



ALEDO ISD BOARD MEETING TEMPLATE

MEETING DATE: April 19, 2022

AGENDA ITEM: Consider Approval of Increased Scope of Work and Cost for 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 ACBM (asbestos-containing building materials) 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 (AMS) was found to contain ACBM.
- On March 21, 2021, the Board of Trustees approved 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 based on the scope of work identified at that time.
- While recently walking the AMS site with the consultant and contractor to prepare for the next phase of abatement work, an additional area not noted in the original scope of work was identified that must be abated as soon as the 2021-2022 school year concludes.
- Due to this additional scope of work, the original budgeted amount for HP EnviroVision requires an increase of \$14,009.00 and the original budgeted amount for Drew Consulting Services, Inc. requires an increase of \$3,800.00.

FISCAL INFORMATION:

The additional costs of \$3,800.00 for Drew Consulting Services, Inc. and \$14,009.00 for HP EnviroVision will be paid from 2019 Bond Funds for the Aledo Middle School project.



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ATTACHMENTS:

Proposals from Drew Consulting Services, Inc. and HP EnviroVision

ADMINISTRATIVE RECOMMENDATION:

The Administration recommends the Board of Trustees approve the proposed increase of \$3,800.00 for Drew Consulting Services, Inc. as Abatement Consultant and \$14,009.00 for HP EnviroVision as Abatement Contractor for the additional scope of work for the Aledo Middle School Renovation/Addition project as presented.

DREW CONSULTING SERVICES, INC.

April 04, 2022

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 - 7 days a week. This budget proposal includes all State Fees which will be paid by Contractor for Owner. **Additional CMU Asbestos Abatement on Kitchen wall and wings.**

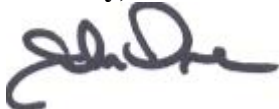
Contractor {HP Envirovision}: \$516,900.00
Plus as additional \$14,009 **\$530,909.00**

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
Plus an additional \$3,800 **\$86,675.00**

Revised Total Budget Proposal: **\$617,584.00**

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

Sincerely,

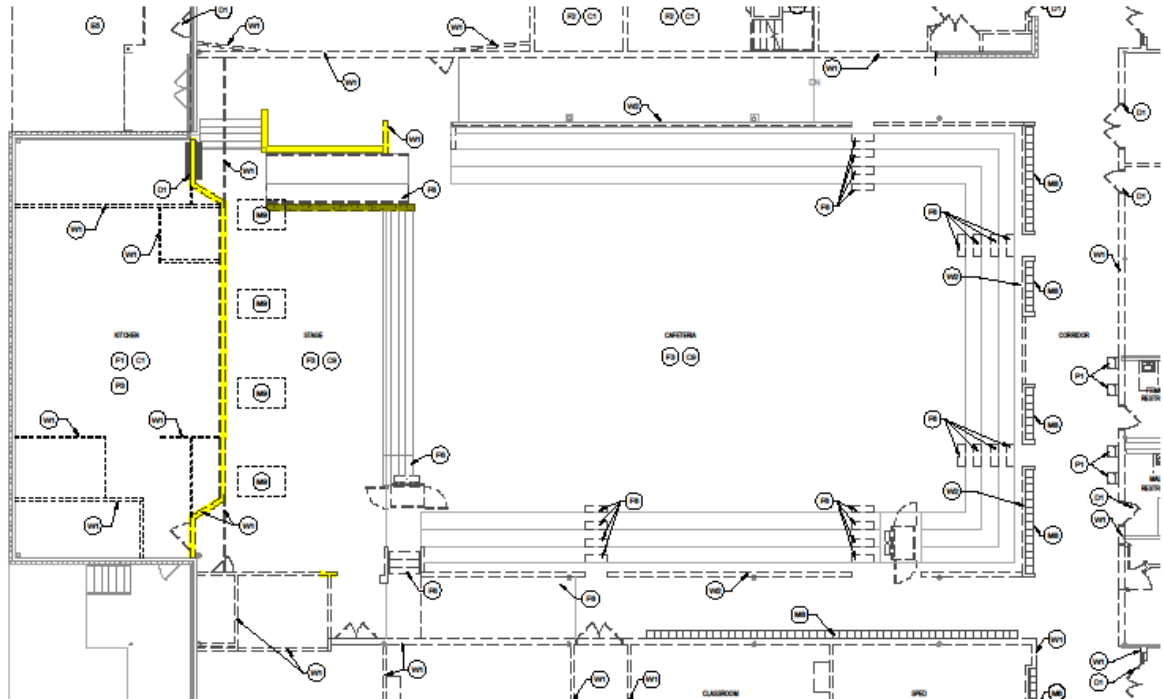


John Drew
Drew Consulting Services, Inc.
TDSHS Asbestos Consultant License # 10-5252

DREW CONSULTING SERVICES, INC.

HP# 8144 - Change Order #1

Aledo Middle School, 416 FM 1187 South, Aledo, TX



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



HP EnviroVision

Change Order Request #1 – REVISION #1

March 31, 2022

HP Project #8144

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

drewconsulting@yahoo.com

RE: Aledo ISD
Aledo Middle School – REVISION #1
416 FM 1187 South
Aledo, Texas 76008

HP ENVIROVISION (HP) has prepared the following **EPCNT Rate Change Order** for additional work that was not identified in the original contract drawings / specifications, or HP Proposal Q1734-20. This change is for the following added work:

- 1) **Scope of work: Asbestos Removal & Disposal of ~800 square feet of concrete block materials from the cafeteria/kitchen demising wall, column, and ramp wing walls as shown on the Attachment A – Drawing. HP to work 7 days per week until completion.**
- 2) **Cost – Removal: \$12,140.00**
Cost – Disposal: \$1,869.00
Cost – TOTAL: \$14,009.00

The work will require **two to three (2-3) additional working days** be added to the project schedule; air monitoring / project management / consultant costs to be paid by the owner.

CHANGE ORDER:

Original Base Contract Sum:	\$ 516,900.00
Net Change by previously authorized Change Orders:	\$ 0.00
Contract Sum Will Be Increased by Change Order Amount Of:	<u>\$ 14,009.00</u>
New Contract Sum Including Change Orders Will Be:	\$ 530,909.00

Please indicate Your acceptance by signing below. Acceptance serves as HP's "Notice-To-Proceed" with the requested Change Order. Asbestos Abatement is tax exempt.

Print Name

Title

Signature

Date