

TFC Contract No.18-096-000  
Wood Environment & Infrastructure Solutions, Inc.  
Assignment No.9  
Project No. 19-004-0405

**INDEFINITE DELIVERY INDEFINITE QUANTITY  
PROFESSIONAL SERVICES AGREEMENT  
BETWEEN  
THE TEXAS FACILITIES COMMISSION  
AND  
WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC.**

**TFC CONTRACT NO. 18-096-000**

**ASSIGNMENT NO. 9**

**THIS INDEFINITE DELIVERY INDEFINITE QUANTITY ASSIGNMENT NO. 9**

(hereinafter referred to as “Assignment No. 9” or “Assignment”) is entered into by and between the **Texas Facilities Commission**, located at 1711 San Jacinto Boulevard, Austin, Texas 78701 (hereinafter referred to as “TFC”) and **Wood Environment & Infrastructure Solutions, Inc.** located at 3755 South Capital of Texas Highway, Suite 375, Austin, Texas 78704 (hereinafter referred to as “PSP”) (TFC and PSP are hereinafter referred to individually as a “Party” or collectively as “Parties”), to be subject to the terms and conditions that follow.

**1.0. DESCRIPTION OF PROJECT:** The project for which PSP agrees to provide Professional Services is generally described as performing asbestos survey, abatement design, and monitoring services as needed for multiple buildings at the Department of Public Safety (DPS) Austin Headquarters (hereinafter referred to as the “Project”), as further depicted in **Exhibit A**, PSP’s IDIQ Assignment No. 9 Proposal dated October 28, 2020, attached hereto and incorporated herein for all purposes and consisting of nine (9) pages.

**2.0. DURATION OF ASSIGNMENT:** The scope of services of this Assignment No. 9 shall be completed no later than August 31, 2021, unless terminated earlier as provided in Section 3.2 of the Agreement. The schedule is subject to adjustments for possible time extension; however, any extension of time must be approved by the TFC and shall require an amendment to Assignment No. 9.

**3.0. SPECIAL TERMS AND CONDITIONS OF ASSIGNMENT:** Terms and conditions shall be in accordance with the Agreement, any Special Conditions, and with this Assignment No. 9.

**4.0. SUB-CONTRACTORS TO BE UTILIZED FOR PROJECT:** PSP shall perform the services under this Assignment No. 9 with its own forces unless otherwise specified. If the scope of services is less than \$100,000.00, a HUB Subcontracting Plan (HSP) is not required. If the scope of services will exceed \$100,000.00, PSP shall submit an HSP for approval pursuant to Section 11.2 of the Agreement.

5.0. **FEE FOR BASIC SERVICES:** Fee for the services set forth in this Assignment No. 9 shall not exceed the sum of \$118,190.00. No more frequently than once per month, PSP shall submit a Pay Application to TFC for services performed and reasonable and necessary costs and expenses incurred through the last day of the previous month. Any reimbursable expenses, if allowed, shall be in accordance with Section 4.6 of the Agreement.

6.0. **IDENTIFICATION OF PSP PROJECT MANAGER AND ALL**

**SUBCONTRACTOR:** (a) For this Assignment No. 9, PSP shall identify the Project Manager, PSP's employees and all subcontractors assigned to this project on the List of Project Manager and Subcontractors (hereinafter referred to as the "List"), attached hereto and incorporated herein for all purposes as **Exhibit B**.

(b) TFC reserves the right to approve the appointment of the PSP Project Manager and to demand that the Project Manager, and any of PSP's employees or subcontractors, be removed and replaced if, in the sole opinion of TFC, their performance on this project or any other projects, is and/or was inadequate or their continued involvement with the Project is, will, or has become detrimental to the timely and successful completion of the project.

(c) The Project Manager and Subcontractors identified in the List shall not be replaced by PSP, nor shall any other subcontractors be engaged by PSP, unless prior written consent is obtained from TFC, which consent shall not be unreasonably withheld, conditioned, or delayed.

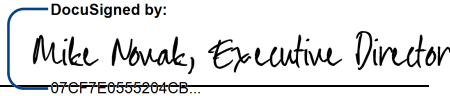
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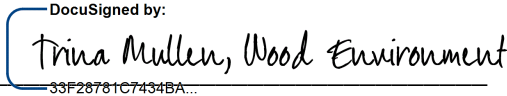
**7.0 ENTIRE AGREEMENT AND MODIFICATION:** The Agreement and this Assignment and their integrated attachment(s) constitute the entire agreement of the Parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Assignment specifically displays a mutual intent to amend a particular part of this Assignment, general conflicts in language between any such attachment and this Assignment shall be construed consistently with the terms of this Assignment. Unless otherwise expressly authorized by the terms of this Assignment, no modification, renewal, extension, or amendment to this Assignment shall be binding upon the Parties unless the same is in writing and signed by the respective Parties hereto.

This Assignment shall be effective as of the date of the last Party to sign.

**TEXAS FACILITIES COMMISSION**

**WOOD ENVIRONMENT &  
INFRASTRUCTURE SOLUTIONS, INC.**

By:   
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By:   
DocuSigned by: 33F28781C7434BA...

Mike Novak

Trina Mullen

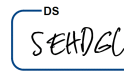
Executive Director

Associate Industrial Hygienist

Date of execution: 02/05/2021 | 3:27 PM CST

Date of execution: 02/05/2021 | 2:55 PM CST

PM 

DGC 

Dir 

DED 

TFC Contract No.18-096-000  
Wood Environment & Infrastructure Solutions, Inc.  
Assignment No.9  
Project No. 19-004-0405

## **EXHIBIT A**



Wood Environment & Infrastructure Solutions, Inc.  
3755 S. Capital of Texas Hwy, Ste 375  
Austin, Texas 78704  
T: 512-795-0360  
[www.woodplc.com](http://www.woodplc.com)

October 28, 2020

Mr. Bill Muñoz  
Project Manager  
Texas Facilities Commission  
Facilities Design & Construction

Subject: **Proposal for Asbestos Consulting Services  
Texas Department of Public Safety, Austin Headquarters  
5805 North Lamar Boulevard, Austin, Texas 78752  
Wood Proposal No. 670620AU15.02**

Dear Mr. Muñoz:

Wood Environment & Infrastructure Solutions, Inc. (Wood) appreciates the opportunity to present our proposal to the Texas Facilities Commission (TFC) to provide asbestos survey services prior to upcoming renovations at the Texas Department of Public Safety (DPS) Austin Headquarters, Buildings A, C and E. In addition, we are providing a cost estimate for abatement design and monitoring, as requested by TFC.

This proposal presents our approach to providing asbestos survey, design and monitoring services, using our multi-disciplinary capabilities and knowledge of asbestos surveys and asbestos abatements. The following sections present our Scope of Work, Schedule, and Fee Estimate. The scope of services will be performed in accordance with the terms and conditions outlined in the professional services agreement, TFC Contract 18-096-000, between the Texas Facilities Commission and Wood Environment & Infrastructure Solutions, Inc.

### **Scope of Work**

TFC has requested Wood provide a proposal for Asbestos Survey, Design and Monitoring at Building A, Building C, and Building E located at the DPS Austin Headquarters, to include the following projects:

- Building A Warehouse Conversion;
- Building A HVAC Replacement;
- Building A Roof Replacement Project;
- Building C Women's Dormitory Showers;
- Building C HVAC and Chiller Replacement Project; and
- Building E Roof Replacement Project.

#### Building A Warehouse Conversion and HVAC Replacement Project:

The scope of work for the asbestos survey will include sampling and analysis of building materials within the warehouse and associated office areas located north of Corridor A2C1, the vault/pallet room located south of Corridor A2C1 and the office/cubicle area located west of Corridor A2C1, as requested by TFC. In addition, the base mechanical upgrades include demolition of eleven (11) fan coil units located above ceilings and in mechanical rooms, six (6) air handler units located in mechanical rooms, one DX split system located above ceiling, one package rooftop unit, four (4) multi-zone AHUs located in mechanical rooms and penthouses, and associated controls, thermostats, compressors, ductwork, and piping.

Electrical work is to include demolition of overcurrent devices and feeders to the existing equipment. Optional renovation work is to include demolition of walls, doors, and cubicle furniture in the warehouse areas. Our survey will include both base bid and optional renovation areas.

Where previous asbestos-containing materials survey data is available (Penthouse Mechanical Rooms), Wood will rely on the survey data presented by others and will not re-sample suspect asbestos-containing materials within those areas.

**Building C Women's Dormitory Showers/HVAC and Chiller Replacement Project:**

The scope of work for the asbestos survey will include sampling and analysis of building materials within second-floor showers and isolation bedrooms. It is our understanding the planned renovation project includes architectural upgrades that will disturb existing walls, ceilings, doors, floors, urinals, toilets, sinks, and showers. In addition, mechanical and electrical work is planned within the Women's dormitory showers to support HVAC system replacement.

The mechanical demolition portion of the project will include demolition of one abandoned water-cooled chiller, five (5) HVAC hydronic pumps, valving and piping, one roof-mounted crossflow cooling tower, two (2) steam boilers and associated piping and condensate receiver tanks within the central plant and mechanical rooms, and existing pneumatic controls, control valves, actuators, accumulators, thermostats and air compressors.

As requested by the TFC, our asbestos survey will include building materials expected to be disturbed by the above mentioned architectural, mechanical, and electrical upgrades project in Building C.

**Building A and E Roof Replacement Projects:**

The scope of work for these projects will include replacement of the built-up roof systems in their entirety of both Buildings A and E. Wood will collect a representative number of roof core samples from each homogenous roofing area. In addition, we will collect samples of perimeter flashings, equipment flashings, penetration mastics and any other suspect asbestos-containing roofing materials. Wood will apply a temporary patch, using roofing caulk, following collection of core samples. Wood cannot guarantee the temporary patch against future water intrusion and we note that coring and cutting of roofs typically negates any roof warranty that may be in place.

***Asbestos Survey***

According to the Texas Administrative Code, ACMs are materials or products including any single material component of a structure or any layer of a material sample that contain more than 1.0 percent of any kind or combination of asbestos. In order to refute the presence of asbestos within an interior and well-defined homogenous area in Texas, three samples must be collected, analyzed, and found to be non-asbestos containing material. The purpose of the asbestos survey is to provide an indication regarding the presence of ACMs that may be disturbed during the upcoming renovation project.

- Wood proposes to collect up to one-hundred twenty (120) bulk samples from suspect asbestos-containing materials within the planned renovation areas of Building A.
- Wood proposes to collect up to ninety (90) bulk samples from suspect asbestos-containing materials within the planned renovation areas of Building C.
- Wood proposes to collect up to fifty (50) bulk samples from suspect asbestos-containing roofing materials from Building A and Building E roofs.

The bulk asbestos samples will be submitted to a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory (Omni Environmental) and analyzed using Polarized Light Microscopy (PLM) coupled with dispersion staining as outlined in the EPA's "Method for the Determination of Asbestos in Bulk Building Materials (EPA-600/R-93, July 1993). As requested by the TFC, the bulk samples will be analyzed on an expedited 24-hour turnaround time.

The intent of the asbestos survey is to provide survey data that can be relied upon for renovation and/or demolition purposes in accordance with EPA or Texas regulations. The subject site must be inspected in accordance with EPA, NESHAP, or Texas Asbestos Health Protection regulations prior to renovation and/or demolition projects impacting the site.

Close-out documentation submitted to TFC will include a written report detailing the scope of work, materials sampled, conditions observed, procedures used, identification of certified survey personnel, and documentation of identified asbestos-containing materials.

### ***Asbestos Abatement Design and Monitoring***

Wood has not yet verified the location of asbestos-containing materials within the renovation areas of Building A, Building C and Building E; however, as requested by TFC, we are providing a scope and cost estimate for abatement design and monitoring services. Based on results of our asbestos survey, we will prepare abatement specifications as required by the Texas Department of State Health Services (TDSHS). One asbestos abatement specification will be produced for each of the buildings. The abatement activities will be limited to the areas determined to contain asbestos-containing building materials as determined by the impending survey.

We will attend one abatement preconstruction meeting (per project site), and coordinate the removal operations and scheduling with the TFC and abatement personnel. During interior abatement, we will have a Texas licensed asbestos project manager on-site at all times the abatement contractor is performing removal operations in order to observe and document on-site conditions as required by state law. Our on-site licensed project manager will collect ambient air samples during abatement for in-house analysis utilizing phase contrast microscopy techniques and provide visual clearance after completion of the removal.

Close-out documentation submitted to TFC will include a written report detailing the scope of work, materials abated, conditions observed, procedures used, air sample results, identification of certified abatement and monitoring personnel, and documentation of waste disposal.

The following assumptions are made regarding the asbestos abatement in Building A:

- Wood assumes that the drywall, joint compound and texture, and texture on plaster walls/ceilings are **not** asbestos containing materials (per previous asbestos surveys performed by others in other portions of Building A);
- Wood assumes that built-up roofing, roof flashing, HVAC mastic on insulated ductwork, thermal system insulation mastics, vibration dampeners, and resilient floor tiles with mastic are asbestos-containing materials (per previous asbestos surveys performed by others in other portions of Building A);
- Wood assumes that approximately 1,800 linear feet of ductwork will be abated;

- Wood assumes that approximately 3,000 linear feet of thermal system insulation will be abated;
- Wood assumes that approximately 30,000 square feet of resilient floor tile and mastic will be abated;
- Wood assumes that approximately 50 square feet of built-up roofing and 60 linear feet of flashing will be abated. Wood assumes the roof abatement will be localized to the one rooftop air handler to be demolished and the project does not include replacement of the entire roofing system;
- Wood assumes that it will take approximately 30 days (10-hour shifts) to abate the asbestos-containing materials within the proposed renovation areas; and
- TFC will be responsible for selection of a third party abatement contractor and contractor fees are not included in the estimated costs within this proposal.

The following assumptions are made regarding the asbestos abatement in Building C:

- Wood assumes that the drywall, joint compound, and texture on walls/ceilings are **not** asbestos containing materials (per previous asbestos surveys performed by others in other portions of Building C);
- Wood assumes that plaster and/or texture on plaster walls/ceilings, HVAC mastic on insulated ductwork, thermal system insulation mastics, and resilient floor tiles with mastic are asbestos-containing materials (per previous asbestos surveys performed by others in other portions of Building C);
- Wood assumes that approximately 10,000 square feet of plaster texture is located on ceilings within the showers/restrooms will be abated;
- Wood assumes that approximately 500 linear feet of ductwork located above ceiling in the showers/restrooms will be abated;
- Wood assumes that approximately 8,000 linear feet of thermal system insulation associated with boilers, chillers and cooling towers will be abated;
- Wood assumes that resilient floor tile and mastic is not located within renovation areas and will not require abatement;
- Wood assumes the abandoned water-cooled chiller is insulated and will require abatement prior to demolition;
- Wood assumes the crossflow cooling tower is uninsulated and will not require abatement;
- Wood assumes the insulation, gaskets and associated piping on steam boilers are asbestos-containing materials and will require abatement;
- Wood assumes that it will take approximately 35 days (10-hour shifts) to abate the asbestos-containing materials within the proposed renovation areas; and
- TFC will be responsible for selection of a third party abatement contractor and contractor fees are not included in the estimated costs within this proposal.

The following assumptions are made regarding the asbestos survey and abatement for the Building A and Building E Roof Replacement Project:

- Wood assumes that safe access to the roofing systems is provided through the buildings and has not including fees associated with manlift rental;
- Wood assumes that any penthouse roofs can be safely accessed via an eight foot ladder;
- Wood assumes that the built-up roofing field and flashing materials on both buildings are asbestos-containing materials;



- Wood assumes approximately 45,000 square feet of built-up roof field and flashing will be abated at Building E and 75,000 square feet of built-up roof field and flashing will be abated at Building A;
- Wood assumes it will take approximately 12 weeks for an abatement contractor to remove the built-up roof field and flashing from the two buildings;
- Onsite asbestos abatement monitoring is not required by the State and Federal regulations; however, the TFC typically requires some level of contractor oversight and air monitoring; therefore, Wood has included fees for periodic monitoring (2 days per week) during roof abatement activities.

## **Schedule and Fee Information**

### ***Asbestos Survey***

Wood will proceed with the asbestos survey within two weeks of authorization from TFC. We estimate field activities to be completed within twelve (12) days utilizing two Texas Licensed Asbestos Inspectors. As requested by TFC, laboratory analysis of samples will be completed on a 24-hour expedited laboratory turnaround time. The final written report detailing samples collected and laboratory analysis results will be issued within two weeks of receipt of laboratory reports.

### ***Asbestos Abatement Design and Monitoring***

Upon completion of the asbestos survey, Wood will proceed with the asbestos abatement design, if ACM is found within areas to be disturbed during the upcoming renovation activities. Depending on the amount of ACM discovered, Wood will provide the design specifications to TFC within two to three weeks of completion of the survey report.

Notification to DSHS requires a ten (10) working day period before any disturbance of ACMs may occur. TFC will be responsible for payment of required notification fees to the DSHS. Based on the above assumptions, the type, quantity, and locations of material anticipated for removal, and the availability and efficiency of the abatement contractor, asbestos abatement is expected to take up to thirty (30) 10-hour work days for Building A and up to thirty-five (35) 10-hour work days for Building C, and 12 weeks for Building A and E roofs. Wood has included 2 days per week of oversight and air monitoring for roof work. After completion of abatement, we estimate it will take two (2) business week to submit a final abatement report.

## **Fees**

As described above, Wood will perform the proposed asbestos survey services for:

- Asbestos Survey Buildings A, C and A/E Roofs - Time and Materials not to exceed price of **\$27,668.00**
- Abatement Consulting Buildings A, C and A/E Roofs– Time and Materials not to exceed price of **\$90,522.00**

For a total project time and materials not to exceed price of **\$118,190.00**

*Proposal for Asbestos Consulting Services  
DPS Buildings A and C Renovations Areas*

*Wood Proposal No.: 670620AU15.02  
October 28, 2020*

A breakdown of estimated costs for asbestos survey and abatement services provided in Attachment A.

If more than 260 asbestos bulk samples are required, additional samples will be charged at \$16 per additional sample. If additional conditions or unexpected issues require additions to the scope of work for survey or abatement services, Wood will inform TFC and submit a supplemental proposal. Wood will not perform additional services without prior written authorization from TFC.

Wood looks forward to working with you on this project. Please contact us should you have any questions concerning these services or require adjustments to our approach or schedule.

Sincerely,

**Wood Environment & Infrastructure Solutions, Inc.**



Trina Mullen  
Associate Industrial Hygienist  
Licensed Asbestos Consultant No. 10-5687



Kimberly High  
Texas Office Manager

Attachment A : Estimated Fees

## ATTACHMENT A

### Estimated Fees

Estimated Fees - Asbestos Survey Consulting Services  
DPS Headquarters Buildings A, C and E

Task Number	PROPOSED COST ESTIMATE (TIME AND MATERIALS)				
	TASK/ITEM	QUANTITY	RATE		AMOUNT
	DESCRIPTION		UNIT COST	UNITS	
<b>1</b>	<b>Project Management</b>				
	Project Manager	15	\$ 120.00	hr	\$1,800.00
	Admin II (Accounting, Office Support)	4	\$ 65.00	hr	\$260.00
	Licensed Asbestos Inspector (update HASP)	4	\$ 85.00	hr	\$340.00
	Subtotal Task 1				\$2,400.00
<b>2</b>	<b>Laboratory Analysis</b>				
	Laboratory Fees (PLM) - 24-Hour Lab TAT	260	\$ 16.00	each	\$4,160.00
	Shipping	2	\$ 35.00	each	\$70.00
	Subtotal Task 2				\$4,230.00
<b>3</b>	<b>Asbestos Survey</b>				
	Licensed Asbestos Inspector (Tech I)	96	\$ 85.00	hr	\$8,160.00
	Licensed Asbestos Inspector (Tech II)	96	\$ 95.00	hr	\$9,120.00
	Subtotal Task 3				\$17,280.00
<b>4</b>	<b>Final Report</b>				
	Asbestos Consultant - Licensed Individual	4	\$ 132.00	hr	\$528.00
	Licensed Asbestos Inspector	30	\$ 85.00	hr	\$2,550.00
	CAD Operator	10	\$ 75.00	hr	\$750.00
	Subtotal Task 4				\$3,828.00
	<b>TOTAL</b>				<b>\$27,668.00</b>

Estimated Fees - Asbestos Abatement Consulting Services  
DPS Austin Headquarters Buildings A, C and E

Task Number	PROPOSED COST ESTIMATE (TIME AND MATERIALS)				
	TASK/ITEM	QUANTITY	RATE		AMOUNT
	DESCRIPTION		UNIT COST	UNITS	
<b>1</b>	<b>Project Management</b>				
	Project Manager	40	\$ 120.00	hr	\$4,800.00
	Admin II (Accounting, Office Support)	4	\$ 65.00	hr	\$260.00
	Licensed Asbestos Inspector (update HASP)	4	\$ 85.00	hr	\$340.00
	Subtotal Task 1				\$5,400.00
<b>2</b>	<b>Laboratory Analysis</b>				
	PCM Analysis Included in AMT rate	0	\$ 3.00	each	\$0.00
	Subtotal Task 2				\$0.00
<b>3</b>	<b>Asbestos Abatement Design Specifications</b>				
	Asbestos Consultant - Licensed Individual	32	\$ 132.00	hr	\$4,224.00
	Subtotal Task 3				\$4,224.00
<b>4</b>	<b>Abatement Monitoring and Meetings</b>				
	Asbestos Project Manager/Air Monitoring Technician	898	\$ 85.00	hr	\$76,330.00
	Asbestos Consultant - Licensed Individual	8	\$ 132.00	hr	\$1,056.00
	Subtotal Task 4				\$77,386.00
<b>5</b>	<b>Final Reports</b>				
	Asbestos Consultant - Licensed Individual	6	\$ 132.00	hr	\$792.00
	Asbestos Inspector/Air Monitoring Technician	32	\$ 85.00	hr	\$2,720.00
	Subtotal Task 5				\$3,512.00
	<b>TOTAL</b>				<b>\$90,522.00</b>

TFC Contract No.18-096-000  
Wood Environment & Infrastructure Solutions, Inc.  
Assignment No.9  
Project No. 19-004-0405

## **EXHIBIT B**

## LIST OF PSP PROJECT MANAGER AND SUBCONTRACTORS

**(Name, Address & Contact Person (Project Manager))**

A. Project Manager:		Name: Trina Mullen Company Name: Wood Environment & Infrastructure Solutions, Inc. Address: 3755 S. Capital of Texas Highway, Suite. 375, Austin, Texas 78704 Phone No.: (512) 795-0360; (512) 671-0263 cell Email: trina.mullen@woodplc.com
B. Subcontractors:		Asbestos Laboratory
	1.	Name: Steve Griffin Company Name: Omni Environmental Address: 2851 Joe DiMaggio Blvd, Suite 10, Round Rock, Texas 78665 Phone No.: (512) 258-9114 Email: steve@omnienv.com
	2.	Name: Company Name: Address: Phone No.: Email:
	3.	Name: Company Name: Address: Phone No.: Email: