

# White Settlement ISD

|  |                         |                                     |                        |
|--|-------------------------|-------------------------------------|------------------------|
| <b>Product/Service Being Purchased:</b> Asbestos Abatement - BMS Stadium Visitors Locker Rooms/Bleachers |                         |                                     |                        |
| <b>Date:</b>   |                         | <b>Submitted By:</b>                |                        |
|  | <b>*Vendor #1</b>       | <b>Vendor #2</b>                    | <b>Vendor #3</b>       |
| <b>Company Name</b>  | TriCore Services, Inc.  | North Star Specialty Services, Inc. | The Demo Company       |
| <b>Contact Person</b>  | Jose Velazquez          | George Lopez                        | Scott Agnor            |
| <b>Ph. Number/E-mail</b>   | 833-874-2673            | glopez@nssdallas.com                | 214-502-2091           |
| <b>Date of Price Quote</b>   | 9/30/2024               | 11/15/2024                          | 10/30/2024             |
| <b>Web Address (if appl.)</b>  | www.tricoreservices.com |                                     | www.thedemocompany.com |
| <b>**Co-op Name (required if appl.)</b>  |                         |                                     |                        |
| <b>**Co-op Contract # (required if appl.)</b>  |                         |                                     |                        |
| <b>Other Information</b>   |                         |                                     |                        |

|                          |              |              |              |
|--------------------------|--------------|--------------|--------------|
| <b>Quote Grand Total</b> | \$ 43,300.00 | \$ 43,366.00 | \$ 46,285.00 |
|--------------------------|--------------|--------------|--------------|

**Comments:** Comments must be included if there are less than 3 quotes.

**Reasons for non-selection:** If the lowest quote is not selected, specify the reasons for non selection. Reasons must be valid. The Purchasing Department will be the sole decider of the validity of non-selection.

**\*VENDOR 1 MUST BE THE VENDOR YOU WILL BE USING**

**\*\*If a Cooperative (Co-op) contract is being used to satisfy Competitive Bidding requirements, you MUST list both the name of the Co-op the vendor is a part of, and the active contract # the vendor was awarded.**

**Attach this form and all 3 quotes to PO Requisition**

September 30, 2024

White Settlement Independent School District  
 401 S. Cherry Lane  
 White settlement TX 76108

Re.: BMS Stadium Visitors Locker Rooms / Bleachers 1000 S. Cherry Lane White Settlement TX 76108

TriCore Services, Inc. (TSI) appreciates the opportunity to earn your business. We are experienced, insured, and licensed. All our workers have current medical evaluations as required by OSHAS.

**SCOPE OF WORK (SOW):**

|  |   |
|--|---|
| One Mobilization / Demobilization / Final Report   |   |
| Work (Labor, Insurance, Overhead, Profit)  |   |
| Wet removal of asbestos containing white surface plaster on interior walls approximately 9220 SF and 216 LF of window glazing under negative pressure. Disposal at certified landfill. All work to be performed by EPA accredited and DSHS licensed personnel. |   |
| Materials (Poly, Tapes, Suits, Filters, Solvents, Bags, etc.)  |   |
| Asbestos Waste (Manifest, Transportation, Disposal)  |   |
| Equipment (Negative pressure machine, shower, decon, etc.)   |   |
|  | <b>BASE BID LUMP SUM      \$43,300.00</b> |

Asbestos abatement is tax exempt per the Texas sales and use tax section 151.0048(a)(3)(A) of the Texas Tax Code. TS pays sales tax on materials. SUBJECT TO TERMS AND CONDITIONS. **CONSULTANT AND STATE FEES ARE NOT INCLUDED. POWER AND WATER MUST BE AVAILABLE FOR PROJECT COMPLETION.**

**DURATION.** TSI will work continuously for **11 day(s)** Monday – Friday, day shift(s), and up to 10 hours per work shift(s). TSI may work Saturday and Sunday at TSI's discretion and with owner / consultant approval.

Thank you for considering for considering this proposal, we look forward to a favorable response. If the scope of work and terms within meet approval, please sign and return. TSI will proceed upon written authorization. If you have any questions or concerns don't hesitate to reach out.

Respectfully,

TSI

CLIENT

*Jose Velazquez*

Authorized Signature

Authorized Signature

**\*\*\*PROPOSAL VALID ONLY FOR 30 DAYS, SUBJECT TO CHANGE AFTER 30 DAYS\*\*\***

**1. This Proposal excludes the following:**

- Testing
- Haul-Off of Excess Material other than those quoted
- Payment and Performance Bonds
- Permits or Inspection Fee's

We, hereby, propose to furnish & install all necessary labor, materials and equipment for the completion of the work specified herein, this proposal shall become part of the contract if accepted. Verifications will be provided by VBI for contract documented work in 2 phases. All alterations and or changes will result in Change order and will be priced accordingly

ABATEMENT • DEMOLITION • REMODELING

**NORTH STAR**  
SPECIALTY SERVICES

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## **Proposal for Asbestos Abatement**

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**Proposal to: C/O Mr. Hackney  
White Settlement Independent School District  
401 South Cherry Lane  
White Settlement, Texas 76108**

**NSA Proposal No. AP -1177**

**November 15, 2024**

**North Star Specialty Services Inc.  
DBA North Star Abatement  
1029 Northwest Hwy #307  
Garland, Texas 75041  
Phone- 972 288 0110**



**Date:** November 15, 2024

**Proposal For:**

C/O Mr. Jeff Hackney  
White Settlement Independent School District  
401 South Cherry Lane  
White Settlement, Texas 76108

**Project:**

BMS Stadium Visitors Lockers Room  
Bleacher  
1000 South Cherry Lane  
White Settlement, Texas 76108

Dear Mr. Hackney

North Star Specialty Services Inc. DBA North Star Abatement (NSA) is pleased to have the opportunity of submitting this proposal for Asbestos Abatement of Plaster, window Caulking (hereinafter the "Services"). This agreement is contingent upon acceptance of this proposal and the attached Exhibits A & B

NSA's proposal is detailed on the following pages.

Should you have any questions or need any additional information, please do not hesitate to give me a call.

Sincerely,

A handwritten signature in blue ink that reads "George L. Lopez".

George L Lopez  
Project Manager  
North Star Specialty Services Inc.  
DBA North Star Abatement



## **EXHIBIT A**

### **Scope of Project**

#### **1.0 Scope of Work**

NSA's Proposal is based on the preliminary information provided to North Star Abatement during a site visit. With Mr. Jeff Hackney with Brighton Solutions on November 11, 2024

#### **2.0 Project Fees**

NSA's Fees for the above references scope of work are as follows.

##### **Proposal Details**

- Removal of approximately 9200 SQFT of ACM plaster located on interior walls of visitors locker room
- Removal of approximately 216 LF caulking located on windows.

**Our price to perform this work** **\$43,366.00**

- This project is scheduled for 11 days.

#### **3.0 General Information**

North Star Specialty Services Inc. DBA North Star Abatement (NSA) offers more than 20 years of combined knowledge and experience in the asbestos and mold remediation industries. NSA is licensed by the Texas Department of State Health Services (TDSHS) as an Asbestos Abatement Contractor. NSA offers the following benefits to our clients:

- licensed, bonded, and insured.
- 24-hour emergency response.
- Capacity to bid and perform services on any size of project.
- In-house Project Quality Inspection Program ensuring our clients that proper and safe control requirements and procedures are used on each project.

#### **4.0 Close-Out Documentations**

At the completion of the Services, NSA will provide final close-out documentation consisting of daily logs, project logs abatement sign-in sheets, contractor visual inspections form, copies of all applicable licensed and copies of final waste disposal documentation. The client is advised that the original copy (NSA) of the waste disposal manifest will be mailed directly to them from the appropriate landfill. Note: All close-out documentation will be in digital format unless otherwise specified.



## 5.0 Client Responsibilities

Unless otherwise notified, client shall provide all necessary power and water, and unrestricted access to the Site to complete above listed Services. Asbestos Consultant, third party air monitoring, TDSHS Notification Fees. The proposal is based on the owner and/or general contractor providing staging areas for materials, equipment, dumpsters, and parking for crew members. Affected work area to be evacuated and contents removed prior to start of project if applicable. The proposal excludes any badging requirements for NSA personnel. One mobilization and demobilization to project site.

## 6.0 Invoicing and Payment Terms

This project will be invoiced upon completion of services. Payment is due upon receipt. Any additional services requested, other than those listed above, will be billed at NSA's unit rate. As requested, NSA will provide Client with a copy of their standard rates/

## 7.0 Standard of Care and Limitations

NSA's Services will be performed in accordance with all applicable state and federal regulations and site-specific specifications. No other warranties or guarantees, either express or implied, apply to the services hereunder.

## 8.0 Schedule, Notice to Proceed

These services can proceed upon receipt (by fax, via mail, or email) of the attached EXHIBIT B "Terms and Conditions." This proposal will remain in effect for 30 days.

Again, NSA appreciates the opportunity to provide this proposal. If you have any questions or need any additional information, please do not hesitate to give me a call at 972 288 0110 Cell 469 703 4374, or email at [glopez@nssdallas.com](mailto:glopez@nssdallas.com)

Sincerely,

George L Lopez  
Project Manager  
North Star Specialty Services Inc.  
DBA North Star Abatement



EXHIBIT B  
TERMS AND CONDITIONS OF SERVICE  
**Client: White Settlement Independent School District**

1.0 Scope of Work; Related Work Exclusion; Acceptance of Terms. **North Star Specialty Services Inc. DBA North Star Abatement, ("NSA ")** shall perform services ("Services") set forth in NSA's Proposal **No. AP - [Proposal # 1177, dated [proposal Date 11/15/2024]** attached here to and incorporated herein by reference (the Proposal). The Proposal in combination with these Terms and Conditions of Service shall constitute the agreement between the parties hereto (the "Agreement"). For purposes herein, the term "Site" shall mean the property at which the Services are to be conducted, and the term "Target Area" shall mean that specific portion of the Site where the services are being performed, as specified in the Proposal. The Proposal (and costs thereunder) shall be valid for 30 days from the Proposal date. Initiation of the Services shall constitute agreement and acceptance of the terms hereunder. Labor, materials and outside services for design, sampling, air monitoring and clearance sampling or other construction services are not included in the Services unless otherwise specified in the Proposal. For the purposes of this Agreement the term "Client" shall mean the client signing this Agreement and for whom the Services are performed.

**2. Payment Terms.** In consideration for the performance of the Services, NSA shall be paid an amount and according to terms set forth in the Proposal ("Project Cost"); however, if payment terms are not listed in the Proposal, payment for Services shall be made within fifteen (15) days after Client's receipt of NSA's invoice. If Client objects to any portion of an invoice, it shall notify NSA in writing within ten (10) days from the date of actual receipt of the invoice and shall timely pay that portion of the invoice not in dispute. Invoices shall be deemed past due if not paid in full within thirty days after the invoice date. Past due invoices and any sums improperly withheld by Client shall accrue interest thereon at the rate of 1.5% per month but not exceeding the maximum rate allowed by law. Client agrees to pay all costs and expenses, including reasonable attorneys' Fees, incurred by NSA should collection proceedings are necessary to collect on Client's overdue account. Unless the Proposal specifies the Project Cost as not-to-exceed or lump sum, Client understands that cost estimates and schedules are based upon NSA's best judgment of Site conditions and other requirements at the time of Proposal and should be used by Client for planning purposes only. NSA will endeavor to perform the Services within the estimates but will notify Client in the event cost estimates are likely to be exceeded.

**Unless otherwise specified in the Proposal, Client will be solely responsible for all applicable federal, state or local duty, import, sales, use, business, occupation, gross receipts or similar tax on the Services, and for any applicable duty, import, sales, use, business, occupation, gross receipts or tax and shipping charges relating to equipment and repair parts furnished in connection with the Services.**

**In the event NSS is required to respond to any subpoena or provide testimony (as a fact or expert witness) in connection with the Services, Client will reimburse NSS for time and expenses in accordance with NSS's then current hourly fee schedule.**

**3.0 NSA Representations.** The Services will be performed in accordance with standards customarily provided by a firm rendering the same or similar services in the immediate geographic area during the same time period. EXCEPT FOR THE LIMITED EXPRESS WARRANTY STATED ABOVE, NSA MAKES NO OTHER WARRANTY, EXPRESS, IMPLIED OR OTHERWISE, WITH RESPECT TO THE SERVICES OR AS TO ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR USE WITH RESPECT TO ANY MATERIALS OR COMPONENTS PROVIDED OR INSTALLED BY NSS, CLIENT OR BY ANY THIRD PARTY. In performing the Services, NSA will take reasonable precautions to prevent injury or loss to persons or property at the Site and minimize damage to the Site; however, NSA represents that abatement services may damage or alter the Site; Site restoration is an out-of-scope service unless otherwise provided in the Proposal. It is understood and agreed that NSA will be responsible for supervision and Site safety measures only for its own employees and shall not be responsible for the supervision of our health & safety precautions or plans for any third parties, including subcontractors or other parties present at the Site.

**4.0 Client Representations.** Client understands the nature of NSA's Services and presence at the Site and shall ensure that NSA has safe and reasonable access to the Site for the performance of the Services. Client shall furnish or cause to be furnished to NSA an accurate Site map and all information known or available to Client, including, but not limited to, building plans, prior environmental inspection/investigation results, reports or studies and renovation activities at the Site which may pertain to or have bearing upon the Services. The client shall timely inform NSA as to the identity and location of any hazardous or toxic materials or conditions on or near the Site. NSA may rely upon but shall not be responsible for the accuracy of any data provided by Client or Client's agent. The client shall immediately transmit new, updated, or revised information as it becomes available during the Services. Except as otherwise provided in the Proposal, the Client will secure all necessary approvals, permits, licenses, and consents necessary to commence and complete the Services. Client shall maintain sufficient casualty insurance (including, but not limited to fire, theft vandalism, natural cause, act of God, etc.) during the term of the Services to cover any losses or damages at the Site, including damage to or destruction of NSA's property, tools or equipment or to materials and components being installed by NSA on behalf of Client.

**5.0 Relationship of Parties.** NSA, its employees, agents, affiliates, or subcontractors shall act solely as an independent contractor in performing the Services. NSA shall have no right or authority to act for Client and will not enter into any agreement on behalf of Client unless otherwise agreed in writing. Nothing in these Terms & Conditions shall be construed to give any rights or benefits to any party other than Client and NSA.

**6 Delays; Changed Conditions.** In the event Services cannot be performed on or before the projected due date because of circumstances beyond the reasonable control of NSA, including, but not limited to, strike, fire, riot, excessive precipitation, act of God, unforeseen building conditions, site access limitations, scheduling delays, health/safety risks, government action, third party act or omission or Client act or omission, this Agreement shall be amended in writing by Client and NSA. In the event Site conditions change materially from those observed or described to NSA at the time of Proposal, the parties may execute a written change order evidencing equitable adjustment to the Proposal and Project Cost. Client understands that said changed conditions or delay may postpone or suspend





the Services and result in losses or expenses for which NSA is not liable. In the event a timely and equitable change order cannot be negotiated by the parties, NSA, at its discretion, may terminate its Proposal, Services and Agreement with Client and be compensated as per Section 7.

**7 Termination.** Client or NSA may terminate this Agreement upon three (3) days prior written notice should the other party fail to perform in accordance with these Terms & Conditions through no fault of the terminating party. Further, NSA may terminate Services as described in Section 6 hereunder. Client shall compensate for the Services performed up to the date of receipt of termination plus all reasonable costs incurred in terminating the Services in accordance with NSA's then current fee schedule.

**8.0 Microbial Growth Remediation Services.** By accepting this agreement, Client acknowledges the following: (1) microbes, including, but not limited to, microbes, fungi and their metabolites (hereinafter, collectively "Microbial Growth"), are naturally occurring living biological organisms found worldwide; (2) the presence of Microbial Growth, whether airborne or located on building or other materials is a natural phenomenon; (3) environmental conditions that contribute to the presence and growth of Microbial Growth include, but are not limited to moisture & humidity, temperature and nutrient sources all of which factors are commonly present in building structures; (4) Microbial Growth, as a biological entity, may reappear after remediation is complete if environmental conditions are favorable; (5) federal, state and local regulations do not presently define permissible exposure levels or remediation standards for the various types of Microbial Growth; (6) NSA does not and cannot represent that the Site contains no non-hazardous, hazardous, harmful or toxic Microbial Growth, or other latent conditions beyond those present the Target Area(s) upon completion of remediation activities by NSA and as confirmed by clearance

**Sampling: (7) NSA's successful remediation of the Target Areas will be confirmed by clearance sampling performed by Client's Or Client's insurance carrier's independent consultant; and (8) Client shall release NSA from all further liability with respect to the Services by Client, its agents, representatives, and their respective successors and assigns upon obtaining final clearance results.**

**9.0 Other Limitations.** NSA cannot and does not warrant the accuracy of prior or subsequent information/data, reports, and services, including clearance sampling services, performed by third parties at the Site. In performing the Services, NSA will take reasonable precautions to avoid damage to the site and Client agrees to hold harmless and indemnify NSA for any claims, payments or other liability, including reasonable attorney's fees, for damages to any susceptible portion or structural elements of the site which are not (i) accurately and clearly identified by Client or others prior to commencement of the Services, (ii) accurately and clearly depicted on plans; or (iii) called to the attention of NSA prior to performing the Services.

**10.0 Insurance.** NSA maintains the following insurance coverages: Commercial General Liability Insurance (\$1,000,000 per occurrence for Bodily Injury & Property Damage); Comprehensive Automobile Bodily Injury and Property Damage Liability Insurance (\$1,000,000 per occurrence for owned, no owned and hired vehicles), Statutory Workers Compensation Insurance (as prescribed by applicable law); and Errors and Omissions Insurance, (\$1,000,000 per claim). NSA will provide Certificates of Insurance to Client upon written request.

**11.0 Indemnity; Liability Limit.**

NSA SHALL INDEMNIFY AND HOLD CLIENT HARMLESS FROM AND AGAINST ANY AND ALL LAWSUITS, CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, DAMAGES, FORFEITURES, PENALTIES, FINES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND EXPENSES, TO THE EXTENT THE SAME ARISE FROM (I) A BREACH BY NSA OF THESE TERMS & CONDITIONS; (II) VIOLATION OF LAW BY NSA IN PERFORMING THE SERVICES OR (III) NEGLIGENT ERRORS OR OMISSIONS OF NSA IN PERFORMING THE SERVICES. IN ANY EVENT, NSA'S AGGREGATE LIABILITY TO ANY AND ALL PARTIES UNDER THIS INDEMNITY SHALL IN NO EVENT EXCEED CLIENT'S ACTUAL RECOVERIES UNDER THE TYPES AND LIMITS OF INSURANCE SPECIFIED IN SECTION 10 (INSURANCE), IMMEDIATELY ABOVE. CLIENT AGREES TO RELEASE, DEFEND AND INDEMNIFY NSA FROM AND AGAINST ALL FURTHER LIABILITY UNDER THE ABOVE INDEMNITY. CLIENT AND NSA AGREE THEY SHALL NOT BE LIABLE TO EACH OTHER FOR PUNITIVE, SPECIAL, INCIDENTAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES.

B. CLIENT SHALL INDEMNIFY, DEFEND, AND HOLD NSA HARMLESS FROM AND AGAINST ANY AND ALL LAWSUITS, CLAIMS, LIABILITIES, ACTIONS, CAUSES OF ACTION, DEMANDS, LOSSES, DAMAGES, FORFEITURES, PENALTIES, FINES, COSTS AND EXPENSES, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND EXPENSES, BY WHOMEVER ASSERTED, TO THE EXTENT THAT SUCH CLAIM, PROPERTY DAMAGE, INJURY OR DEATH RESULTED FROM (I) THE NEGLIGENCE OR WILLFUL MISCONDUCT OF CLIENT OR CLIENT'S AGENT; (II) VIOLATION OF LAW OR REGULATION BY CLIENT OR CLIENT'S AGENT; (III) CLIENT OR NSA'S ALLEGED INVOLVEMENT AT THE SITE AS AN OWNER, OPERATOR, ARRANGER, GENERATOR OR TRANSPORTER OF HAZARDOUS SUBSTANCES OR WASTES OR OTHER REGULATED MATERIAL; OR (IV) INACCURATE INFORMATION PROVIDED BY CLIENT TO NSA. CLIENT UNDERSTANDS THE NATURE OF ABATEMENT SERVICES MAY INVOLVE DAMAGE TO THE BUILDING. BUILDING COMPONENTS AND/OR BUILDING STRUCTURAL SYSTEMS; CLIENT AGREES TO HOLD NSA HARMLESS SHOULD ANY SUCH DAMAGE OCCUR THROUGH NO NEGLIGENCE OF NSA. CLIENT AND NSA AGREE THEY SHALL NOT BE LIABLE TO EACH OTHER FOR PUNITIVE, SPECIAL, INCIDENTAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES.

C. LIABILITY LIMIT. WITH RESPECT TO THE SERVICES PERFORMED BY NSA, ITS EMPLOYEES, AGENTS, AFFILIATES AND SUBCONTRACTORS, CLIENT UNDERSTANDS AND AGREES THAT DAMAGE, COSTS, EXPENSES, OR OTHER LIABILITY, DIRECT OR INDIRECT, INCLUDING, BUT NOT LIMITED TO, PROFESSIONAL ACTS, ERRORS AND OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, BREACH OF CONTRACT, NEGLIGENCE, AND VIOLATION OF LAW, SHALL BE LIMITED TO \$10,000 OR THE PROJECT COST, WHICHEVER IS LESS.

**12.0 Assignments.** This Agreement or any interest, claim or obligation hereunder shall not be assigned or transferred by Client to any party or parties without the prior written consent of NSA. Nothing herein shall prevent NSA from employing independent contractors, subcontractors to assist in performing the Services.

**13.0 Non-Waiver; Invalidity.** If a provision herein is held invalid, illegal, or unenforceable in any respect, such a finding shall not affect the enforceability of



any other provision of these Terms & Conditions. Failure or delay in exercising any right, power or remedy under these Terms & Conditions shall not impair any right, power or remedy which any party hereto may have, nor shall any such failure or delay be construed to be a waiver of any such right, power or remedy or an acquiescence in any breach or default hereunder absent an express, written waiver or acquiescence, nor shall any waiver of any breach or default be deemed a waiver of any default or breach subsequently occurring under these Terms & Conditions. This Agreement may be executed via facsimile or by transmitting originals; any number of executed counterparts will constitute the same instrument.

14.0 **Applicable Law.** THE SERVICES, PROPOSAL AND THESE TERMS & CONDITIONS SHALL BE GOVERNED BY AND CONSTRUED ACCORDING TO THE LAWS OF THE STATE OF TEXAS. Venue for any legal action hereunder shall be in county where Services are performed.

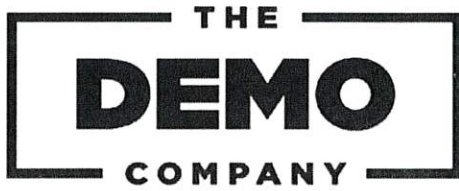
15.0 **Precedence; Amendments.** These Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, purchase order, requisition, notice to precede, oral communications or other agreement regarding the Services. These Terms & Conditions replace and supersede all prior discussions and agreements between and among Client and NSA with respect to the matters contained herein. These Terms & Conditions herein may be amended only by an agreement signed by both NSA and Client.

16.0 **Effective Date.** This Agreement shall be effective as of 11/15/2024.

North Star Specialty Services Inc.  
DBA North Star Abatement.

George L Lopez 11/15/2024  
George Lopez – Project Manager Date

\_\_\_\_\_  
Client Representative or Owner Date



**Proposal #1**

**Date:** October 30, 2024

**Proposal For:**

Mr. Chris Muench  
White Settlement ISD  
401 South Cherry Lane  
White Settlement, Texas 76108

**Project:**

Brewer Middle School – Visitor’s Locker Room  
1000 South Cherry Lane  
White Settlement, Texas 76108

The Demo Company is pleased to submit the following proposal for asbestos abatement designed specifically for the above referenced project. This agreement is contingent upon acceptance of this proposal.

**Asbestos Abatement Sum:** \$ 46,285 .00 (approx. 12 to 14 working days Monday thru Friday)

The Demo Company will perform the asbestos abatement in a thorough and professional manner consistent with industry standards. The Demo Company cannot guarantee and does not warrant that the limited scope of work has revealed all adverse asbestos abatement conditions affecting the site.

**Payment Terms:** Net 30 days

  
Submitted by:  
Scott Agnor

\_\_\_\_\_  
Accepted by:                      Date



**Proposal #1**

**Date:** October 30, 2024

**Project:**

Brewer Middle School – Visitor’s Locker Room

1000 South Cherry Lane

White Settlement, Texas 76108

**Scope of Project**

**Project Description:**

- Contain, remove, and dispose of approx. 5,550 square feet of asbestos containing white finish plaster coating over CMU/block walls in the Visitor’s locker room.
- Contain, remove, and dispose of approx. 216 linear feet of asbestos containing window glazing from the Visitor’s locker room.
- HEPA vacuum and/or damp wipe surfaces (i.e., walls, floors, ceiling) in the regulated/containment areas.

**Procedures: If Applicable**

- Contain affected areas with critical barriers on windows, doors, and HVAC vents.
- Construct decontamination unit.
- Install negative airs to establish negative pressure within containment areas.
- Isolate affected areas from non-affected areas utilizing 6-mil plastic sheeting to seal access points to the containment areas.
- Workers shall wear disposable suits, respirators, and gloves.
- Place contaminated waste in 6-mil plastic bags and/or sheeting for disposal.
- HEPA vacuum and damp wipe surfaces (i.e., walls, floors, ceilings) inside containment areas.
- Encapsulate areas of removal after final clean of containment areas.



**Proposal #1**

**Date:** October 30, 2024

**Project:**

Brewer Middle School – Visitor’s Locker Room

1000 South Cherry Lane

White Settlement, Texas 76108

**Our proposal includes and is based on the following:**

- Owner and/or GC to supply all needed power and water for this project.
- Affected areas to be evacuated of All contents prior to start of project.
- Proposal is based on owner and/or general contractor providing staging areas for materials, equipment, dumpster, and parking for crew members.
- Time frame for this project is approx. 12 to 14 working days (Monday thru Friday).
- One mobilization and demobilization to project site.
- Owner to pay cost for 10-day notification for asbestos abatement.
- Compliance with TDSHS, EPA and OSHA regulations for asbestos removal.
- A++ rated 1-million-dollar insurance coverage.

**Our proposal excludes the following:**

- Excludes wall and ceiling framing after sheetrock is removed.
- Repair of interior surfaces and fixed objects due to the possible minimal damage caused by preparation of work areas.
- Cleaning, moving and storage of contents from affected areas.
- Lead or mold abatement.
- Cleaning of HVAC unit and ducts.
- Additional abatement of materials and/or areas not in TDC’s proposal.
- Third party consultant oversight and all sampling.
- Sales tax.
- Fire or security watch.
- Damages not reported to TDC within 48 hours of completion of project.