



## THE COUNTY OF GALVESTON

**RUFUS G. CROWDER, CPPO, CPPB**  
PURCHASING AGENT

**GWEN MCLAREN, CPPB**  
ASST. PURCHASING AGENT

COUNTY COURTHOUSE  
722 Moody (21<sup>st</sup> Street)  
Fifth (5<sup>th</sup>) Floor  
GALVESTON, TEXAS 77550  
(409) 770-5371

October 15, 2018

**PROJECT NAME: Construction Work for Wayne Johnson Community Center**

**BID NO: B191006**

**RE: ADDENDUM #1**

To All Prospective Bidders:

The following information is being provided to aid in preparation of your bid submittal(s):

**QUESTION DEADLINE:**

The question deadline for Bid #B191006, Construction Work for Wayne Johnson Community Center has been re-scheduled. All questions are due **Monday, October 22, 2018 by 5:00 p.m.** Questions should be sent to [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us)

**OPENING DATE:**

Bid #B191006, Construction Work for Wayne Johnson Community Center, originally scheduled to be opened on Thursday, November 1, 2018 at 2:15 P.M has been re-scheduled. The new deadline for submitting a proposal is as follows:

**Date: Thursday, November 8, 2018**  
**Time: 2:30 P.M.**

Please send bid submittals to:  
**Galveston County Purchasing Agent**  
**Attention: Rufus Crowder, CPPO CPPB**  
**722 Moody (21<sup>st</sup> Street), Fifth (5<sup>th</sup>) Floor**  
**Galveston, Texas 77550**

**Question #1:** *Do you have a floor plan drawing of the building that we can use to help us identify work and possible restraints as we walk the site prior to bidding?*

**Response:** Attached you will find the construction plan for the Wayne Johnson Community Center.

As a reminder, all questions regarding this proposal must be submitted in writing to:

Rufus G. Crowder, CPPO CPPB  
Galveston County Purchasing Agent  
722 Moody, Fifth (5<sup>th</sup>) Floor  
Galveston, Texas 77550  
E-mail: [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us)

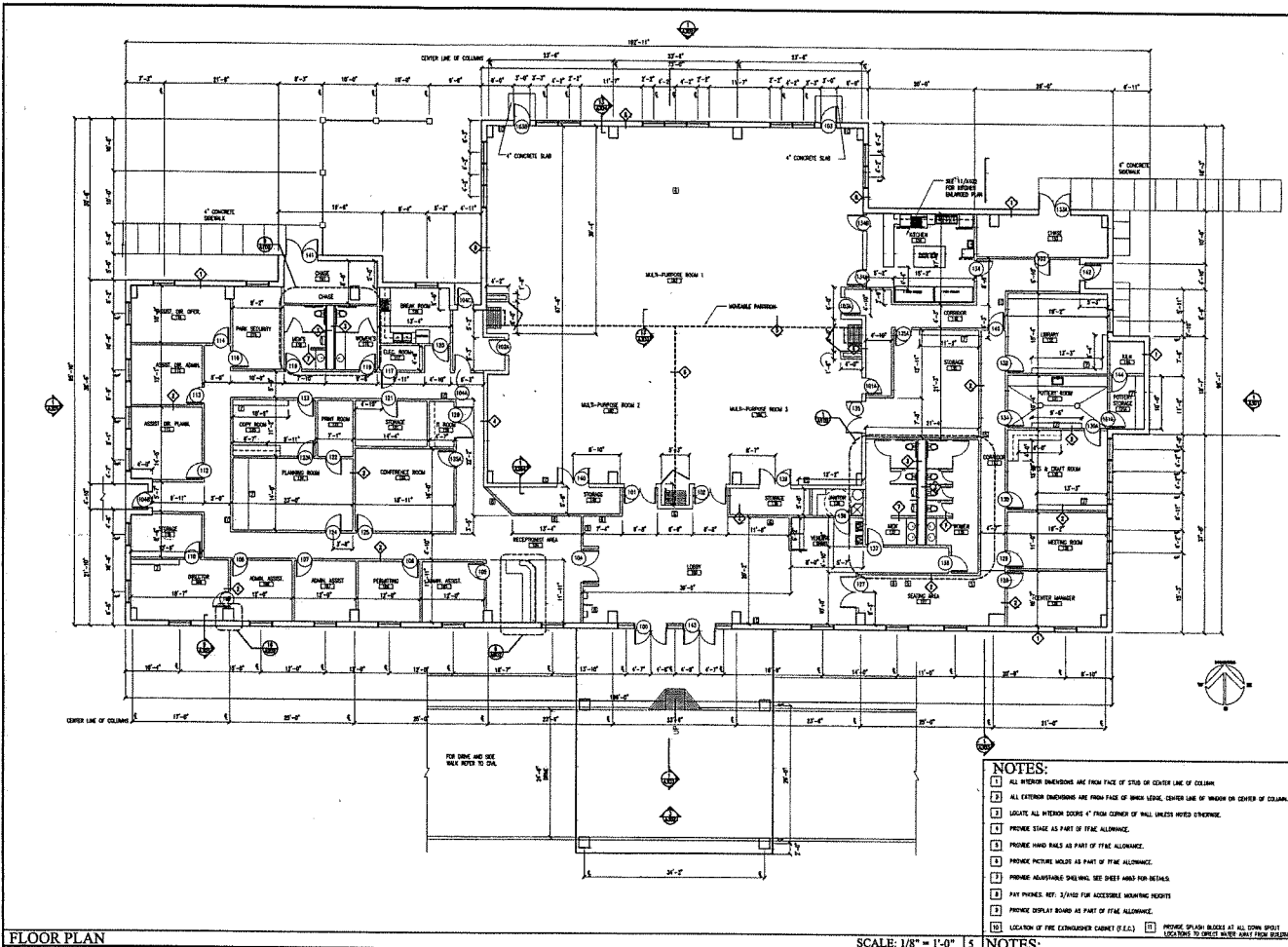
If you have any further questions regarding this proposal, please address them to Rufus Crowder, CPPO CPPB, Purchasing Agent, via e-mail at [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us), or contact the Purchasing Department at (409) 770-5371.

Please excuse us for any inconvenience that this may have caused.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rufus G. Crowder', followed by a long horizontal line extending to the right.

Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County



FLOOR PLAN

SCALE: 1/8" = 1'-0" 5

- NOTES:**
- 1 ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD OF CENTER LINE OF COLUMN.
  - 2 ALL EXTERIOR DIMENSIONS ARE FROM FACE OF BRICK LEAVE, CENTER LINE OF WINDOW OR CENTER OF COLUMN.
  - 3 LOCATE ALL INTERIOR DOORS 4" FROM CORNER OF WALL UNLESS NOTED OTHERWISE.
  - 4 PROVIDE STAIRS AS PART OF IT&E ALLOWANCE.
  - 5 PROVIDE HAND RAILS AS PART OF IT&E ALLOWANCE.
  - 6 PROVIDE PICTURE MOLDS AS PART OF IT&E ALLOWANCE.
  - 7 PROVIDE ADJUSTABLE SWELING, SEE SHEET H&S FOR DETAILS.
  - 8 FAY FINISHES REF. 2/1002 FOR ACCESSIBLE WORKING HEIGHTS.
  - 9 PROVIDE DISPLAY BOARD AS PART OF IT&E ALLOWANCE.
  - 10 LOCATION OF FIRE EXTINGUISHER CABINET (F.E.C.) PROVIDE SPIN-HUBBLE AT ALL DOWN SPIRE LOCATIONS TO PREVENT WATER RAIN FROM DRIPPING.

**NOTES:**

CONSULTANT

SEAL

John S. Chase FAIA Architect, Inc.  
 1370 Westheimer Road, Suite 100  
 Houston, Texas 77060  
 Phone: 713.865.1111  
 Fax: 713.865.1112

**CARBIDE PARK**  
 ADMINISTRATIVE OFFICE  
 AND COMMUNITY CENTER  
 FOR GALVESTON COUNTY  
 LA MARQUE, TX

PROJECT NO. 01000  
 DATE: 11-2-2009  
 DRAWN BY: C. BRADLEY  
 CHECKED BY: J. JOHNSON

CONSTRUCTION PLAN

SHEET NO. A101



**THE COUNTY OF GALVESTON**

**RUFUS G. CROWDER, CPPO, CPPB**  
PURCHASING AGENT

**GWEN MCLAREN, CPPB**  
ASST. PURCHASING AGENT

COUNTY COURTHOUSE  
722 Moody (21<sup>st</sup> Street)  
Fifth (5<sup>th</sup>) Floor  
GALVESTON, TEXAS 77550  
(409) 770-5371

October 17, 2018

**PROJECT NAME: Construction Work for Wayne Johnson Community Center**

**RFP NO: B191006**

**RE: ADDENDUM #2**

To All Prospective Bidders:

The following information is being provided to aid in preparation of your bid submittal(s):

**OPENING DATE:**

Bid #B191006, Construction Work for Wayne Johnson Community Center scheduled to be opened on Thursday, November 8, 2018 at 2:30 P.M has been re-scheduled. **The new deadline for submitting a bid is as follows:**

**Date: Thursday, November 15, 2018**  
**Time: 2:00P.M.**

Please send bid submittals to:  
**Galveston County Purchasing Agent**  
**Attention: Rufus Crowder, CPPO CPPB**  
**722 Moody (21<sup>st</sup> Street), Fifth (5<sup>th</sup>) Floor**  
**Galveston, Texas 77550**

As a reminder, all questions regarding this bid must be submitted in writing to:

Rufus G. Crowder, CPPO CPPB  
Galveston County Purchasing Agent  
722 Moody, Fifth (5<sup>th</sup>) Floor  
Galveston, Texas 77550  
E-mail: [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us)

If you have any further questions regarding this bid, please address them to Rufus Crowder, CPPO CPPB, Purchasing Agent, via e-mail at [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us), or contact the Purchasing Department at (409) 770-5371.

Please excuse us for any inconvenience that this may have caused.

Sincerely,

A handwritten signature in black ink, appearing to read "Rufus", followed by a long horizontal line extending to the right.

Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County



**THE COUNTY OF GALVESTON**

**RUFUS G. CROWDER, CPPO, CPPB**  
PURCHASING AGENT

**GWEN MCLAREN, CPPB**  
ASST. PURCHASING AGENT

COUNTY COURTHOUSE  
722 Moody (21<sup>st</sup> Street)  
Fifth (5<sup>th</sup>) Floor  
GALVESTON, TEXAS 77550  
(409) 770-5371

November 6, 2018

**PROJECT NAME: Construction Work for Wayne Johnson Community Center**

**BID NO: B191006**

**RE: ADDENDUM #3**

To All Prospective Bidders:

The following information is being provided to aid in preparation of your bid submittal(s)

**Summary of Work – Scope of Services**

The following revisions have been made to Bid #B191006, Construction Work for Wayne Johnson Community Center:

- **Four (4) Restrooms Areas:** Complete removal of sheetrock is not required. Successful contractor shall remove the vinyl wallpaper; skim the remaining surface with texture and repaint these areas.
- **Activity Room:** Approximately 42” of sheetrock (floor-to-chair rail to be removed and replaced) and replacement of chair rail. Successful contractor shall remove the vinyl wallpaper; skim the remaining surface with texture and repaint these areas.

As a reminder, all questions regarding this bid must be submitted in writing to:

Rufus G. Crowder, CPPO CPPB  
Galveston County Purchasing Agent  
722 Moody, Fifth (5<sup>th</sup>) Floor  
Galveston, Texas 77550  
E-mail: [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us)

If you have any further questions regarding this bid, please address them to Rufus Crowder, CPPO CPPB, Purchasing Agent, via e-mail at [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us), or contact the Purchasing Department at (409) 770-5371.

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Sincerely,

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Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County



**THE COUNTY OF GALVESTON**

**RUFUS G. CROWDER, CPPO, CPPB**  
PURCHASING AGENT

**GWEN MCLAREN, CPPB**  
ASST. PURCHASING AGENT

COUNTY COURTHOUSE  
722 Moody (21<sup>st</sup> Street)  
Fifth (5<sup>th</sup>) Floor  
GALVESTON, TEXAS 77550  
(409) 770-5371

November 7, 2018

**PROJECT NAME: Construction Work for Wayne Johnson Community Center**

**SOLICITATION NO: BID #B191006**

**RE: ADDENDUM #4**

To All Prospective Bidders:

The following information is being provided to aid in preparation of your bid submittal(s)

**Question #1: Liquidated damages – are there any Liquidated damages imposed if the project is not completed on time:**

Response: Liquidated damages were not a component of the original solicitation but may be discussed while negotiating the final agreement between both parties.

**Question #2: Is there a maintenance/warranty period after project completion such as 1 year or 2 years?**

Response: The resultant contract may include a warranty period for workmanship of at least one (1) year.

**Question #3: *For bidding quantities, do we use the following quantities?***

***Drywall removal and install of new 5,472 sf***

***Ceiling tile and insulation removal and install of new 3,522 each 2' x 2' or 14,088sf***

***Carpet and VCT removal and install of new 6,150 sf***

***Cove base removal and install of new 1,600 sf***

Response: Yes.

**Question #4: *Suggest removing the quantities for Carpet and VCT, Ceiling Tile and Insulation. Tell bidders to use the original construction drawings to determine the quantities.***

Response: Please use the quantities as mentioned in the original solicitation and addenda. They are estimates used by the County for bidding purposes. Any exceptions should be notated as such and listed on separate sheets of paper. In addition, all bidders should remove all the carpet and VCT except the VCT in storage rooms and the kitchen area.

**Question #5:** *Suggest having all vinyl wall covering removed and walls prepped and painted to help assure all mold growth is addressed. Bidders can use the original documents to determine the quantity.*

Response: The complete removal and treatment of these items are requested in bathrooms and activity rooms only.

**Question #6:** *At locations of tile floors with tile base that walls are removed is the new base to be cover base?*

Response: Yes.

**Question #7:** *Can the new wall rail be #1 grade 1 x 6 wood painted instead of the plastic laminated? Suggest providing a LF quantity.*

Response: Yes, #1 grade, 1 x 6 wood, sanded, properly prepared, and painted with an oil base paint is an acceptable replacement.

**Question #8:** *Does the scope include repairing and painting all walls in the building in addition to the remove and replace of 5,472 sf?*

Response: No.

**Question #9:** *Can the test report(s) be provided that were done to determine the presence of mold?*

Response: The prior report is considered outdated. The County has contracted a vendor and requested that a new report be prepared and submitted for review. This report may be made available at a later date.

As a reminder, all questions regarding this bid must be submitted in writing to:

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Galveston County Purchasing Agent  
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Galveston, Texas 77550  
E-mail: [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us)

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Please excuse us for any inconvenience that this may have caused.

Sincerely,



Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County



**THE COUNTY OF GALVESTON**

**RUFUS G. CROWDER, CPPO, CPPB**  
PURCHASING AGENT

**GWEN MCLAREN, CPPB**  
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COUNTY COURTHOUSE  
722 Moody (21<sup>st</sup> Street)  
Fifth (5<sup>th</sup>) Floor  
GALVESTON, TEXAS 77550  
(409) 770-5371

November 8, 2018

**PROJECT NAME: Construction Work for Wayne Johnson Community Center**

**BID NO: B191006**

**RE: ADDENDUM #5**

To All Prospective Bidders:

The following information is being provided to aid in preparation of your bid submittal(s):

**OPENING DATE:**

Bid #B191006, Construction Work for Wayne Johnson Community Center scheduled to be opened on Thursday, November 15, 2018 at 2:00 P.M has been re-scheduled. The new deadline for submitting a bid is as follows:

**Date: Thursday, November 29, 2018**  
**Time: 2:15 P.M.**

Please send bid submittals to:  
**Galveston County Purchasing Agent**  
**Attention: Rufus Crowder, CPPO CPPB**  
**722 Moody (21<sup>st</sup> Street), Fifth (5<sup>th</sup>) Floor**  
**Galveston, Texas 77550**

As a reminder, all questions regarding this bid must be submitted in writing to:

Rufus G. Crowder, CPPO CPPB  
Galveston County Purchasing Agent  
722 Moody, Fifth (5<sup>th</sup>) Floor  
Galveston, Texas 77550  
E-mail: [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us)

If you have any further questions regarding this bid, please address them to Rufus Crowder, CPPO CPPB, Purchasing Agent, via e-mail at [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us), or contact the Purchasing Department at (409) 770-5371.

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Sincerely,

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Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County





**THE COUNTY OF GALVESTON**

**RUFUS G. CROWDER, CPPO, CPPB**  
PURCHASING AGENT

**GWEN MCLAREN, CPPB**  
ASST. PURCHASING AGENT

COUNTY COURTHOUSE  
722 Moody (21<sup>st</sup> Street)  
Fifth (5<sup>th</sup>) Floor  
GALVESTON, TEXAS 77550  
(409) 770-5371

November 16, 2018

**PROJECT NAME: Construction Work for Wayne Johnson Community Center**

**SOLICITATION NO: Bid #B191006**

**RE: ADDENDUM #6**

To All Prospective Bidders:

The following information is being provided to aid in preparation of your bid submittal(s):

**BUILDING SURVEYS:**

Attached you will find the asbestos and mold surveys for Bid #B192006, Construction Work for Wayne Johnson Community Center.

As a reminder, all questions regarding this bid must be submitted in writing to:

Rufus G. Crowder, CPPO CPPB  
Galveston County Purchasing Agent  
722 Moody, Fifth (5<sup>th</sup>) Floor  
Galveston, Texas 77550  
E-mail: [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us)

If you have any further questions regarding this bid, please address them to Rufus Crowder, CPPO CPPB, Purchasing Agent, via e-mail at [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us), or contact the Purchasing Department at (409) 770-5371.

Please excuse us for any inconvenience that this may have caused.

Sincerely,

A handwritten signature in black ink, appearing to read "Rufus", with a long, sweeping horizontal line extending to the right.

Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County



2000 South Dairy Ashford, Suite 600  
Houston, Texas 77077

November 16, 2018

Mr. Stephen Markiewicz  
Galveston County  
722 Moody Avenue, Floor 6  
Galveston, Texas 77550 April 3, 2018

Subject: **MOLD REMEDIATION PROTOCOL**  
Wayne Johnson Community Center/ Carbide Park  
4102 Main Street  
La Marque, Texas

Dear Mr. Markiewicz:

EFI is pleased to present the attached Mold Remediation Protocol to address the water/mold damaged building materials located in the Wayne Johnson Community Center at Carbide Park, 4102 Main Street in La Marque, Texas. This protocol is provided to address the water and mold damage that occurred from storm damage events due to Hurricane Harvey that occurred from August 25 to 27, 2017 to the facility. This work was authorized by County of Galveston via EFI Proposal and Galveston County Purchase Order. The Mold Remediation Protocol is based on initial field observations and testing conducted by EFI on October 6, 2017 that were issued in a Mold Assessment Report by EFI dated October 23, 2017. Additional observations were made by EFI on October 15 and November 8, 2018. The attached Mold Remediation Protocol has prepared to assist the mold remediation contractor in the remediation of the identified water/mold damaged materials.

These procedures have been prepared on behalf of and exclusively for the use of Galveston County. Should these procedures, in whole or in part, be disseminated or conveyed to any other party or be used or relied upon by any other party, whole or in part, any interpretations made, opinions formed, and conclusions drawn as a result of examining this report, those interpretations, opinions, and conclusions will be those made, formed, and drawn solely by that party.

Sincerely,

**EFI Global, Inc.**

Handwritten signature of Robin Behring Reid in cursive.

Robin Behring Reid  
Project Manager

Handwritten signature of Rick A. Anderson in cursive.

Rick A. Anderson, P.E., CIEC  
Senior District Manager

Appendices:

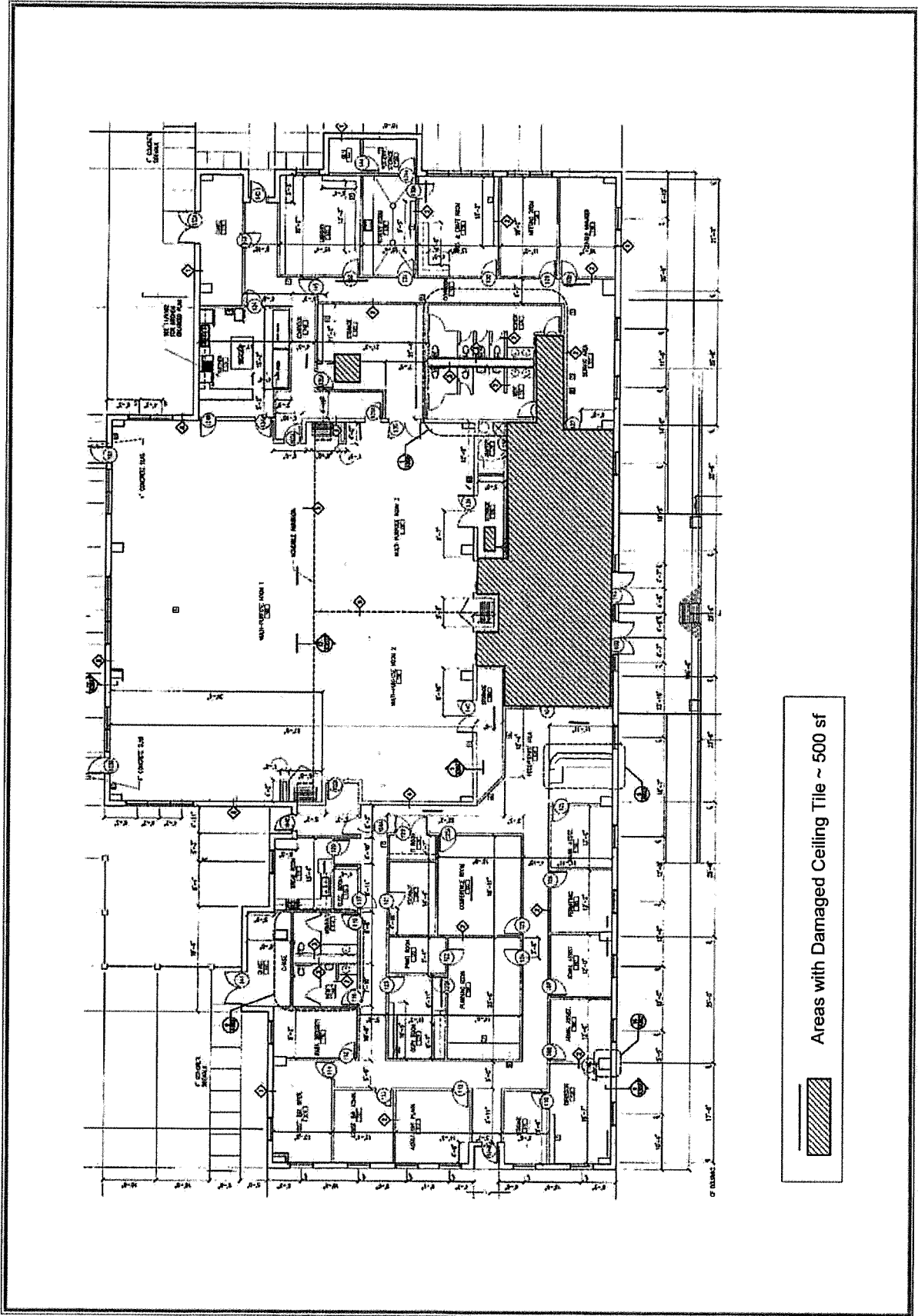
- Appendix A – Site Plans
- Appendix B – Mold Remediation Procedures

## Attachment A

### REMEDIATION SCOPE OF WORK DRAWINGS

11/16/18  
RJC

11/18/18  
KPK

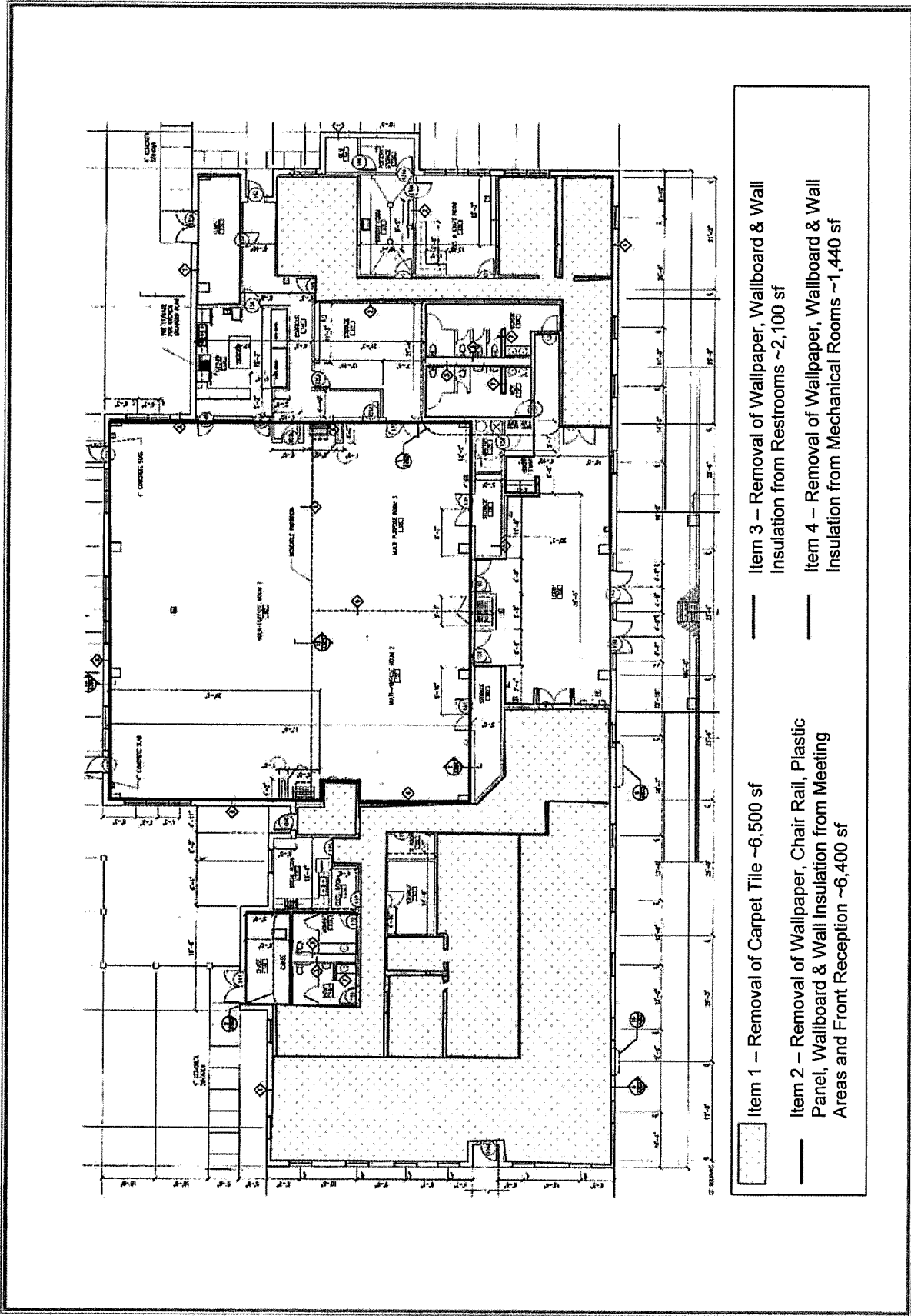


efi global 2000 S Dairy Ashford Suite 600  
Houston, Texas 77077

Wayne Johnson Community Center  
4102 Main Street  
La Marque, Texas

Date Observed:  
10/6/17 & 11/8/18

11/11/18



- Item 1 – Removal of Carpet Tile ~6,500 sf
- Item 2 – Removal of Wallpaper, Chair Rail, Plastic Panel, Wallboard & Wall Insulation from Meeting Areas and Front Reception ~6,400 sf
- Item 3 – Removal of Wallpaper, Wallboard & Wall Insulation from Restrooms ~2,100 sf
- Item 4 – Removal of Wallpaper, Wallboard & Wall Insulation from Mechanical Rooms ~1,440 sf

efi global 2000 S Dairy Ashford Suite 600  
Houston, Texas 77077

Wayne Johnson Community Center  
4102 Main Street  
La Marque, Texas

Date Observed:  
10/6/17 & 11/8/18

## **Attachment B**

### **MOLD REMEDIATION PROTOCOL**

*2018/11/16/18*



**MOLD REMEDIATION PROTOCOL  
WAYNE JOHNSON COMMUNITY  
CARBIDE PARK  
4102 MAIN STREET (FM 519)  
LAMARQUE, TEXAS**

**Prepared For:**

**Galveston County  
722 Moody Avenue, Floor 6  
Galveston, Texas 77550**

**Prepared By:**

**EFI Global, Inc.  
2000 S. Dairy Ashford, Suite 600  
Houston, Texas 77077**

**November 16, 2018**

DSHS Mold Assessment Consultant Name(s): Robin Behring Reid

DSHS Mold Consultant Signature(s): *Robin Behring Reid* 11/16/18

DSHS Mold Consultant License No(s): MAC0305

DSHS Mold Consultant License Expiration Date: 02/03/2020

DISCLOSURE STATEMENT

ALL INFORMATION CONTAINED IN OR DISCLOSED BY THIS DOCUMENT IS CONSIDERED CONFIDENTIAL AND PROPRIETARY INFORMATION BY EFI GLOBAL, INC. (EFI). IT SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF EFI. COPIES REQUIRED FOR PROJECT BIDDING AND CONSTRUCTION WILL BE SUPPLIED BY EFI.

11/16/18  
RJR



# MOLD REMEDIATION PROTOCOL

## PART 1 – GENERAL

### 1.0 PROJECT INFORMATION

Based on visual assessments and testing performed at the Wayne Johnson Community Center facility located at 4102 Main Street in La Marque, Texas, EFI Global, Inc. identified areas of water/mold damaged building materials related to the storm damage events that occurred from August 25 to 27, 2017 in the building. This mold remediation protocol was developed based on the findings of the visual observations, assessment activities, testing, and information provided to EFI concerning the storm event. Proper installation of the new building materials and all finishing materials following the mold remediation will be the responsibility of the Galveston County contractors.

For the purposes of this document, water/mold remediation activities will include removal of impacted gypsum wallboard systems, vinyl wallpaper, chair rails, plastic wall panels, cove base (vinyl and tile), carpet tiles, carpet tile mastic, ceiling tiles, and cleaning and disinfecting of impacted contents and surfaces in preparation for commencing restoration activities.

### 1.01 DESCRIPTION

- A. The work will include the removal and disposal of water/mold damaged building materials to include, but not limited to, wallpaper from all wall surfaces throughout the facility, removal and disposal of damaged wallboard systems (wallboard and associated insulation) excluding firewalls and exterior sheathing board, cove base (vinyl and tile), chair rails, plastic wall panels, ceiling tiles, removal of all carpeting and flooring mastics associated with carpet as needed, and removal of any other remaining porous surfaces. After removal and disposal has been completed, all remaining surfaces including any remaining impacted contents will be cleaned and sanitized. Removal and disposal procedures are to occur only after proper containment protection procedures are in place. These may include, but are not limited to, High Efficiency Particulate Air (HEPA) machines, proper worker protection, decontamination units, etc. Ensure that all proper worker protection procedures are utilized prior to work being performed in the area.

#### Item 1: General

- De-energize HVAC system to the suite to minimize air flow prior to removal.
- The remediation contractor will divide the facility into the different phases/sections of work by using plastic sheeting to separate each containment area from each other. Each section will have an airlock present to prevent cross contamination to containment once it has passed the clearance criteria.
- All containment areas will be maintained under negative pressure and relative humidity levels no greater than 60%.
- All flooring (ceramic and vinyl tile) not to be removed will be protected in place using a heavy substrate placed on top of the flooring prior to the plastic sheeting

*11/16/18  
RBR*

being installed for the demolition and cleaning portion of the remediation. Afterwards, during the cleaning and sanitization phase, these materials will be removed so that the floor can be cleaned and sanitized.

- Clean and sanitize all surfaces within the work areas of the facility including contents.
- Clean and sanitize all exposed equipment, furniture, supplies, throughout the facility. Soft goods, papers, electronics, etc. that cannot be cleaned using wet methods should be HEPA vacuumed. The content items after being cleaned and sanitized will be stored within a designated clean area as possible. Any contents not removed will be protected in place by the remediation contractor.
- Ceiling tiles that are stained or have water and/or mold damage in the facility shall be removed, bagged and disposed of. Utilize methods to prevent damage to building components (e.g. ductwork, supply and return air grilles, plumbing, wiring/cabling, building alarm or fire equipment, etc.) during the removal of the ceiling tiles.
- All vinyl cove base will be removed from all interior walls in the building that are not addressed in the sections below. The cove base mastic and bottom two feet of the wall will be visible checked for water/mold damage by the remediation contractor. If the area can be cleaned and sanitized to remove the visible damage, the remediation contractor will do so. However; if the water/mold damage cannot be removed, then the wallboard and wall insulation should be removed at least 18 inches beyond the visible damaged area. All damaged materials and debris should be removed and disposed of. The area should be cleaned and sanitized including framing, exterior sheathing board, and flooring
- All wall coverings (paper, chair rails, plastic panels), wallboard and associated insulation shall be removed in rooms/locations noted on the Remediation Scope of Work Drawings. All damaged materials and debris should be removed and disposed of. The area should be cleaned and sanitized including framing, exterior sheathing board, and flooring.
- Removal and disposal of all carpet tiles from within the offices, corridors, public and private areas by the remediation contractor as designated on the floor plan. The remediation contractor will be clean and sanitize these surfaces. If there visible water/mold damage on or under the mastic, the mastic will be removed to expose the substrate. This surface will be cleaned and sanitized by the remediation contractor.
- The supply and return air grilles will be cleaned and sanitized by the remediation contractor. These will be labeled with its location and will be stored in an area designated by the Owner for reinstallation during the HVAC remediation phase. See the HVAC Remediation Protocol. The supply air and return air grilles' openings will be sealed by the remediation contractor.
- All cleaning, sanitizing, and remediation procedures are to occur only after proper containment protection procedures are in place. These may include, but are not

11/16/18  
RBE

limited to, High Efficiency Particulate Air (HEPA) machines, proper worker protection, decontamination units, etc.

- Ensure that all proper worker protection procedures are utilized prior to work being performed in the area.

#### Item 2: Meeting Rooms A, B & C; Front Reception Area

- All moveable contents will be cleaned and sanitized to be stored in an area as designated by the Owner prior to the commencement of the remediation activities. If possible, the room divider panels in the meeting rooms will be removed from the tracks by the general contractor prior to remediation activities. The panels will be left on site for cleaning and sanitization by the remediation contractor prior to remediation activities. Afterwards the panels, will be stored in a designated clean area by the Owner. Upon completion of the project, the general contractor will reinstall the panels.
- The vinyl wallpaper, cove base (vinyl and tile), chair rail and plastic panels will be removed and from the wall system and disposed of. All gypsum wallboard from ceiling to floor and wall insulation will be removed and disposed. All exposed stud walls, base plates, etc. are to be cleaned and sanitized. Remove and dispose of debris within exposed wall cavity areas. Clean and sanitize exposed wall galvanized wall support framing members; exterior sheathing board and firewalls at utility chases; and flooring. Install anti-microbial coating on exposed stud exterior walls and wall cavities.

#### Item 3: Public and Park Offices Restrooms

- All moveable contents (mirrors, etc.) will be cleaned and sanitized to be stored in a designated clean area by the Owner prior to the commencement of the remediation activities. The vinyl wallpaper and cove base (vinyl and tile) will be removed and from the wall system and disposed of. All gypsum wallboard from ceiling to floor and wall insulation will be removed and disposed. Remove and dispose of debris within exposed wall cavity areas. All exposed stud walls, base plates, exterior sheathing board, and firewall utility chases are to be cleaned and sanitized. Install anti-microbial coating on exposed stud exterior walls and wall cavities. If the ceramic tile substrate is determined to have water/mold damage, the remediation contractor will contact the Owner's representative to determine how to proceed with the remediation of the wall.

#### Item 4: HVAC Mechanical Rooms

- All moveable contents will be removed and disposed of or cleaned and sanitized to be stored in as designated area as directed by the Owner's representative. The electrical panels, conduit, controllers, and other equipment mounted on the walls of room will need to be moved to free standing panels in accordance to current standards and guidelines. The wood panels will be removed from the walls to be disposed of. The gypsum wallboard and wall insulation will be removed at least from a minimum height of 4 feet from the floor and disposed of. Remove and dispose of debris within exposed wall cavity areas. All exposed stud walls, base plates, exterior wall sheathing, and gypsum firewalls on utility chases

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are to be cleaned and sanitized. Install anti-microbial coating on exposed stud exterior walls and wall cavities.

- B. Once the demolition phase has been completed by the remediation contractor, a visual inspection of the facility will be completed to ensure all demolition is complete prior to the initial cleaning phase.
- C. Due to the water damage and possible visible mold growth on the noted surfaces "removal and disposal" procedures are to occur only after proper containment protection procedures are in place. These may include, but are not limited to, High Efficiency Particulate Air (HEPA) machines, proper worker protection, decontamination units, etc.

## 1.02 WORK INCLUDED

- A. Perform all planning, administration, execution, and coordination necessary to properly and safely perform the work identified in these procedures.
- B. Protect walls, floors and any other items that are not to be removed from the work area from damage.
- C. Provide dehumidification equipment as required throughout the work to maintain relative humidity levels below 60 percent.
- D. Removal and disposal of water/mold damaged construction materials as described above.
- E. Removal and disposal of all debris located throughout the facility behind in the wall cavities, ceiling plenum, etc.
- F. Cleaning of all exposed surfaces below ceiling (walls, ceiling, framing, sheeting and firestop walls, wall cavities, mechanical, electrical, and plumbing components, and floor surfaces).
  - 1. All of the room's movable contents will be cleaned using High Efficient Particulate Air (HEPA) filtered vacuum and/or wet wiping methods and sanitized using a disinfectant. These methods will be used on the hard surface contents storage bins, boxes, furniture, equipment, etc. located in these rooms. Any IT, electronics, paper work, etc. are only to be HEPA vacuumed by the mold remediation contractor. Afterwards, the items will be removed and stored in a designated clean area. All remaining room contents that cannot be moved shall be cleaned and sanitized, and then protected in place from damage/contamination during the work.
  - 2. All surfaces (except ceiling tiles) not noted to be removed will be cleaned and sanitizing by HEPA vacuuming and wet wiping to remove the mold materials and using a disinfectant to sanitize surfaces.
  - 3. Any contents not identified as with water/mold damage will be HEPA vacuumed and sanitized by the mold remediation contractor.
  - 4. Ceiling tiles that are stained or have water and/or mold damage in any of rooms of the facility shall be removed, bagged and disposed. The openings will be replaced with clean ceiling tiles with no damage. Utilize methods to prevent damage to building components (e.g. ductwork, supply and return air grilles, plumbing, wiring/cablng, building alarm or fire equipment, etc.) during the removal of the ceiling tiles.
  - 5. Clean and sanitize in each work area the air conditioning supply and return air grilles. The grilles will be stored in a designated area for reinstallation

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- when the air ducts and HVAC units will be cleaned and sanitized during the HVAC remediation phase of work (See HVAC Remediation Protocol).
6. Containerize and dispose of all remediation debris, used cleaning materials, disposable clothing, etc. as construction waste.
  - G. Approval of or acceptance by Owner's Representative or its On Site Representative of various construction activities or methods proposed by Contractor does not constitute an assumption of liability either by Owner's Representative or for inadequacy or adverse consequences of said activities or methods.

### **1.03 REFERENCE STANDARDS**

- A. Contractor acknowledges awareness and familiarity with the contents and requirements of the following regulations, codes, and standards. Assume responsibility for the performance of the Work in strict compliance with these documents and for every instance of failure to comply therewith. The current issue of each document shall govern. Where conflict among requirements or with the Specifications exists, the more stringent requirements shall apply.
  1. American Conference of Governmental Industrial Hygienists (ACGIH), ACGIH "Threshold Limit Values".
  2. American National Standards Institute, "Practices for Respiratory Protection", ANSI Z88.2.
  3. American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc. (ASHRAE) Standards.
  4. National Fire Protection Association (NFPA), "Air Conditioning and Ventilating Systems", NFPA 90A.
  5. U.S. Occupational and Health Administration (OSHA), OSHA Industry and Construction Standards, Code of Federal Regulations Title 29, Part 1910 and 1926.
  6. U.S. Environmental Protection Agency (EPA).
  7. All state, county and city codes and ordinances as applicable.

### **1.04 WORK NOT INCLUDED IN THE MOLD REMEDIATION PROTOCOL**

- A. Replacement of any materials scheduled for removal as part of the Work.

### **1.05 EXISTING CONDITIONS**

- A. Mold Contractor is advised that the locations of water and/or mold damaged materials are not clearly known and that it shall proceed with caution in all phases of the Work. Additional water and/or mold damaged materials may be uncovered during the course of the Work and Mold Contractor may be directed by Owner/Owner's Representative to include these additional materials in the Work at an agreed to unit price. However, any additional materials removed by Mold Contractor and not identified (or verified) by Owner's Mold Consultant will not be covered by this unit price.

### **1.06 BUILDING OCCUPANCY**

- A. The Wayne Johnson Community Center will not be not occupied during the project.

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### **1.07 SEGREGATION OF WORK AREAS**

- A. Install barrier tape or construction barriers around the work area to prevent public access or unauthorized entry.
- B. Post construction warning signage on the outside of construction barrier.
- C. The remediation contractor will divide the facility into sections by using plastic sheeting to separate each containment area from each other. Each section will have an airlock present to prevent cross contamination to containment once it has passed the clearance criteria. All containment areas will continue to be maintained under negative pressure and relative humidity levels no greater than 60%.

### **1.08 SEQUENCING AND SCHEDULING**

- A. Work may be performed as determined by Owner's Representative. Provide schedule to Owner's Representative or its On Site Representative for approval prior to performing the work. Sequence work activities to minimize potential biological exposure (from mold/mildew) to others.

### **1.09 CONTRACTOR'S USE OF PREMISES**

- A. Limit use of premises to locations specified by Owner/Owner's Representative.
- B. Predetermine and obtain approval, in advance from Owner/Owner's Representative, for horizontal transportation route(s) for waste materials, labor and construction materials into and out of the building.
- C. Coordinate with Owner/Owner's Representative for location of waste disposal container during the Project.
- D. Keep work area and associated surrounding areas free from accumulation of waste, rubbish or construction debris.
- E. Smoking or ignitable devices (e.g. matches, lighters, etc.) will not be permitted within the building or on the premises.

### **1.10 PARKING**

- A. Parking is available at the site. Park only in onsite parking areas designated by Owner/Owner's Representative. Owner/Owner's Representative assumes no responsibility for damage or theft to Mold Contractor's vehicles.

### **1.11 BUILDING SECURITY**

- A. During the Work, the Mold Contractor shall be responsible for the work area(s) and its own supplies, equipment and security.
- B. Secure work area completely at the end of each work shift.

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## **1.12 FIRE PREVENTION**

- A. Provide Type "A" fire extinguishers for temporary offices and similar spaces where there is minimal danger of electrical or grease-oil-flammable liquid fires. In other locations, provide type "ABC" dry chemical fire extinguishers, or a combination of several extinguishers per National Fire Protection Association (NFPA) recommendations and OSHA regulations.
- B. Mold Contractor's employees shall not enter building areas with cigarette lighters, matches, cigarettes, cigars, pipes or other flame emitting items. Mold Contractor's employees shall not smoke cigarettes, cigars, pipes or the like within the building areas.
- C. Flammable materials shall not be stored in the work area or building.

## **1.13 PRE-JOB DAMAGE SURVEY OF PROPERTY**

- A. Perform a thorough survey of the work area prior to starting the Work in order to prepare a list documenting existing damage. Items identified on this list will not be the responsibility of Mold Contractor unless further damaged by Mold Contractor during execution of Project. List shall be provided to Owner/Owner's Representative prior to proceeding with the Work.

## **1.14 CORRECTION OF DAMAGE TO PROPERTY**

- A. Consider any damage to the work area not identified in the pre-job damage survey as having resulted from execution of the Work and correct, restore, repair and/or replace to Owner's/Owner's Representative's satisfaction at no additional expense to Owner.

## **1.15 UTILITIES**

- A. Mold Contractor may temporarily connect to available existing permanent utilities (e.g. electricity, water and sewer) at the subject building, if available, during execution of the Work. Make connections in locations designated by Owner/Owner's Representative. The cost of utilities consumed will be paid by Owner. Provide and pay for any utilities not available at the site. Remove connections and all extensions of utilities at project completion.

## **1.16 CLEANUP**

- A. Dismantle and dispose of all temporary barriers erected to isolate the work areas at completion of Work.
- B. Leave all areas visibly clean at completion of Work.

## PART 2 - PRODUCTS

### 2.01 DISINFECTANTS AND COATINGS

- A. The remediation activities shall include the use of appropriate disinfectants and coatings on items and surfaces to remain in or be returned to the remediated areas. Such disinfectants and coatings shall be EPA approved for such use. Should concentrated disinfectants or coatings be used they shall be diluted using water in the proportions specified by the manufacturer. All such materials shall be used and applied per the manufacturer's instructions including surface preparation requirements and minimum contact time.
- For cleaning all surfaces prior to the disinfecting phase, a product such as a Trisodium phosphate cleaning solution, such as Sentinel 805 (Sentinel Chemical Company), or Hydrogen Peroxide Cleaner such as Advanced Peroxide Cleaner by Fiberlock Technology, and /or equivalent of other product with prior review and approval. The cleaning solution shall be mixed and applied according to manufacturer's instructions.
  - For disinfecting all impacted surfaces and items, a product such as ShockWave Hydrogen Peroxide Disinfectant and Cleaner by Fiberlock Technologies shall be used. Other disinfectants by other manufacturers with at least equivalent performance may be used with prior review and approval. Disinfectants must be applied per manufacturer's instructions with minimum contact times.
  - For mold resistant coatings, a product such as Fosters 40-20 or IAQ 6000 ZERO by Fiberlock Technologies or be shall be used as needed. Other coatings by other manufacturers with at least equivalent performance may be used with prior review and approval. Coatings shall have an opaque finish when dried to allow to visual confirmation of full coverage of the affected surfaces.
  - All other components related to mechanical, electrical and plumbing must met minimally current approved materials according to MHHS requirements and as approved by the Owner's Representative.
  - Other Products: As approved by Owner's Representative.
  - All products must comply with the National Fire Protection Association's NFPA 90A Regulation for the 25/50 flame spread/smoke development rating.

### 2.02 TOOLS AND EQUIPMENT

- A. Provide suitable tools and equipment for executing the Work.
1. Air Purifying Equipment: HEPA Filtration Systems. Verify that no internal air movement system or purification equipment exhausts contaminated air from inside the work area into uncontaminated areas.
  2. Disposable Clothing: Utilize disposable clothing constructed of suitable materials such as DuPont Tyvek or equivalent.
  3. Disposable HEPA Filter Cartridges: Utilize, as a minimum, HEPA filter cartridges color coded in accordance with ANSI Z88.2 bearing the



- appropriate approval number from both MSHA and NIOSH for Dusts, Fumes, Mists and Radionuclides.
4. Fogging Equipment: Suitable for applying biocide treatment.
  5. Half-Face Respirator Equipment: Utilize, as a minimum, negative pressure, half-face air purifying respirators approved by NIOSH or MSHA for the contaminants encountered.
  6. HEPA-Filtered Vacuum: Vacuum equipment equipped with a HEPA filtration system.
  7. Personal Protective Equipment: Utilize suitable personal protective equipment including disposable clothing, headgear, eye protection, work gloves and footwear of sizes to properly fit individual workers or authorized visitors.
  8. Scrapers and Brushes: As required to clean air handling units, ductwork, etc.
  9. Water Sprayer: Utilize airless or other low pressure sprayer for water mist application.

### **PART 3 - EXECUTION**

#### **3.01 GENERAL**

- A. Mold Remediation Contractor shall survey existing conditions and correlate with requirements indicated to determine extent of Work.
- B. If required, Mold Remediation Contractor shall place lock-out tags on electrical breakers of equipment which will be cleaned so as to prevent accidental start-up, if applicable. The existing electrical equipment and power will be available to the Mold Remediation Contractor to use for temporary electrical power.
- C. Mold Remediation Contractor shall perform surveys as the Work progresses to detect hazards resulting from cleaning activities.
- D. Mold Remediation Contractor shall utilize methods to minimize the release and spread of mold/Mold debris during the work. These methods shall include installation of the work area containment, biocide treatment of visible areas of water/mold damaged debris prior to handling of the materials, and containerization of all waste debris and used cleaning materials.

#### **3.02 PERSONNEL PROTECTION**

- A. Permit no visitors, except for governmental inspectors having jurisdiction, or as authorized by Owner's Representative, in work areas after commencement of cleaning and decontamination.
- B. Mold Contractor shall provide workers with personally issued and marked respiratory equipment. When respirators with disposable filters are used, provide sufficient filters for replacement as necessary by the workers, or as required by applicable regulations.
- C. Provide workers with suitable protective clothing and respirators whenever they handle or contact possible contaminated surfaces.

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- D. Provide authorized visitors with suitable protective clothing and respirators.
- E. Provide respiratory protection from the time of the first operation involved in the Project requiring contact with contaminated substances until completion of final visual observation by Owner's Representative.
- F. As a minimum, Mold Contractor shall utilize half-face, HEPA-filtered respirators with disposable cartridges. The respirators shall be personally issued and marked "respiratory equipment approved by NIOSH and OSHA".
- G. Utilize appropriate hygiene practices for the work of this section.

### 3.03 WORK AREA PREPARATION

- A. Coordinate sequence of work area preparation with Owner's Representative and On Site Representative.
- B. Work Area Preparation
  - 1. Coordinate with Owner's Representative or On Site Representative for the heating, ventilating and air conditioning (HVAC) system supplying the work area to remain off during all cleanup activities.
  - 2. As necessary, install temporary construction barriers at the entry to the work area to prevent public access or unauthorized entry. All cleanup equipment, decontamination unit/supplies, personnel protection, etc. shall be utilized or located within the work area.
  - 3. Place construction warning/barrier tape and post construction warning signs around the work area in compliance with applicable regulations.
  - 4. Maintain emergency and fire exits from the work areas. Provide fire extinguishers inside and outside the work area.
  - 5. Install critical barriers (to segregate work area and at penetrations, ceiling openings, etc.) and seal all HVAC duct openings and equipment within work area with a minimum of one layer of 4-mil plastic sheeting. Prior to installation of critical barriers, wet clean and HEPA-vacuum surfaces to be protected.
  - 6. Install one layer of 4-mil plastic sheeting on any other items remaining in the work area that are not scheduled for removal, except for electrical equipment. Prior to installation of plastic sheeting, wet clean and HEPA-vacuum surfaces to be protected.
  - 7. Provide a two-stage worker/equipment decontamination unit consisting of a decontamination room and a clean room. Decontamination unit is to be placed directly at door area. Provide proper decontamination equipment (water sprayer, towels, etc.) in the decontamination room to allow workers to properly decontaminate prior to exiting the clean room or removing materials from the work area. Use decontamination procedures, as described here, for personnel in work area.
    - a. Protective disposable clothing shall be worn while in work area.
    - b. Once in the decontamination room, wet clean or HEPA-vacuum respirator and exposed portions of the body. Then HEPA-vacuum and remove protective clothing prior to exiting the clean room.

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Maintain respiratory protection throughout the decontamination process.

8. Place scrubber units in the work area utilizing HEPA filtration systems which comply with ANSI Z9.2-79, local exhaust ventilation. Maintain units in the work area continuously (24 hours per day) from the start of cleanup activities until the completion of cleaning. Ensure that the air within the workspace is changed at least once every 15 minutes.
9. Provide dehumidification equipment as required throughout the work to maintain relative humidity levels below 60 percent.
10. Ensure that all critical barriers and plastic sheeting barriers remain effectively sealed and taped for duration of cleanup activities. Repair damaged barriers and remedy defects immediately upon discovery.
11. Provide power and lighting as necessary to maintain safe and comfortable work environment.

### 3.04 CLEANING

#### A. General Work Area Cleaning

1. All contents determined to require cleaning and reuse shall be cleaned by wiping with a biocide or HEPA-vacuuming. Extreme care to be taken around electrical equipment.
2. HEPA vacuum remaining room surfaces to remove accumulations of dust, debris or mold/Mold d debris.
3. Apply cleaning solution to disposable cleaning towels, then manually clean all exposed surfaces and associated items. Dispose of used towels as required preventing the spread or smearing of dust, debris or mold/mildew.
4. Place all used cleaning materials in plastic disposal bags and dispose of promptly. Do not store used cleaning materials in the building.
5. Surfaces will be considered clean when free from visible, removable accumulations of dust, debris, and mold. Re-clean if necessary.

#### B. Remediation Procedures

1. All water/mold damaged materials in the facility should be removed and disposed of as required in Section 1.01 of the Work Procedures.
2. Following the completion of the required demolition, HEPA vacuum clean all exposed wall cavities and ceiling plenum to remove gross accumulations of dust and debris. All surfaces will be HEPA vacuumed until no visible debris is found.
3. All surfaces after completing HEPA vacuuming will be clean and sanitized using manual cleaning of the impacted surfaces and associated items (framing members, flooring, sheathing, walls, piping, conduits, etc.) using brushes, cloths and/or disposable towels and EPA approved cleaning solution.
4. Following the initial manual cleaning, treat all surfaces within the work area with a biocide (EPA approved for intended use). Manually clean the wall cavities a second time (if required to remove any residual materials). Following the cleaning, the exterior sheathing and framing and firewall at utility chases in the exposed exterior wall cavities shall be coated with anti-microbial coating material (EPA approved for intended use).

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C. Cleaning And Sanitization Of Surfaces And Contents

1. All surfaces (except water/mold damaged ceiling tiles) and contents will be cleaned and sanitizing by vacuuming with a High Efficient Particulate Air (HEPA) filtered vacuum and wet wiping using a disinfectant to sanitize surfaces. These methods will be used on the hard and soft storage containers. All moveable contents will be cleaned and sanitized and then move to a designated clean area.
2. Any contents, IT, electronics, paper work, etc. are only to be HEPA vacuumed by the mold remediation contractor.
3. All surfaces are to be thoroughly cleaned and sanitized including the floor.
3. Clean and sanitize supply and return grilles.
5. The ceiling tiles that have staining, water and/or mold in the suite shall be removed, bagged, disposed of. The remaining ceiling tiles throughout the suite should be HEPA vacuumed.
6. Due to the visible possible mold growth on damaged materials, "clean and sanitize" procedures are to occur only after protection procedures are in place. These may include, but are not limited to High Efficiency Particulate Air (HEPA) machines and proper worker protection (minimum of N95 respirators).
7. Containerize and dispose of all remediation debris, used cleaning materials, disposable clothing, etc. as construction waste.

D. Standard of Cleaning

1. Surfaces will be considered clean when free from visible dust, dirt, debris, mold or residue.
2. A visual observation of the work area will be performed by Mold Consultant after cleanup to note any dust, debris, mold, and areas of damage.
3. Mold Contractor shall perform additional cleaning at no additional expense to Owner if, in the opinion of Mold Consultant, based upon visual observations, previous cleaning operations were determined to be inadequate or have been re-contaminated from subsequent Mold Contractor cleaning or renovation operations.

E. Waste Disposal

1. All materials removed from the building to be disposed of shall be placed in plastic bags; the bags shall be wiped with a biocide and removed from the facility for disposal as construction waste.
2. All materials removed from the building to be disposed of that is larger than the plastic bags, shall be wrapped in 6-mil plastic sheeting and sealed. The wrapped waste shall be wet wiped with a biocide prior to removal from the work area for disposal as construction waste. Covered buggies shall be used during removal and transportation of bagged demolition debris from work area to wasted disposal container.

**3.05 APPLICATION OF BIOCIDES TREATMENT**

- A. All room surfaces and associated items shall have been cleaned prior to application of biocide treatment.

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- B. Biocide treatment shall be "fogged" throughout the work area to sanitize all surfaces and associated items.
- C. Biocide treatment shall be mixed and applied according to manufacturer's instructions. All exposed room surfaces shall be biocide treated. After biocide treatment, surfaces shall be allowed to thoroughly dry out.
- D. Biocide treatment fumes shall be controlled by properly ventilating work area during application

### **3.06 APPLICATION OF ANTI-MICROBIAL COATING**

- A. Exposed exterior wall and firewalls at utility chases wall cavity surfaces shall have been cleaned and biocide treated prior to application of the anti-microbial coating.
- B. As necessary, adjacent surfaces shall be masked-off or blocked-off from overspray of coating.
- C. Anti-microbial coating shall be applied according to manufacturer's instructions. All exposed wall/ceiling cavity surfaces shall be coated.
- D. Work area shall be properly ventilated during and after application of anti-microbial coating. Anti-microbial coating shall be allowed to thoroughly dry after application.

### **3.07 FIELD QUALITY CONTROL**

- A. Contractor inspection of work area surfaces before and after cleaning process for quality control of work product.
- B. Mold Remediation Contractor should review and verify, that to the best of their knowledge the moisture/mold damaged materials have been removed from the building and the affected areas have been sanitized
- C. A visual observation will be performed by On Site Representative after cleanup to note any dust, debris, mold/mildew, and areas of damage.
- D. Mold Remediation Contractor shall perform additional cleaning and treating of area if, in the opinion of the On Site Representative based upon visual observation, cleanup, and treatment operations were determined to be inadequate.
- E. Mold Remediation Contractor will retain a Testing Laboratory to perform special testing during, or upon completion, of the work. Testing will consist of Air-O-Cell sampling (total mold spores). Coordinate and assist Testing Laboratory with any testing in the work area.

### **3.08 CLEARANCE TESTING**

- A. Preparations for Clearance
  - 1. Assure that all remaining building materials within the work areas and adjacent areas are thoroughly dry. Install and operate a sufficient number of dehumidifiers in the work areas and adjacent areas within the building, if

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needed, to maintain the relative humidity below sixty (60) percent in each containment. Direct dehumidified air to areas that may still contain moisture.

2. HEPA vacuum all remaining surfaces in the remediated areas and debris removal pathway. Remove all settled dust and debris.
3. After areas have been cleaned and are ready for clearance testing, secure the areas to prevent possible re-contamination by personnel entering the spaces before testing can be performed.

**B. Clearance Criteria**

1. The post-remediation assessment shall determine whether the work areas are free from all visible debris, etc. and if the work has been completed in compliance with the remediation protocol submitted by the consultant.
2. A visual assessment shall be conducted prior to the collection of any samples to determine whether the remediation protocol has been followed during the Mold material removal process.
3. Exterior airborne mold samples shall be obtained for comparison to the indoor samples. Acceptable levels obtained inside the building for post remediation clearance samples should be evaluated as described below:

**C. Mold Clearance Testing**

- Mold consultant shall perform post-remediation testing inside the work area following completion of the work. Coordinate and assist Mold Consultant/Testing Laboratory with any testing in the work area.
- Post remediation testing will consist of Air-O-Cell testing (total airborne mold spores) and will be conducted inside the work area to determine completion of cleaning activities. If necessary, post-remediation surface testing will also be performed using tape sampling methods.
- Post-remediation samples will be analyzed by the Analytical Laboratory on a "24 hours" turnaround basis. Sample results will be available 3 to 4 hours following receipt of sample results from Analytical Laboratory.
- Consider work areas and all other decontaminated and cleaned areas clean when the Air-O-Cell testing indicates airborne mold spore levels are:
  1. Total mold spore levels should be less than 2,000 spores/m<sup>3</sup>, whichever is greater.
  2. Target list of molds should be individually less than 650 spores/m<sup>3</sup>, whichever is greater. The target list of molds would generally include, but are not limited to Aspergillus, Penicillium, Aureobasidium, Chaetomium, Fusarium, Trichoderma, Stachybotrys, Ulocladium).
  3. Other factors such as visual assessments, building conditions, background sample results or the sample debris ratings (determined by the lab) may be used in determination of whether a sample level is acceptable.

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**3.09 DISMANTLING OF WORK AREA**

- A. Following completion of cleanup activities, dismantle all plastic sheeting barriers and decontamination unit. If applicable, dismantle construction barrier.
- B. Dispose of debris from cleanup operation, used cleaning materials, unsalvageable materials used for sturdy barriers, and any other remaining materials.

**3.10 POST-REMEDATION FIELD QUALITY CONTROL**

- A. Remediation Contractor inspection of work area surfaces before and after cleaning process for quality control of work product.
- B. Remediation Contractor shall perform additional cleaning of area if, in the opinion of Owner's Mold Consultant, based upon visual observations, previous cleanup operations were determined to be inadequate.

**END OF MOLD REMEDIATION PROTOCOL**

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**ASBESTOS SURVEY**

**WAYNE JOHNSON COMMUNITY CENTER  
CARBIDE PARK  
4102 MAIN STREET  
LA MARQUE, TEXAS**

**November 15, 2018**

**Prepared For:**

**Galveston County**

**Attn: Mr. Steve Markiewicz  
722 Moody Avenue, Floor 6  
Galveston, Texas 77550**





2000 South Dairy Ashford, Suite 600  
Houston, Texas 77077

November 15, 2018

Mr. Steve Markiewicz  
Galveston County  
722 Moody Avenue, Floor 6  
Galveston, Texas 77550

Via email: [Steve.Markiewicz@co.galveston.tx.us](mailto:Steve.Markiewicz@co.galveston.tx.us)

**Subject: Asbestos Survey  
Wayne Johnson Community Center  
Carbide Park  
4102 Main Street  
La Marque, Texas**

Dear Mr. Markiewicz:

This report presents the results of EFI's asbestos survey conducted at the Wayne Johnson Community Center in Carbide Park located at the 4102 Main Street in La Marque, Texas. EFI Global, Inc. (EFI) performed this work in general accordance with EFI Proposal and Galveston County Purchase Order. It is our understanding that renovations may be scheduled for the community center.

#### **FIELD SURVEY**

Mr. Kenneth Capps [Texas Department of State Health Services (DSHS) License #60-3025], of EFI, conducted the field survey on November 8, 2018. This survey was performed in order to determine the presence of Asbestos-Containing Building Materials (ACBM) prior to commencement of renovations of the facility. The samples were generally collected in sufficient numbers to comply with U.S. Environmental Protection Agency (EPA), Occupational Safety and Health Administration (OSHA), and DSHS protocols. These protocols require a specified number of samples be obtained, at least three (3), and analyzed based on homogeneous areas of individual building materials. A homogeneous area defined as an area of surfacing material, thermal system insulation, or miscellaneous material that is uniform in color and texture, apparently applied at similar times, and appearing identical in every other respect. The field survey included the identification and sampling of suspect ACBM, which included:

- Textured Gypsum Wallboard and Joint Compound (Senior Citizen Area),
- Cove Base Mastic,
- Carpet Tile Mastic,
- 12" x 12" Beige Floor Tile with Yellow Mastic,
- Ceramic Tile Cove Base Backing and Grout,
- Wall Paper/Glue with Gypsum Wallboard and Joint Compound (Meeting Rooms and Front Reception),
- Exterior Wall Insulation and Paper,
- White Duct Mastic on Foil Insulation (Mechanical Room),



- 2'X2' Pinhole Ceiling Panel,
- 2'x2' Gypsum Board Ceiling Panel (Meeting Room Kitchen),
- 12" x 12" Beige Floor Tile with Yellow Mastic on top of 12" White Floor Tile with Yellow Mastic (Park Offices Area),
- White Sink Undercoating,
- Smooth Gypsum Wallboard and Joint Compound,
- Vinyl Wall Panel with Glue,
- White Duct Mastic on Metal under foil insulation (externally insulated ductwork in ceiling plenum), and
- Tan Chair Rail Mastic (Meeting Rooms and Front Reception).

**Sampling:** Since no "as built" drawings were available at the time of our survey to identify suspect materials, we proceeded with our observations and sample collection. The Client provided a floor plan, and the approximate location of the each material sample documented on the drawing, which is included as an appendix to this report. A total of forty-seven (47) bulk samples were collected in the survey area. The samples were collected in a manner that reduces the potential for fiber release and exposure by using wet sampling methods and personal protective equipment, as necessary. Samples were deposited in secure containers for transport to our subcontract asbestos laboratory, J3 Resources, Inc. in Houston, Texas. Appropriate chain-of-custody protocols were initiated at the site for all samples.

#### **LABORATORY ANALYSIS**

The bulk samples were transported to J3 Resources' laboratory in Houston, Texas for analysis. This laboratory is a participant in the Department of Commerce, National Institute of Standards and Technology National Voluntary Laboratory Accreditation Program (NVLAP) and licensed by the DSHS (License No. 30-0273). The current Certificate of Accreditation of Asbestos Fiber Analysis for bulk samples is effective until March 31, 2019, and J3 Resources is licensed by DSHS through April 15, 2020. The material samples obtained during this survey and listed in Appendix A will be retained at the laboratory, without charge, for a period of sixty (60) days from the date of this report. Samples obtained during this survey and retained at the laboratory more than sixty (60) days will be disposed if we have not received your specific written instructions for the disposition of these samples.

**Analytical Procedure.** All material samples were analyzed using Polarized Light Microscopy (PLM) coupled with dispersion staining as detailed in the EPA's "Method for the Determination of Asbestos in Bulk Building Materials" (EPA/600/R-93/116). Percentages for the samples were determined by visual area estimation.

**Analytical Results.** The laboratory results of the sample analyses are included in Appendix A along with the Chain of Custody indicating the location of the samples collected. Based on the laboratory analyses, the following information was obtained:

- **All bulk samples collected were found to be negative for asbestos.**

Mastics, adhesives, floor tile, and other resinous bound materials, when analyzed by the EPA method, may yield false negative results because of limitations in separating closely bound



fibers and in detecting fibers of small length and diameter. When a definitive result is required, EFI recommends utilizing alternative methods of identification, including transmission electron microscopy (TEM).

**Materials Presumed To Be Asbestos-Containing.** No destructive methods were utilized to locate materials in inaccessible locations (i.e. behind walls, beneath fixed objects, below grade, inside chases, etc.) or outside the immediate survey area. Consequently, any additional suspect materials, which may be uncovered by future renovation or demolition activities, and which were not sampled as a part of this asbestos survey should be considered asbestos-containing until sampling and analysis determines otherwise.

#### CONCLUSIONS AND RECOMMENDATIONS

As the sampled materials were not asbestos containing, the planned renovations could begin as soon as practical. No destructive methods were utilized to locate materials in inaccessible locations (i.e. behind walls, beneath fixed objects, below grade, inside chases, etc.) or outside the immediate survey area. Consequently, any additional suspect materials which may be uncovered by future renovation or demolition activities, and which were not sampled as a part of this asbestos survey should be considered asbestos containing until sampling and analysis determines otherwise.

#### QUALIFICATIONS

This report has been prepared to assist Galveston County in determining whether or not asbestos components are present in Carbide Park Wayne Johnson Community Center at the 4102 Main Street office building located in Houston, Texas. This report only describes the conditions present at the time of our survey, and the results presented here are limited, based upon the information available at the time of our survey. This report is prepared for the sole benefit of Galveston County and its affiliates and may not be relied upon by any other person or entity without the written authorization of EFI Global.

#### CLOSING

We appreciate the opportunity to assist you with this project. If you have any questions or require any additional information, please do not hesitate to contact us at (832) 518-5145.

Sincerely,  
**EFI Global, Inc.**

A handwritten signature in cursive script, appearing to read "Robin Reid".

Robin Reid  
Project Manager

A handwritten signature in cursive script, appearing to read "Rick A. Anderson".

Rick A. Anderson, P.E., CIEC.  
Senior District Manager

A handwritten signature in cursive script, appearing to read "Kenneth Capps".

Kenneth Capps  
Environmental Technician



**Appendices:**

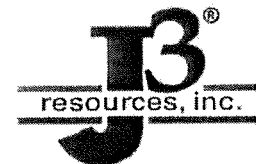
**Appendix A – Laboratory Report**

**Appendix B – Bulk Sample Location Sketch**

**Appendix C – Licenses and Certificates**



## **APPENDIX A LABORATORY REPORT**



**Bulk Asbestos Fiber Analysis by Polarized Light Microscopy (PLM)**

**EPA 600/M4-82-020; 600/R-93/116**

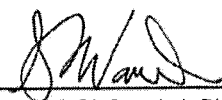
Robin Reid  
 EFI Global  
 2000 Dairy Ashford, Ste 600  
 Houston TX 77077

J3 Order #: JP181009802  
 Project #: 029.00162  
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**Wayne Johnson Community Center**

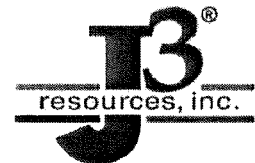
Sample ID #	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	
1-1	LAYER 1 Painted Texture, White, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 2 Wallboard, Brown/White, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	10% <1 90%
1-2	LAYER 1 Painted Texture, White, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 2 Wallboard, Brown/White, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	10% <1 90%
1-3	LAYER 1 Painted Texture, White, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 2 Wallboard, Brown/White, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	10% <1 90%
2-1	Cove Base Mastic, Beige, Homogeneous	None Detected	Non-Fibrous Material	100%
2-2	Cove Base Mastic, Beige, Homogeneous	None Detected	Non-Fibrous Material	100%
2-3	Cove Base Mastic, Beige, Homogeneous	None Detected	Non-Fibrous Material	100%
3-1	Carpet Mastic, Yellow, Homogeneous	None Detected	Synthetic Fiber Non-Fibrous Material	<1% 100%

Juan Andrade Analyst

  
 Scott Ward, Ph.D. Lab Director

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 J3Resources.com



**Bulk Asbestos Fiber Analysis by Polarized Light Microscopy (PLM)**

**EPA 600/M4-82-020; 600/R-93/116**


**Robin Reid**  
**EFI Global**  
**2000 Dairy Ashford, Ste 600**  
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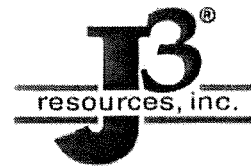
**Wayne Johnson Community Center**

Sample ID #	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	
3-2	Carpet Mastic, Yellow, Homogeneous	None Detected	Synthetic Fiber Non-Fibrous Material	<1% 100%
3-3	Carpet Mastic, Yellow, Homogeneous	None Detected	Synthetic Fiber Non-Fibrous Material	<1% 100%
4-1	LAYER 1 Floor Tile, Beige, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 2 Mastic, Yellow, Homogeneous	None Detected	Non-Fibrous Material	100%
4-2	LAYER 1 Floor Tile, Beige, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 2 Mastic, Yellow, Homogeneous	None Detected	Non-Fibrous Material	100%
4-3	LAYER 1 Floor Tile, Beige, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 2 Mastic, Yellow, Homogeneous	None Detected	Non-Fibrous Material	100%
5-1	LAYER 1 Ceramic Tile, Gray, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 2 Grout, Brown, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 3 Thinset, White, Homogeneous	None Detected	Non-Fibrous Material	100%

Juan Andrade Analyst

  
 Scott Ward, Ph.D. Lab Director

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**Wayne Johnson Community Center**

Sample ID #	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	
5-2	LAYER 1 Ceramic Tile, Gray, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 2 Grout, Brown, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 3 Thinset, White, Homogeneous	None Detected	Non-Fibrous Material	100%
5-3	LAYER 1 Ceramic Tile, Gray, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 2 Grout, Brown, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 3 Thinset, White, Homogeneous	None Detected	Non-Fibrous Material	100%
6-1	LAYER 1 Wall Cover, White, Homogeneous	None Detected	Synthetic Fiber Non-Fibrous Material	60% 40%
	LAYER 2 Adhesive, Beige, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 3 Joint Compound, White, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 4 Wallboard, Brown/White, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	10% <1 90%

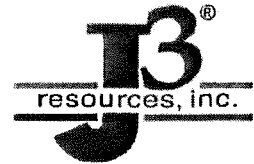
Juan Andrade

Analyst

  
 Scott Ward, Ph.D. Lab Director

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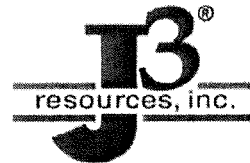
**Wayne Johnson Community Center**

Sample ID #	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	
6-2	LAYER 1 Wall Cover, White, Homogeneous	None Detected	Synthetic Fiber Non-Fibrous Material	60% 40%
	LAYER 2 Adhesive, Beige, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 3 Joint Compound, White, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 4 Wallboard, Brown/White, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	10% <1 90%
6-3	LAYER 1 Wall Cover, White, Homogeneous	None Detected	Synthetic Fiber Non-Fibrous Material	60% 40%
	LAYER 2 Adhesive, Beige, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 3 Joint Compound, White, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 4 Wallboard, Brown/White, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	10% <1 90%
7-1	LAYER 1 Foil/Paper, Silver/Brown, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	50% 10% 40%
	LAYER 2 Mastic, Black, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 3 Insulation, Brown, Homogeneous	None Detected	Fibrous Glass Non-Fibrous Material	90% 10%

Juan Andrade Analyst

  
 Scott Ward, Ph.D. Lab Director

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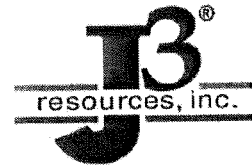
**Wayne Johnson Community Center**

Sample ID #	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	
7-2	LAYER 1 Foil/Paper, Silver/Brown, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	50% 10% 40%
	LAYER 2 Mastic, Black, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 3 Insulation, Brown, Homogeneous	None Detected	Fibrous Glass Non-Fibrous Material	90% 10%
7-3	LAYER 1 Foil/Paper, Silver/Brown, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	50% 10% 40%
	LAYER 2 Mastic, Black, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 3 Insulation, Brown, Homogeneous	None Detected	Fibrous Glass Non-Fibrous Material	90% 10%
9-1	LAYER 1 Duct Mastic, White, Homogeneous	None Detected	Cellulose Fiber Non-Fibrous Material	5% 95%
	LAYER 2 Foil/Paper, Silver/Tan, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	60% 10% 30%
	LAYER 3 Mastic, Clear, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 4 Insulation, Yellow, Homogeneous	None Detected	Fibrous Glass Non-Fibrous Material	98% 2%

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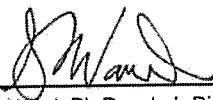
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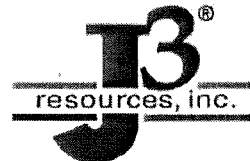
**Wayne Johnson Community Center**

Sample ID #	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	
9-2	LAYER 1 Duct Mastic, White, Homogeneous	None Detected	Cellulose Fiber Non-Fibrous Material	5% 95%
	LAYER 2 Foil, Silver, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 3 Mastic, Clear, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 4 Insulation, Yellow, Homogeneous	None Detected	Fibrous Glass Non-Fibrous Material	98% 2%
9-3	LAYER 1 Duct Mastic, White, Homogeneous	None Detected	Cellulose Fiber Non-Fibrous Material	5% 95%
	LAYER 2 Paper, Tan, Homogeneous	None Detected	Cellulose Fiber	100%
	LAYER 3 Mastic, Clear, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 4 Foil/Paper, Silver/Brown, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	60% 10% 30%
	LAYER 5 Insulation, Yellow, Homogeneous	None Detected	Fibrous Glass Non-Fibrous Material	98% 2%
10-1	Ceiling Tile, White/Gray, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	45% 10% 45%

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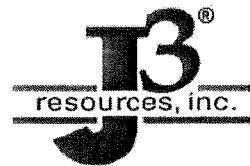
Sample ID #	Sample Description	Asbestos Constituents	Non-Asbestos Constituents
10-2	Ceiling Tile, White/Gray, Homogeneous	None Detected	Cellulose Fiber 45% Fibrous Glass 10% Non-Fibrous Material 45%
10-3	Ceiling Tile, White/Gray, Homogeneous	None Detected	Cellulose Fiber 45% Fibrous Glass 10% Non-Fibrous Material 45%
11-1	Ceiling Tile, White/Brown, Homogeneous	None Detected	Cellulose Fiber 10% Non-Fibrous Material 90%
11-2	Ceiling Tile, White/Brown, Homogeneous	None Detected	Cellulose Fiber 10% Non-Fibrous Material 90%
11-3	Ceiling Tile, White/Brown, Homogeneous	None Detected	Cellulose Fiber 10% Non-Fibrous Material 90%
12-1	LAYER 1 Floor Tile, White, Homogeneous	None Detected	Non-Fibrous Material 100%
	LAYER 2 Mastic, Yellow, Homogeneous	None Detected	Cellulose Fiber 2% Non-Fibrous Material 98%
12-2	LAYER 1 Floor Tile, White, Homogeneous	None Detected	Non-Fibrous Material 100%
	LAYER 2 Mastic, Yellow, Homogeneous	None Detected	Cellulose Fiber 2% Non-Fibrous Material 98%

Juan Andrade Analyst

  
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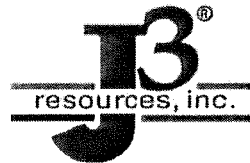
**Wayne Johnson Community Center**

Sample ID #	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	
12-3	LAYER 1 Floor Tile, White, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 2 Mastic, Yellow, Homogeneous	None Detected	Cellulose Fiber Non-Fibrous Material	2% 98%
13-1	Sink Undercoat, White, Homogeneous	None Detected	Cellulose Fiber Non-Fibrous Material	5% 95%
13-2	Sink Undercoat, White, Homogeneous	None Detected	Cellulose Fiber Non-Fibrous Material	5% 95%
14-1	LAYER 1 Painted texture, White/ Off White, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 2 Wallboard, White/ Brown, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	10% <1 90%
14-2	LAYER 1 Painted texture, White/ Off White, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 2 Wallboard, White/ Brown, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	10% <1 90%

Juan Andrade Analyst

  
 Scott Ward, Ph.D. Lab Director

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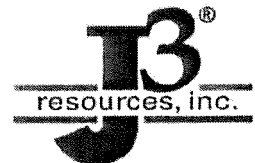
**Wayne Johnson Community Center**

Sample ID #	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	
14-3	LAYER 1 Painted texture, White/ Off White, Homogeneous	None Detected	Non-Fibrous Material	100%
	LAYER 2 Wallboard, White/ Brown, Homogeneous	None Detected	Cellulose Fiber Fibrous Glass Non-Fibrous Material	10% <1 90%
15-1	LAYER 1 Vinyl Wall Panel, White, Homogeneous	None Detected	Fibrous Glass Non-Fibrous Material	20% 80%
	LAYER 2 Mastic, Yellow, Homogeneous	None Detected	Non-Fibrous Material	100%
15-2	LAYER 1 Vinyl Wall Panel, White, Homogeneous	None Detected	Fibrous Glass Non-Fibrous Material	20% 80%
	LAYER 2 Mastic, Yellow, Homogeneous	None Detected	Non-Fibrous Material	100%
15-3	LAYER 1 Vinyl Wall Panel, White, Homogeneous	None Detected	Fibrous Glass Non-Fibrous Material	20% 80%
	LAYER 2 Mastic, Yellow, Homogeneous	None Detected	Non-Fibrous Material	100%
16-1	Mastic, White, Homogeneous	None Detected	Fibrous Glass Non-Fibrous Material	5% 95%
16-2	Mastic, White, Homogeneous	None Detected	Fibrous Glass Non-Fibrous Material	5% 95%

Juan Andrade Analyst

  
 Scott Ward, Ph.D. Lab Director

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**Bulk Asbestos Fiber Analysis by Polarized Light Microscopy (PLM)**

**EPA 600/M4-82-020; 600/R-93/116**


**Robin Reid**  
**EFI Global**  
**2000 Dairy Ashford, Ste 600**  
**Houston TX 77077**

**J3 Order #:** JP181009802  
**Project #:** 029.00162  
**Date Received:** 08-Nov-2018  
**Date Analyzed:** 12-Nov-2018  
**Date Reported:** 13-Nov-2018

**Wayne Johnson Community Center**

Sample ID #	Sample Description	Asbestos Constituents	Non-Asbestos Constituents
16-3	Mastic, White, Homogeneous	None Detected	Fibrous Glass 5% Non-Fibrous Material 95%
17-1	Mastic, Tan/ Brown, Homogeneous	None Detected	Cellulose Fiber 5% Non-Fibrous Material 95%
17-2	Mastic, Tan/ Brown, Homogeneous	None Detected	Cellulose Fiber 5% Non-Fibrous Material 95%
17-3	Mastic, Tan/ Brown, Homogeneous	None Detected	Cellulose Fiber 5% Non-Fibrous Material 95%

Juan Andrade Analyst

  
 Scott Ward, Ph.D. Lab Director

This report relates only to the materials tested. This report is for the exclusive use of the addressed client and shall not be reproduced except in full, without written approval by J3 Resources, Inc. (J3). Samples are analyzed according to the methods listed above and are subject to the inherent limitations of PLM and interference of matrix components. Reporting limit for the above method is a function of the quantity of sample analyzed, matrix interference, sample preparation, fiber size, and distribution. Asbestos may be detected in concentrations of <1% by area if sufficient material is analyzed. J3 recommends TEM confirmation of soils, vermiculite and non-friable organically bound materials (NOB) reported as None Detected or < 1% Asbestos by PLM. All samples received in good condition unless otherwise noted. This report shall not be used to claim product approval, certification, or endorsement by NVLAP, NIST, or any agency of the federal government.

Open Lab Fee

# IH CHAIN OF CUSTODY



J3 (Use Only) **4802**

<b>Submitter Name:</b> Robin Behring Reid	<b>Bill to:</b> same
<b>Company:</b> EFI Global	<b>Address:</b>
<b>Address:</b> 2000 S Dairy Ashford Suite 600	
<b>City/State:</b> Houston, TX	<b>City/State:</b> _____ <b>Zip:</b> _____
<b>Zip:</b> 77077	<b>PO #:</b> 029.00162

### Project Information

<b>Project Name:</b> Wayne Johnson Community Center	<b>Project Manager:</b> Robin, Rick
<b>Project #:</b> 029.00162	<b>Telephone - Office/Cell:</b> 832-518-5145
<b>Reports - Email Address:</b> robin, rick	
<b>Invoice - Email Address:</b> same	<b>Notification By:</b> Email: <input checked="" type="checkbox"/> Verbal: <input type="checkbox"/> Text: <input type="checkbox"/>
<b>Special Instructions:</b>	

### Turnaround Times - Please Select One

<b>Emergency*</b> <input type="checkbox"/>	<b>1 Day</b> <input type="checkbox"/>	<b>2 Day</b> <input type="checkbox"/>	<b>3 Day</b> <input checked="" type="checkbox"/>	<b>5 Day</b> <input type="checkbox"/>
--	---------------------------------------	---------------------------------------	--	---------------------------------------

### ASBESTOS

PLM - Bulk	PCM - Air	TEM - Air	TEM - Bulk	TEM - Water	TEM - Dust	TEM/PLM Soil/Vermiculite/Ore
EPA 800/R-93/116 <input checked="" type="checkbox"/> Visual Estimation (<1%) <input type="checkbox"/> 400 Point Count 0.25% <input type="checkbox"/> 1,000 Point Count 0.1% <input type="checkbox"/> Gravimetric Reduction <input type="checkbox"/> Matrix Reduction (+/-) <input type="checkbox"/> NIOSH 9002 <input type="checkbox"/> OSHA ID-191	<input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> ASTM D7201 <input type="checkbox"/> ISO 8872 <input type="checkbox"/> OSHA ID-160	<input type="checkbox"/> AHERA <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> ASTM D6821 <input type="checkbox"/> ISO 10312 <input type="checkbox"/> ISO 13794	<input type="checkbox"/> Gravimetric Reduction (<1%) <input type="checkbox"/> Matrix Reduction (+/-) <input type="checkbox"/> Qualitative (+/-) <input type="checkbox"/> Drop Mount <input type="checkbox"/> Filtration	<input type="checkbox"/> EPA 100.2 Drinking Water <input type="checkbox"/> >10 µm fibers <input type="checkbox"/> ≥0.5 µm fibers <input type="checkbox"/> EPA 100.2 Effluent / VWW	<input type="checkbox"/> ASTM D5755 Microvac <input type="checkbox"/> ASTM D6480 Wipe <input type="checkbox"/> 800/J-93/167 Carpet - EPA <input type="checkbox"/> Bulk Dust Qualitative	<input type="checkbox"/> ASTM 7521-TEM (+/-) <input type="checkbox"/> ASTM 7521-TEM (<1%) <input type="checkbox"/> CARB 435-Modified <input type="checkbox"/> Soil - PLM Only (+/-) <input type="checkbox"/> Vermiculite - TEM (+/-) <input type="checkbox"/> Vermiculite-Cincinnati <input type="checkbox"/> Erionite ID

### METALS

### SILICA/PARTICULATES

Flame AA	Graphite Furnace AA - LEAD	ICP	X-Ray Diffraction / Gravimetric
<input type="checkbox"/> Lead in Paint - SW846 7420/3050B <input type="checkbox"/> Lead in Air - NIOSH 7082 <input type="checkbox"/> Lead in Wipes - SW846 7420/3050B <input type="checkbox"/> Lead in Soil - SW846 7420/3050B	<input type="checkbox"/> Drinking Water - EPA 200.9 <input type="checkbox"/> Wastewater - SW846-7421 <input type="checkbox"/> Soil/Sludge - SW846-7421 <input type="checkbox"/> Air - NIOSH 7105	<input type="checkbox"/> Elements in Air - NIOSH 7300 <input type="checkbox"/> Wipe/Soil - SW846-6010B <input type="checkbox"/> Effluent - SW846-6010B <input type="checkbox"/> Welding Fume - NIOSH 7300M <input type="checkbox"/> TCLP - SW846-1311/6010B	<input type="checkbox"/> Respirable Crystalline Silica NIOSH 7500 / OSHA 142 <input type="checkbox"/> NIOSH 0500 - Total Particulates <input type="checkbox"/> NIOSH 0600 - Respirable Particulates

**Total Number of Samples Submitted:** 47 **Positive Stop:**  YES  NO

### Signatures

<b>Relinquished By:</b>	<b>Date:</b> 11-8-18	<b>Time:</b> _____
<b>Received By:</b>	<b>Date:</b> 11/8/18	<b>Time:</b> 12:30
<b>Relinquished By:</b> _____	<b>Date:</b> _____	<b>Time:</b> _____
<b>Received By:</b> _____	<b>Date:</b> _____	<b>Time:</b> _____

\*Emergency TAT requires prior lab notification. All samples analyzed outside normal business hours are charged at Emergency rate.  
 \*\*TAT's are in Business Days rather than Hours (i.e. 1 Day TAT = End of Next Business Day)



# IH CHAIN OF CUSTODY

Project Name/Number 029.00162

Page        of       

## SAMPLE IDENTIFICATION

SAMPLE NUMBER	SAMPLE LOCATION / MATERIAL	VOLUME
1-1	Gyp Board w/ Texture & Joint Compound	East side of Block
-2	↓	
-3	↓	
2-1	Core Base Mastie	
-2	↓	
-3	↓	
3-1	Carpet Mastie	
-2	↓	
-3	↓	
4-1	12" Base VFT w/ Yellow Mastie	(2100sf)
-2	↓	
-3	↓	
5-1	Tile Backing & Grout	Lobby & Multi Purpose Room
-2	↓	
-3	↓	
6-1	Wall Paper/Glue & Gyp Board / Joint Compound	Multi Purpose Lobby Room
-2	↓	
-3	↓	
7-1	Exterior Wall Insulation Paper	South East Corner
-2	↓	
-3	↓	
9-1	White Dust Mastie on foil Ins.	Mech Rm
-2	↓	
-3	↓	
10-1	2x2 Pinhole Ceiling Panel	Through Out
-2	↓	
-3	↓	
11-1	2x2 Gyp Board Ceiling Panel	Kitchen only
-2	↓	
-3	↓	
Comments/Special Instructions:		

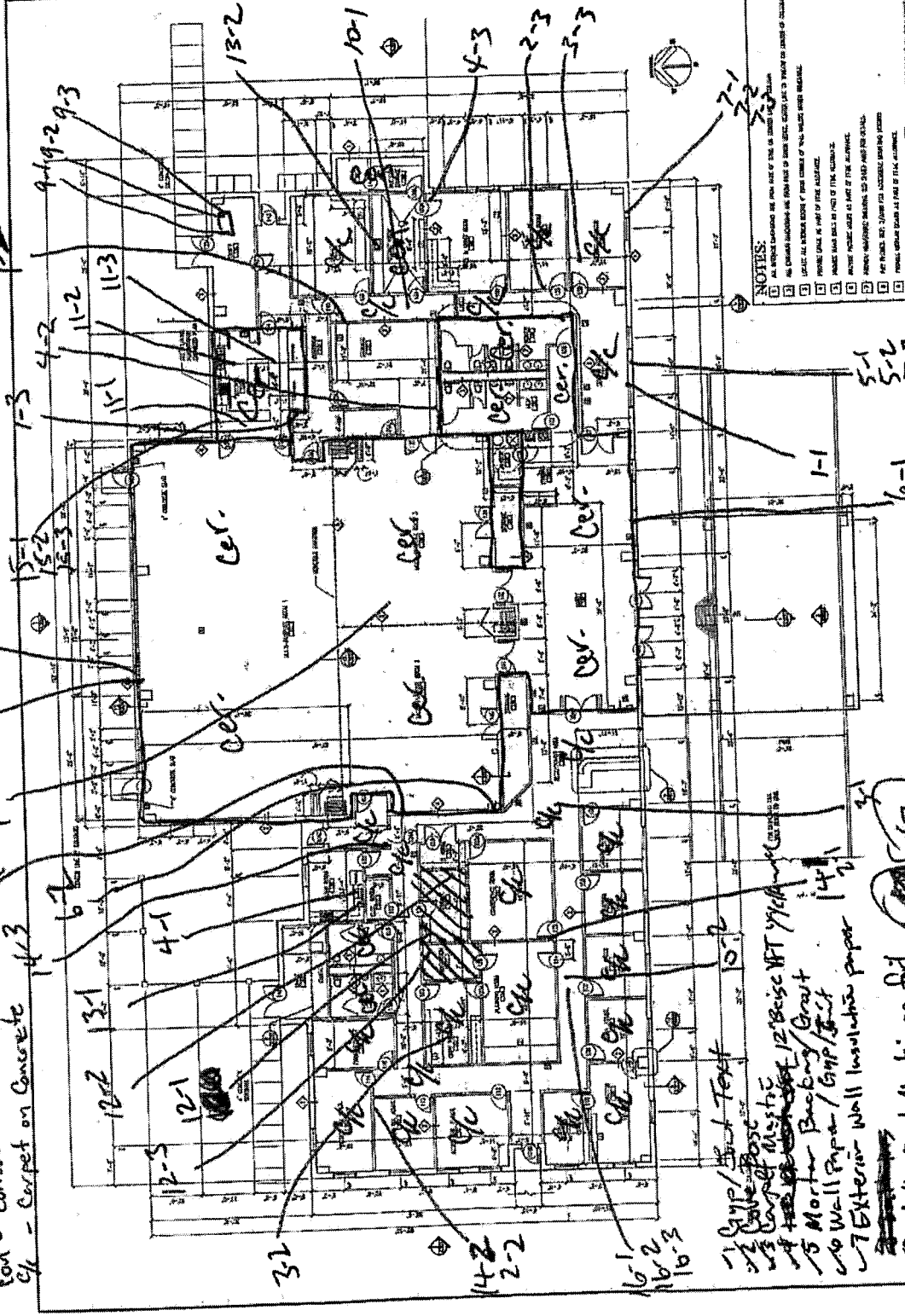




**APPENDIX B  
BULK SAMPLE LOCATION SKETCH**

- Base
- 12" Base VFC Yellow M.
- Concrete
- Concrete
- Concrete
- Concrete
- Concrete

Notes  
 \* Mirrors = Restrooms Mechanically



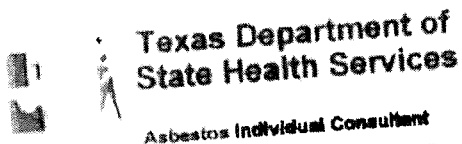
- 1 Gyp / Sub Text
- 2 Gyp / Base
- 3 Carpet Mastic
- 4 1/2" Base VFC Yellow M.
- 5 Mortar Backing / Grout
- 6 Wall Paper / Gyp / Sub
- 7 Exterior Wall Insulation paper
- 8 White Duct Mastic on foil
- 9 2x2 Pin hole G
- 10 2x2 Gyp G
- 11 12" Base VFC Yellow M.
- 12 White Sls. (2)
- 14 Gyp / Sub Smooth

Notes  
 \* No fireproofs observed  
 \* No Pipe in solution observed

Notes  
 \* 15 Vinyl wall panel / Etc (textured)  
 \* 16 White Duct Mastic on Metal under foil  
 \* 17 ~~White~~ ~~Concrete~~ Mastic - tan



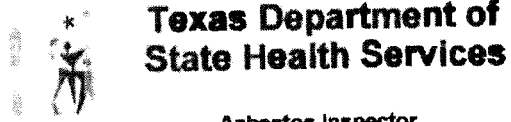
**APPENDIX C  
LICENSES AND CERTIFICATES**



**Texas Department of  
State Health Services**

Asbestos Individual Consultant

**RICK ALLEN ANDERSON**  
License No. 106042  
Control No. 97203  
Expiration Date: 12/28/2019



**Texas Department of  
State Health Services**

Asbestos Inspector

**KENNETH A CAPPS**  
License No. 603025  
Control No. 98671  
Expiration Date: 3/7/2020





**Texas Department of  
State Health Services**

Asbestos Individual Consultant

**RICK ALLEN ANDERSON**

**License No. 105042**

**Control No. 97293**

**Expiration Date: 12/28/2019**



**Texas Department of  
State Health Services**

Asbestos Individual Consultant

**ROBIN B REID**

**License No. 108657**

**Control No. 97198**

**Expiration Date: 8/17/2019**






---

**License Number: 100409**      **Current Date: 10/30/2018 04:06 PM**  
**Name:**      **EFI GLOBAL INC**  
**License Type:**      **Asbestos Consultant Agency**  
**License Status:**      **Current**  
**Expiry Date:**      **04/26/2020**  
**Effective Rank Date:**      **04/27/2006**

---

**Addresses**

<b>Physical Addr</b>	Address	<b>2711 LBJ FREEWAY STE 900 FARMERS BRANCH , TX DALLAS 75234 US</b>
	Phone Number:	<b>9724846020</b>
<b>Main Address</b>	Address	<b>2711 LBJ FREEWAY STE 900 FARMERS BRANCH , TX DALLAS 75234 US</b>
	Phone Number:	<b>9724846020</b>
<b>Mailing Address (Enter name of company or individual associated with the mailing address)</b>	Address	<b>EFI Global, Inc. FARMERS BRANCH , TX DALLAS 75234 US</b>
	Phone Number:	<b>9724846020</b>

---

<b>Disciplinary Actions</b>	<b>Date of Action:</b>	<b>Action(s):</b>
	<b>07/11/2014</b>	<b>Administrative Penalty</b>
	<b>06/04/2018</b>	<b>Administrative Penalty</b>

---

**Asbestos Consultant Agency Designated Person**

<b>Licensee's Role:</b>	<b>Asbestos Consultant Agency</b>	
<b>Related Party Role:</b>	<b>Asbestos Individual Consultant</b>	
<b>Related Party Name</b>	<b>License</b>	<b>Address</b>
	<b>Asbestos Individual Consultant #105440</b>	<b>PLANO , TX</b>
<b>MCGRAW, KIM I</b>	<b>Status: Current</b>	<b>COLLIN 75075</b>
	<b>Expiration Date: 04/28/2019</b>	<b>US</b>

---





# TEXAS DEPARTMENT OF STATE HEALTH SERVICES

## J3 RESOURCES INC

is certified to perform as a

**Asbestos Laboratory  
PCM, PLM, TEM**

*in the State of Texas within the purview of Texas Occupations Code, chapter 1954, so long as this license is not suspended or  
revoked and is renewed according to the rules adopted by the Texas Board of Health.*

A handwritten signature in cursive script, appearing to read "John Hellerstedt".

*John Hellerstedt, M.D.  
Commissioner of Health*

License Number: 300273

Control Number: 96276

Expiration Date: 4/15/2020

*(Void After Expiration Date)*

VOID IF ALTERED      NON-TRANSFERABLE



# TEXAS DEPARTMENT OF STATE HEALTH SERVICES

**J3 RESOURCES INC  
J3 RESOURCES, INC.**

*is certified to perform as a*

**Asbestos Laboratory  
PLM**

*in the State of Texas within the purview of Texas Occupations Code, chapter 1954, so long as this license is not suspended or  
revoked and is renewed according to the rules adopted by the Texas Board of Health.*

A handwritten signature in cursive script, appearing to read "John Hellerstedt".

*John Hellerstedt, M.D.  
Commissioner of Health*

*License Number: 300457*

*Control Number: 96275*

*Expiration Date: 4/17/2020*

*(Void After Expiration Date)*

VOID IF ALTERED    NON-TRANSFERABLE



**THE COUNTY OF GALVESTON**

**RUFUS G. CROWDER, CPPO, CPPB**  
PURCHASING AGENT

**GWEN MCLAREN, CPPB**  
ASST. PURCHASING AGENT

COUNTY COURTHOUSE  
722 Moody (21<sup>st</sup> Street)  
Fifth (5<sup>th</sup>) Floor  
GALVESTON, TEXAS 77550  
(409) 770-5371

November 19, 2018

**PROJECT NAME: Construction Work for Wayne Johnson Community Center**

**BID NO: B191006**

**RE: ADDENDUM #7**

To All Prospective Bidders:

The following information is being provided to aid in preparation of your bid submittal(s):

**Pre-Bid Conference:**

In an effort to clarify changes to the Scope of Work, a Pre-Bid Conference for Bid #B191006, Construction Work for Wayne Johnson Community Center, has been scheduled for **Thursday, November 29, 2018, at 10:00 a.m.** in the Purchasing Bid/Conference room, located at 722 Moody, 5<sup>th</sup> Floor, Galveston, TX 77550.

**(Amended) Procurement Timeline:**

*Pre-Bid Conference Thursday, November 29, 2018 at 10:00 a.m.*

**Deadline for Questions Tuesday, December 4, 2018 by 5:00 p.m.**

**Bids due (ITB Opening) Thursday, December 13, 2018 at 2:00 p.m.**

If you have any further questions regarding this solicitation effort, please address them to the following address or contact the Purchasing Department at (409) 770-5371:

Rufus G. Crowder, CPPO CPPB  
Galveston County Purchasing Agent  
722 Moody, Fifth (5<sup>th</sup>) Floor  
Galveston, Texas 77550  
E-mail: [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us)

Please excuse us for any inconvenience that this may have caused.

Sincerely,

A handwritten signature in cursive script that reads "Rufus Crowder" with a small "RW" monogram to the right.

Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County



**THE COUNTY OF GALVESTON**

**RUFUS G. CROWDER, CPPO, CPPB**  
PURCHASING AGENT

**GWEN MCLAREN, CPPB**  
ASST. PURCHASING AGENT

COUNTY COURTHOUSE  
722 Moody (21<sup>st</sup> Street)  
Fifth (5<sup>th</sup>) Floor  
GALVESTON, TEXAS 77550  
(409) 770-5371

November 27, 2018

**PROJECT NAME: Construction Work for Wayne Johnson Community Center**

**BID NO: B191006**

**RE: ADDENDUM #8**

To All Prospective Bidders:

The following information is being provided to aid in preparation of your bid submittal(s):

**Pre-Bid Conference: Conference Call-in**

In an effort to clarify changes to the Scope of Work, a Pre-Bid Conference Call-in Line for Bid #B191006, Construction Work for Wayne Johnson Community Center, has been established for **Thursday, November 29, 2018, at 10:00 a.m.**

To attend the conference by phone, please call **(409) 795-3053**.

If you have any further questions regarding this solicitation effort, please address them to the following address or contact the Purchasing Department at (409) 770-5371:

Rufus G. Crowder, CPPO CPPB  
Galveston County Purchasing Agent  
722 Moody, Fifth (5<sup>th</sup>) Floor  
Galveston, Texas 77550  
E-mail: [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us)

Please excuse us for any inconvenience that this may have caused.

Sincerely,

A handwritten signature in black ink, appearing to read "Rufus G. Crowder", followed by a long horizontal flourish.

Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County



**THE COUNTY OF GALVESTON**

**RUFUS G. CROWDER, CPPO, CPPB**  
PURCHASING AGENT

**GWEN MCLAREN, CPPB**  
ASST. PURCHASING AGENT

COUNTY COURTHOUSE  
722 Moody (21<sup>st</sup> Street)  
Fifth (5<sup>th</sup>) Floor  
GALVESTON, TEXAS 77550  
(409) 770-5371

December 4, 2018

**PROJECT NAME: Construction Work for Wayne Johnson Community Center**

**BID NO: B191006**

**RE: ADDENDUM #9**

To All Prospective Bidders:

The following information is being provided to aid in preparation of your bid submittal(s):

**OPENING DATE:**

Bid #B191006, Construction Work for Wayne Johnson Community Center scheduled to be opened on Thursday, December 13, 2018 at 2:00 P.M has been re-scheduled. The new deadline for submitting a bid is as follows:

**Date: Thursday, December 20, 2018**  
**Time: 2:15 P.M.**

Please send bid submittals to:  
**Galveston County Purchasing Agent**  
**Attention: Rufus Crowder, CPPO CPPB**  
**722 Moody (21<sup>st</sup> Street), Fifth (5<sup>th</sup>) Floor**  
**Galveston, Texas 77550**

As a reminder, all questions regarding this bid must be submitted in writing to:

Rufus G. Crowder, CPPO CPPB  
Galveston County Purchasing Agent  
722 Moody, Fifth (5<sup>th</sup>) Floor  
Galveston, Texas 77550  
E-mail: [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us)

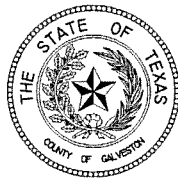
If you have any further questions regarding this bid, please address them to Rufus Crowder, CPPO CPPB, Purchasing Agent, via e-mail at [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us), or contact the Purchasing Department at (409) 770-5371.

Please excuse us for any inconvenience that this may have caused.

Sincerely,

A handwritten signature in black ink, appearing to read "Rufus Crowder", with a long horizontal line extending to the right.

Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County



**THE COUNTY OF GALVESTON**

**RUFUS G. CROWDER, CPPO, CPPB**  
PURCHASING AGENT

**GWEN MCLAREN, CPPB**  
ASST. PURCHASING AGENT

COUNTY COURTHOUSE  
722 Moody (21<sup>st</sup> Street)  
Fifth (5<sup>th</sup>) Floor  
GALVESTON, TEXAS 77550  
(409) 770-5371

December 18, 2018

**PROJECT NAME: Construction Work for Wayne Johnson Community Center**

**BID NO: B191006**

**RE: ADDENDUM #10**

To All Prospective Bidders:

The following information is being provided to aid in preparation of your bid submittal(s):

**Bid Cancellation:**

Bid #B191006, Construction Work for Wayne Johnson Community Center, has been cancelled in its entirety. A new solicitation will be issued for the project with a change in the scope of work.

If you have any further questions regarding this solicitation effort, please address them to the following address or contact the Purchasing Department at (409) 770-5371:

Rufus G. Crowder, CPPO CPPB  
Galveston County Purchasing Agent  
722 Moody, Fifth (5<sup>th</sup>) Floor  
Galveston, Texas 77550  
E-mail: [purchasing.bids@co.galveston.tx.us](mailto:purchasing.bids@co.galveston.tx.us)

Please excuse us for any inconvenience that this may have caused.

Sincerely,

A handwritten signature in black ink, appearing to read "Rufus", followed by a long horizontal line extending to the right.

Rufus G. Crowder, CPPO CPPB  
Purchasing Agent  
Galveston County