities

BACKGROUND INFORMATION:

- Pursuant to the Asbestos Hazard Emergency Response Act (AHERA), the Environmental Protection Agency and Texas Department of State Health Services require local education agencies to inspect their buildings for asbestos-containing building material, prepare asbestos management plans, and perform asbestos response actions to prevent or reduce asbestos hazards.
- Texas Administrative Code, Title 25, Part 1, Chapter 295.47 states an environmental consultant must be licensed to design asbestos abatement projects, which includes building surveys, material assessments, air testing, collection of bulk samples, project design, management planning, etc.
- Texas Administrative Code, Title 25, Part 1, Chapter 295.34 states before performing any demolition/renovation in a public building, building owners shall ensure all friable ACM are surveyed and abated in accordance with state law by a licensed abatement contractor.
- To ensure compliance with the above referenced federal and state laws, the District hired an environmental consultant that conducted an environmental review of all district facilities.
- Based upon this review, Aledo Middle School was found to contain asbestos-containing building materials (ACBM).
- District staff recommend the hiring of Drew Consulting Services, Inc. to perform the design/monitoring of the abatement project and HP EnviroVision to perform the actual asbestos abatement work.
- To ensure best pricing and value, the District utilized the Educational Purchasing Cooperative of North Texas (EPCNT) cooperative purchasing method.

FISCAL INFORMATION:

Budgeted costs of \$516,900 for HP EnviroVision and \$82,875 for Drew Consulting Services, Inc. will be paid from 2019 Bond Funds for the Aledo Middle School project.

ATTACHMENTS:

Proposals from Drew Consulting Services, Inc. and HP EnviroVision

ADMINISTRATIVE RECOMMENDATION:

The Administration recommends the Board of Trustees approve the hiring of Drew Consulting Services, Inc. as Abatement Consultant and HP EnviroVision as Abatement Contractor for the Aledo Middle School Renovation/Addition project as presented.

DREW CONSULTING SERVICES, INC.

January 13, 2021

Mr. Tyler Boswell
Aledo I.S.D.
Director of Construction & Facilities
1 Dean Drive
Aledo, TX 76008

Re: Aledo Middle School.
Pre-Renovation Asbestos Abatement Costs & Fees.

Dear Tyler:

The following budget costs include all services and fees associated with the Abatement of all designated Asbestos Containing Materials at Aledo Middle School. Contractor shall invoice for only the square foot amount of work performed using EPCNT unit rates. Project duration is 65 shifts. 10 hours a day - 6 days a week. This budget proposal includes all State Fees which will be paid by Contractor for Owner.

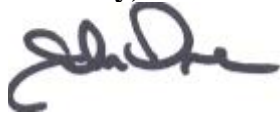
Contractor {HP Envirovision}: \$516,900.00

Professional Services/Drew Consulting
Consulting/Air Monitoring/Daily Project Management
\$675/65 shifts: = \$43,875
Specifications/Plans at 7% for Projects over \$100,000 = \$35,000
Report, TEM Finals, Pre-Const. fee = \$4,000: \$82,875.00

Total Budget Proposal: \$599,775.00

Thank You Tyler & please call me with any questions. (214) 384-2237.

Sincerely,

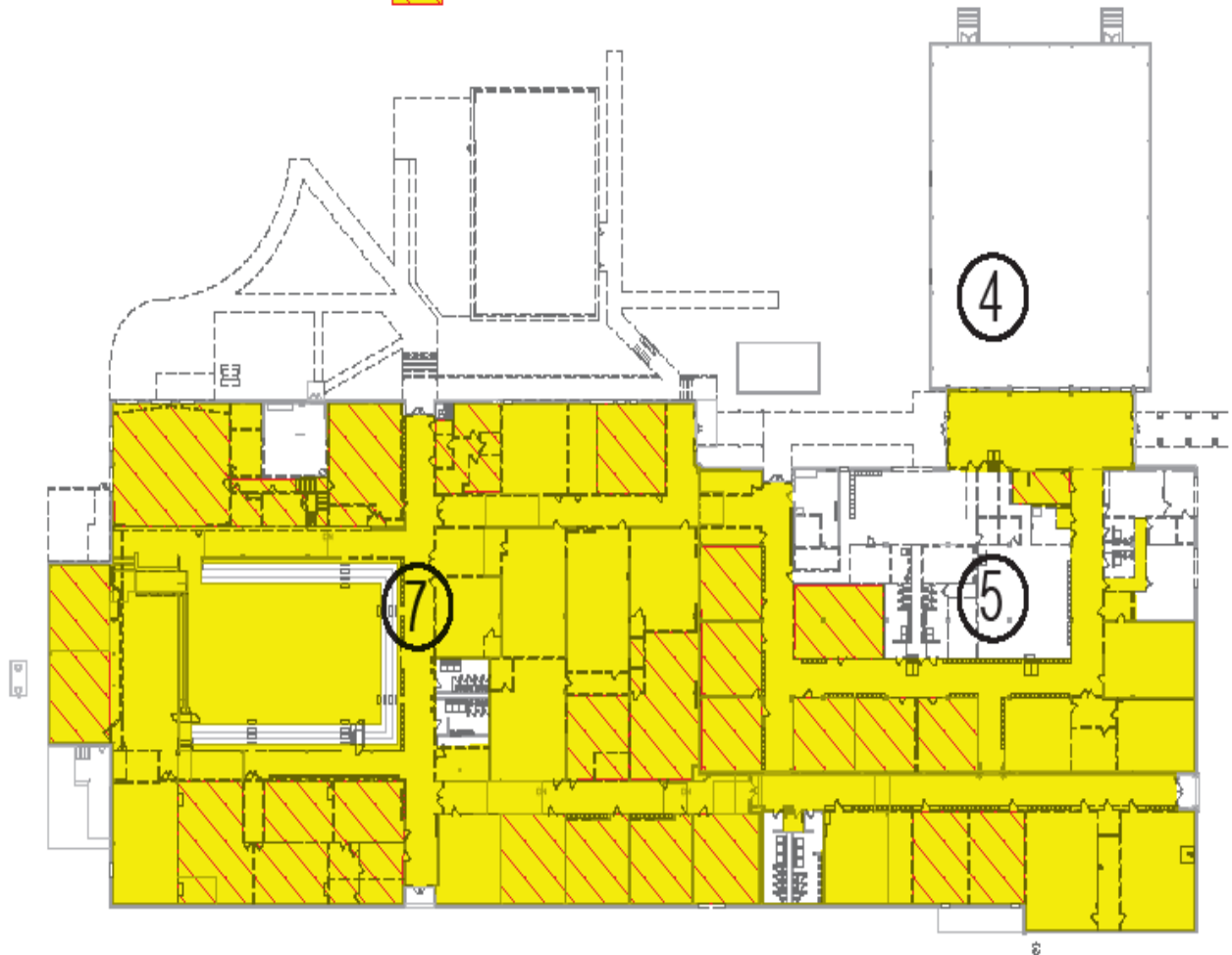


John Drew
Drew Consulting Services, Inc.
TDSHS Asbestos Consultant License # 10-5252
TDSHS Mold Consultant License # MAC-0130

DREW CONSULTING SERVICES, INC.

HP# Q1734-20 - Aledo Middle School
416 FM 1187 South, Aledo, TX 76008

-  Floor Tile/Mastic Removal
-  Floor Tile/Mastic/Carpet Removal



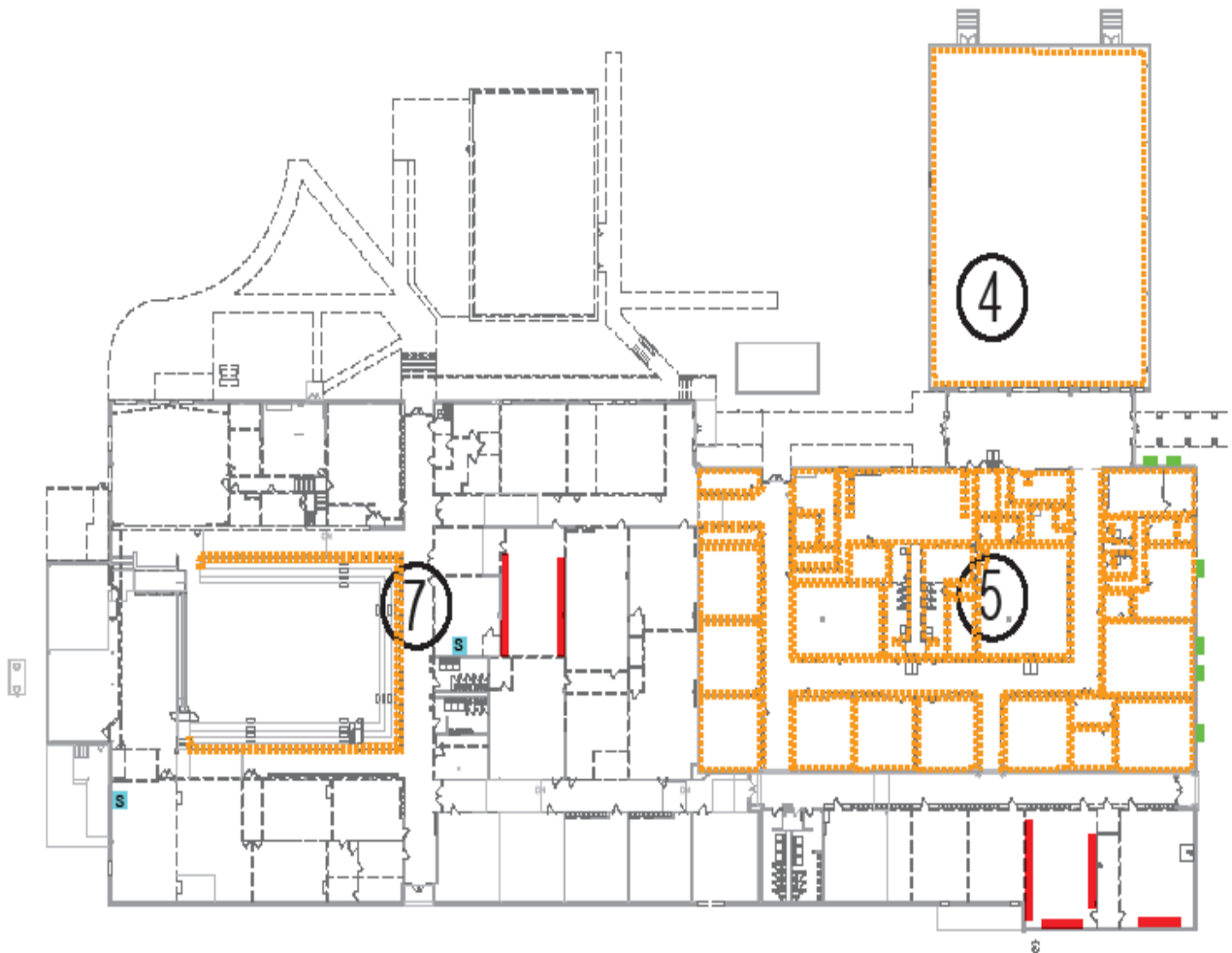
DREW CONSULTING SERVICES, INC.
PO BOX 1313
PROSPER, TEXAS 75078
PHONE: (214) 384-2237
E-MAIL: drewconsulting@yahoo.com

PO BOX 1313 * PROSPER, TEXAS 75078 * (214) 384-2237

DREW CONSULTING SERVICES, INC.

HP# Q1734-20 - Aledo Middle School
416 FM 1187 South, Aledo, TX 76008

- | | |
|--------------------------------|------------------|
| Concrete Block Texture Removal | ■ Window Removal |
| ■ Transite Countertop Removal | ■ S Sink Removal |



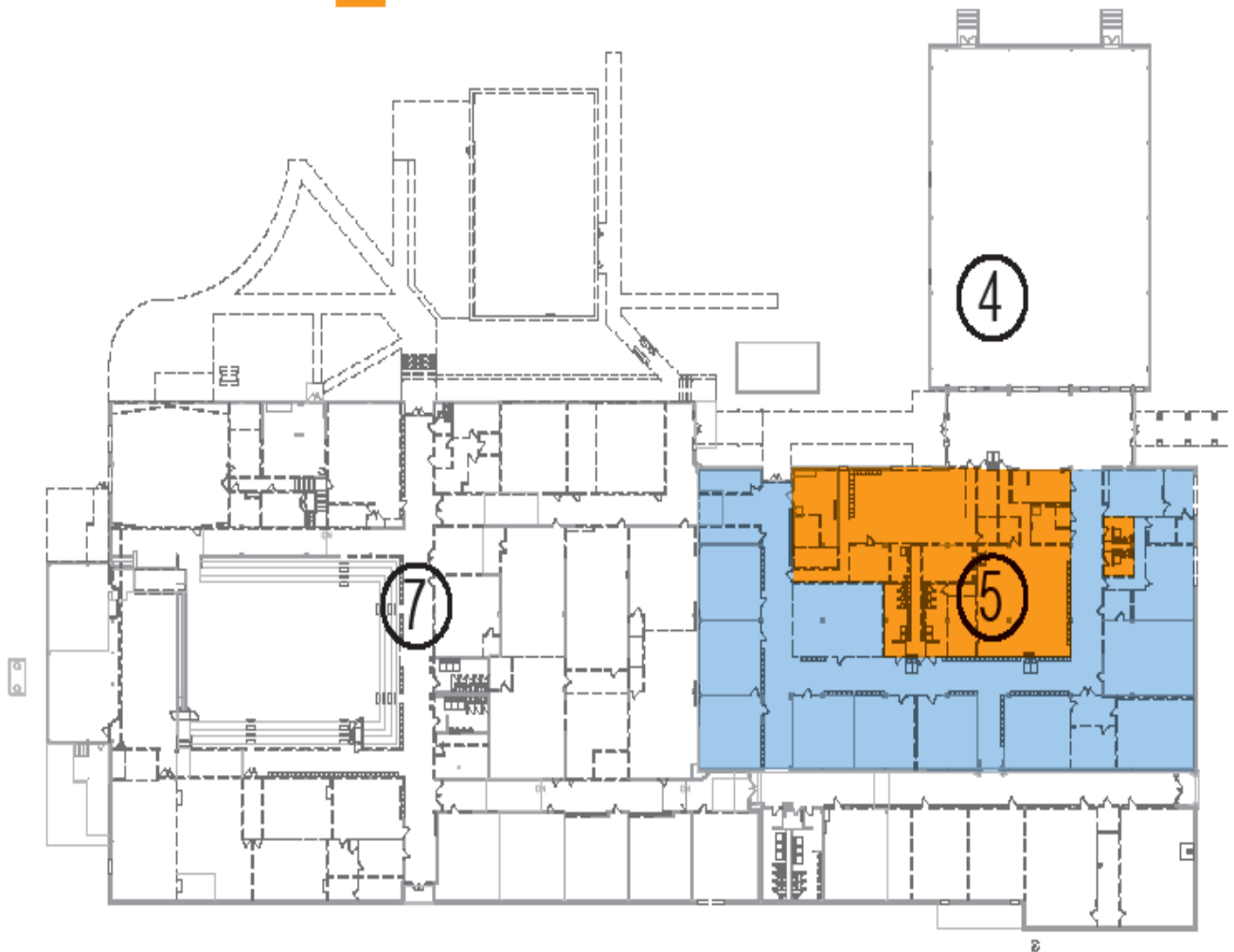
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- Non-ACM Ceiling Tile/Grid/Batt Insulation Removal
- Non-ACM Plaster Ceiling Removal



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HP EnviroVision

January 13, 2021

PROPOSAL #Q1734-20

Mr. Tyler Boswell
Director of Construction & Facilities
Aledo ISD
1 Dean Drive
Aledo, Texas 76008

drewconsulting@yahoo.com

RE: Aledo ISD
Aledo Middle School
416 FM 1187 South
Aledo, Texas 76008

HP ENVIROVISION (HP) appreciates the opportunity to present this EPCNT unit rate proposal for the **abatement of asbestos containing materials and interior demolition** at above referenced site as further identified in the scope of work section of this proposal.

HP to perform the work per local, state and federal guidelines, including regulations of the Environmental Protection Agency (EPA), Occupational Safety & Health Administration (OSHA), and the Texas Department of State & Health Services (DSHS).

Our bid includes combined insurance coverage of **\$10,000,000 limits** on Auto & General Liability (including contractor's pollution liability). Microbial (mold) services, Employer's Liability \$1M limits with Statutory Worker's Compensation insurance.

HP is licensed by the Texas Department of State Health Services (DSHS) as an asbestos abatement contractor (**#80-0630**), asbestos transporter (**#40-0178**), certified as a **"Lead Firm," Certification Number #2110142**, licensed Mold Remediation Company **#RCO 0106**, and a Mold Contractor (Quinn Johnsen), **#MRC 1545**.

HP to prepare and file the two-week state notification to the DSHS for the owner upon proposal approval.

HP appreciates the opportunity to submit this proposal, and we look forward to the opportunity to demonstrate our professional capabilities. **To proceed, please return one signed copy of this proposal, issue a notice to proceed or purchase order so that we may schedule the work.**

Respectfully,

Quinn Johnsen
Vice President

310 E. Trinity Blvd. Suite 800, Grand Prairie, TX 75050, (972) 399-0068, Fax 972-986-6013

SCOPE OF WORK

This bid proposal includes the following environmental services:

Aledo Middle School, 416 FM 1187 South, Aledo, Texas:

Scope of Work to be Completed. The following items and quantities are included as part of HP's bid proposal and as identified during the on-site visit conducted on December 16, 2020 and from information provided by Drew Consulting Services. HP has based this proposal on performing the work per our standard asbestos abatement work procedures, upon applicable federal and state regulations, upon the anticipated requirements of the Drew Consulting project specifications document, and upon verbal instructions given to HP. See attached three drawings within Schematic A for areas of abatement.

- The removal and disposal of ~ 37,757 square feet of concrete block texture.
- The removal and disposal of ~ 55,663 square feet of floor tile/mastic.
- The removal and disposal of ~19,635 square feet of carpeting associated with the floor tile/mastic removal.
- The removal and disposal of ~373 square feet of transite laboratory countertops.
- The removal and disposal of up to 1,500 linear feet of pipe insulation (up to 6" diameter).
- The removal and disposal of six windows and associated window glazing.
- The removal and disposal of two sinks and associated under coating.
- The removal and non-asbestos disposal of ~ 12,337 square feet of ceiling tile/grid/batt insulation for access to concrete block texture.
- The removal and non-asbestos disposal of ~ 5,775 square feet of plaster ceiling for access to concrete block texture.
- HP to pay for up to four (4) state notification fees (one per phase).

I. Site Specific Bid Qualifications:

- 1) Aledo ISD to make safe all above ceiling and in wall electrical systems prior to the HP start date.
- 2) Bid based on suitable electricity and water at the site. Owner's General Contractor to connect HP's GFCI panels to 100 amp breakers at no cost to HP.
- 3) Aledo ISD to remove all contents, furniture, wall hangings, etc. prior to the HP start date.

II. Work Area Preparation:

HP to prepare the abatement work area(s) per the minimum federal and state regulations in attempt to minimize the cost to the owner. HP was not provided a project specifications document for this proposal.

III. Personnel Protective Equipment:

- 1) 3M or Honeywell (North) Brand ½ mask negative pressure respirators and/or Honeywell (Survivair) Power Air Purifying Respirators (PAPR).

- 2) Protective suits, safety glasses, hard hats, safety gloves, safety vests, and when applicable for elevated work safety body harnesses and lanyards.

IV. **Air Testing / Consulting (by owner):**

Per state regulations, owner to provide and pay for separately an independent third party, state licensed consultant to monitor / design the project. Owner's consultant to provide compliance air testing and a final inspection of the abatement work. **Bid based on Phase Contrast Microscopy (PCM) or Transmission Electron Microscopy (TEM) analysis for clearance** with an industry accepted air clearance criteria of 0.01 f/cc. Cost for the air testing lab / consultant are **not included in HP's bid** per state regulations.

PROJECT DURATION

Project duration for the Base Bid is estimated at **65 working shifts** (Phase 1: 7 shifts, Phase 2: 42 shifts, Phase 3: 10 shifts, and Phase 4: 6 shifts) . HP will work Monday - Friday day shifts, and up to 10 hours per work shift. If required for HP to work six (6) day work weeks and 10-hour work shifts, see Option #2 which includes additional overtime costs. HP to work Saturdays if necessary to maintain schedule.

WASTE TRANSPORT - DISPOSAL

Asbestos wastes generated will be packaged, labeled, manifested, transported and disposed of by HP for the owner to an EPA / DSHS approved landfill. The original (signed) copy of the waste manifest will be sent back to the owner directly by the landfill once burial is complete and landfill signs acknowledging disposal. Only where available, HP will use the owner's on-site waste container to dispose of any non-asbestos trash / wastes unless otherwise indicated or requested.

Bid Qualifications - Responsibilities of Owner/Others:

- 1) **Utilities;** Bid based on the client / owner providing adequate site water & electrical sources for the proposed work. This proposal is based upon the General Contractor's electrician connecting HP's power panel to the on-site electrical panel at no charge to HP. HP to provide all necessary SO cabling to connect GFCI power panel.
- 2) **Parking;** allow for placement, when applicable, of asbestos or disposal containers next to the structure and parking for HP employees.
- 3) **Containment Watch** or Security excluded for when HP is not on site.
- 4) **Contents;** When applicable, owner in advance to remove any sensitive equipment, furnishings, salvage, items blocking access, contents from the work area(s).
- 5) **Refurbishment;** HP's base bid does not include refurbishing finishes, painting, re-insulation, reinstallations, restorations or replacements unless specifically stated.
- 6) **Tape Damage;** Damage to surfaces may occur from securing poly with adhesives as required to contain the work per consultant design or regulations. Window tint may be damaged if HP is required to tape to it by consultant. Repairs excluded.
- 7) **Accessibility;** Materials to be physically accessible, openly exposed, not requiring demolition to access unless specified.
- 8) **Insurances;** HP carries \$10,000,000 combined limits on Auto & General Liability, \$1M on Employers Liability & Mold and Statutory on Workmen's Compensation. Any additional coverages can be provided on a cost +15% basis. When requested, owner to be listed as an additional insured and provided with a Waiver of Subrogation. Property / Builder's risk insurance by owner.
- 9) **Air Testing - Consultant;** DSHS regulations require the owner to provide and pay for all air testing, consulting services independently. Air lab excluded. Bid based on PCM or TEM type air clearance. Design, sampling, air monitoring and consulting excluded. Owner to request air lab to provide HP with a copy of all air test results for our records upon completion.

- 10) **Multi-Layer;** Bid based on a single layer of material(s) unless specifically identified. If multi-layer materials (floor tile and/or carpet), etc. are encountered an additional charge will apply to remove each additional layer (other than known double layer floor tile).
- 11) **Notice;** Owner or their agent to notify subcontractors, employees, tenants affected by the asbestos abatement work prior to HP's mobilization as required by OSHA.
- 12) **Delays;** HP will be excused for any delay beyond our reasonable control, such as, Acts of God, labor disputes, accidents, inclement weather, acts of public authority, acts of the Owner, or other unforeseen contingencies.
- 13) **Status;** HP's status is that of an independent contractor and to provide services only as indicated by the owner or their representatives.
- 14) **Fees;** DSHS removal fee, taxes, special assessments / charges to be paid by owner.
- 15) **Commencement;** Project start date and duration shall be mutually agreed upon.
- 16) **Regulatory Changes;** HP reserves the right to adjust pricing / time for a change in regulatory enforcement
- 17) **Site Conditions;** Bid based on conditions existing at time of bid. If conditions vary or are altered, HP reserves the right to adjust our bid if they affect our work.
- 18) **Contract Inclusion;** Bid based on HP's bid proposal being incorporated into any contract documents and shall prevail and supersede over any conflicts.
- 19) **See Site Specific Bid Qualifications.**
- 20) **Other hazardous materials,** if present, are excluded
- 21) **Changes to Scope;** If required, any alteration and/or deviation from this proposal involving a change in costs or duration will be executed only upon written orders. Additions will become an extra charge over and above this bid proposal.

COMPENSATION FOR SERVICES PER EPCNT RATES: OPTION #1 (50-hour work weeks)

| | |
|---|------------------------|
| Mobilization / Project Setup | \$ Included |
| Asbestos Abatement & Demolition (See Page 2 Scope of Work) | |
| • Concrete Block Texture: 37,757 sf | \$ 279,056.00 |
| • Floor Tile/Mastic: 36,028 sf | \$ 106,643.00 |
| • Floor Tile/Mastic/Carpet: 19,635 sf | \$ 68,526.00 |
| • Transite Countertops: 373 sf | \$ 4,103.00 |
| • Pipe Insulation: 1,500 lf | \$ 18,750.00 |
| • Window Glazing: 6 Window Units | \$ 563.00 |
| • Sink Undercoating: 2 Sinks | \$ 188.00 |
| • Non-ACM Ceiling Grid: 12,337 sf | \$ 4,629.00 |
| • Non-ACM Ceiling Plaster: 5,775 sf | \$ 13,542.00 |
| Overtime Labor Costs | \$ Included |
| Travel Expenses | \$ Included |
| Labor, Insurances, Overhead, Profit | \$ Included |
| Materials (poly, tapes, suits, filters, solvents, bags, etc.) | \$ Included |
| Trade Equipment (decons, negative air units, vacuums) | \$ Included |
| Asbestos Waste Manifest, Transportation & Disposal | \$ Included |
| Demolition Waste, Transportation & Disposal | \$ Included |
| File original or amend regulatory notice to DSHS | \$ Included |
| DSHS Notification Fees (up to \$1,400.00 total) | \$ Included |
| Air Testing / Project Design / Consultant Services | \$ by owner |
| OSHA compliance air testing of HP employees | \$ by owner |
| TOTAL LUMP SUM OPTION #1 BID: | \$ 496,000.00 * |

[Four Hundred Ninety-Six Thousand and 00/100 Dollars]

OPTION #2 (60-hour work weeks) TOTAL LUMP SUM BID:**\$ 516,900.00**

[Five Hundred Sixteen Thousand, Nine Hundred and 00/100 Dollars]

***Bonds not included (add 2.95% if bonding is required).** Asbestos abatement is tax exempt per the Texas sales and use tax section 151.0048(a)(3)(A) of the Texas Tax Code. HP pays sales tax on materials.

TERMS:

Completion / Net 30 Days / 1.5% monthly finance charge or maximum allowed by law on amounts past due 30 days / No Retainage / Proposal valid for 60 days. Client to pay costs and expenses, including reasonable attorneys' fees, incurred by HP should collection proceedings be necessary. Please sign below to indicate your acceptance of this proposal, and to serve as your "notice to proceed" with the work. Acceptance also serves as **authority for HP to file any required notifications to regulatory agencies (e.g. DSHS)**, and to sign the waste disposal manifest on the owner's behalf unless instructed otherwise.

Company Name_____
Purchase Order # (if applicable)_____
Print Name
Authorized Representative_____
Title_____
Signature____/____/2021
Date

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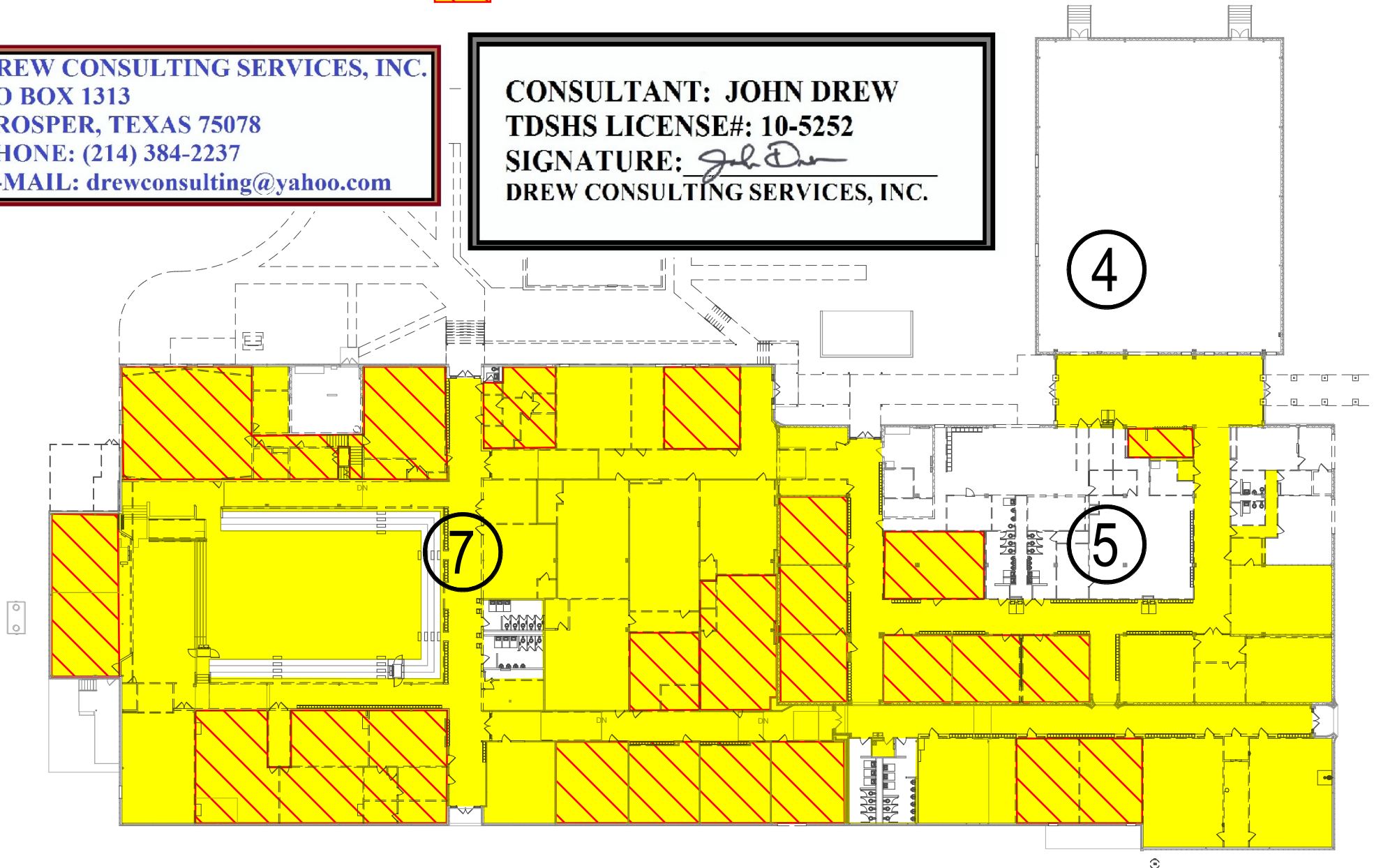
Floor Tile/Mastic Removal



Floor Tile/Mastic/Carpet Removal

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PO BOX 1313
PROSPER, TEXAS 75078
PHONE: (214) 384-2237
E-MAIL: drewconsulting@yahoo.com

CONSULTANT: JOHN DREW
TDSHS LICENSE#: 10-5252
SIGNATURE: *John Drew*
DREW CONSULTING SERVICES, INC.



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416 FM 1187 South, Aledo, TX 76008

||||| Concrete Block Texture Removal

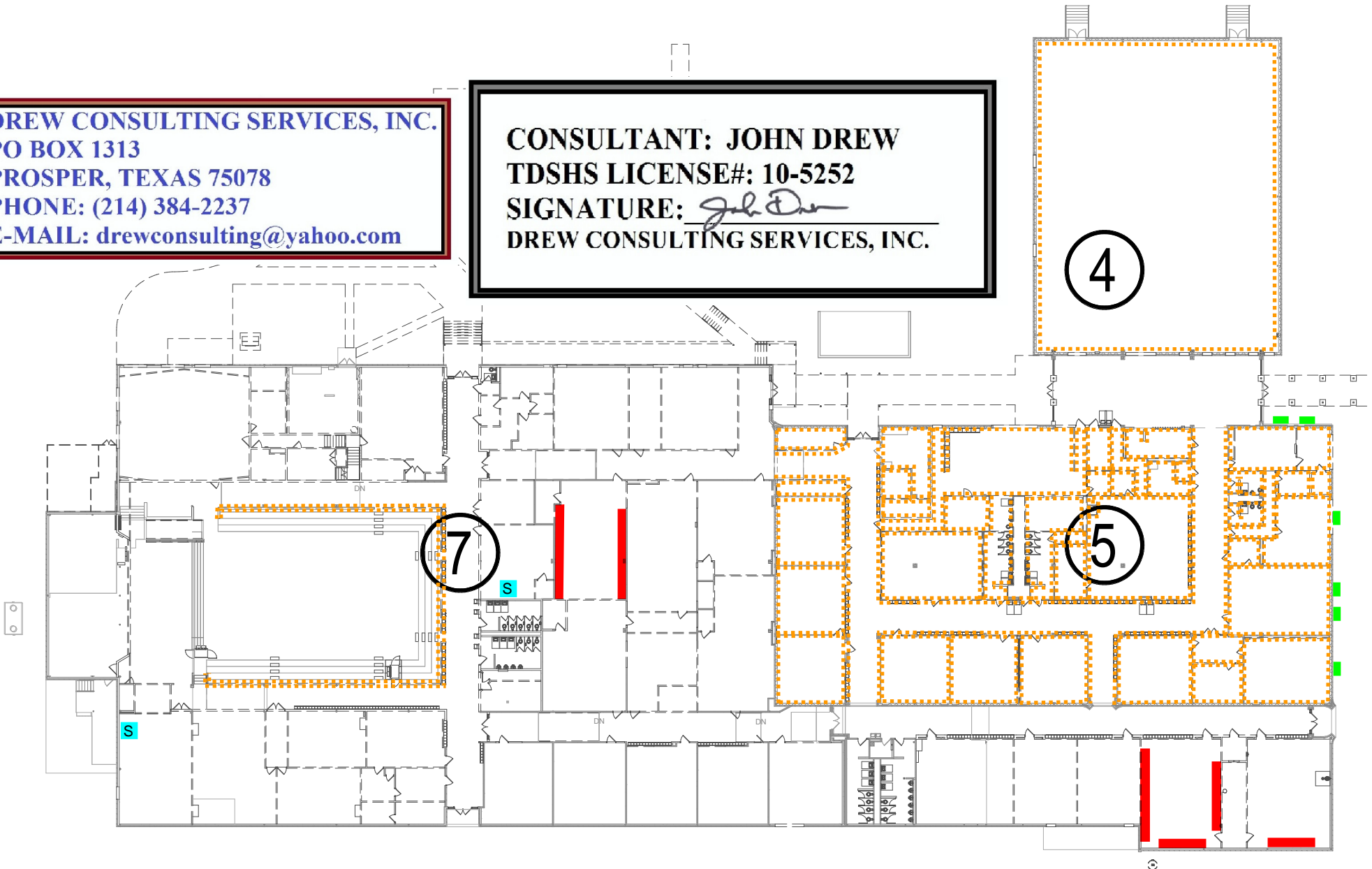
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Non-ACM Ceiling Tile/Grid/Batt Insulation Removal



Non-ACM Plaster Ceiling Removal

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