

PUBLIC NOTICE

Webb County has secured the services of an asbestos consultant who has designed a plan for the removal of asbestos containing materials in the Tex Mex Building Located in Laredo Texas, 1200 Washington Street. Webb County is seeking proposals from licensed asbestos contractors for the removal and disposal of asbestos containing materials as identified and designed in the plan.

Proposer Contractor must submit a copy of their license and insurance as an asbestos abatement contractor.

Proposals must be submitted in **One Original and Eight copies** in sealed envelopes to the Office of the Webb County Clerk. Sealed envelopes must be marked (Sealed Proposal) with the number and services on the front lower left-hand corner of envelope.

RFP-2015-15-1 "Tex Mex Building Asbestos Removal"

Proposals will be either hand delivered or mailed to the following location:
Hand delivered or mailed to:

**Webb County Clerk
Webb County Justice Center
1110 Victoria St., Suite 201
Laredo, TX 78042-0029**

Proposals must be delivered no later than **Monday November 2, 2015 at 2:00 PM**, at which time all received proposals will be opened and read to the public. Late Proposals will not be considered.

If any additional information is required please contact, Antonio Alderete Engineering Senior Inspector at 956-523-4058 or 956-740-1236 at aalderete@webbcountytx.gov, all questions should be in writing send to Leticia Gutierrez at Purchasing Department at 956-523-4127 lgutierrez@webbcountytx.gov all questions and answers will be posted on our Webb County web site. Please visit our web-site for a copy of proposal notice and specifications, under Purchasing Department www.webbcountytx.gov .

The County of Webb reserves the right to reject any and all proposals or to select the proposal that is the best interest of Webb County.



Leticia Gutierrez
Interim Purchasing Agent

Advertise on the following dates: Saturday October 17, 2015 and Saturday October 24, 2015

RFP 2015-15- 1 Tex Mex Building Asbestos Removal

I. Introduction

Webb County has secured the services of an asbestos consultant who has designed a plan for the removal of asbestos containing materials in the Tex Mex Building. Webb County is seeking proposals from licensed asbestos contractors for the removal of asbestos containing materials as identified and designed in the plan.

Proposer Contractor must submit a copy of his license as an asbestos abatement contractor.

II. Scope of Work

Scope of work is identified in the Asbestos Abatement Design Specifications Plan included in this RFP package.

III. Criteria for Selection

- a. Contractor must be licensed.
- b. Price will be high priority
- c. References (3 references)

IV. Proposal Information

1. Sealed proposals mailed or delivered to:
Ms. Margie Ibarra Webb County Clerk
1110 Victoria St. Suite 201
Laredo, Texas 78042-029
2. Sealed proposals are due at **2 PM on Monday November 2, 2015**
3. Sealed proposals must be submitted with one original and eight copies in sealed envelope. Each must be marked Sealed Proposals with the Proposal number and description.
4. For additional information please send questions to Antonio Alderete, at Webb County Engineer Department at 956-523-4055, or lgutierrez@webbcountytx.gov, Leticia Gutierrez, Interim Purchasing Agent, 956-523-4127.

THIS FORM MUST BE INCLUDED WITH RFP-PACKAGE; PLEASE CHECK OFF EACH ITEM AND SIGN

“Sealed Proposal Checklist”

RFP 2015-15-1 “Tex-Mex Building Asbestos Removal”

- Public Notice
- General Information for project
- Specifications
- Terms and Conditions (Please read)
- Conflict of Interest Forms (required)
- Certification Regarding Debarment (Form H2048) (required)
- Certification Regarding Federal Lobbying (Form 2049) (required)
- Proof of No Delinquent Tax Owed to Webb County (required)
- Proposer Information form (required)
- References (required)

Signature

**ASBESTOS ABATEMENT
DESIGN SPECIFICATIONS**

**TEXMEX OFFICE PROPERTY
WASHINGTON STREET & CONVENT STREET
LAREDO, TEXAS 78040**

ASTEX PROJECT NO.: AE-15-10296

PREPARED FOR:

**WEBB COUNTY ENGINEERING DEPARTMENT
1620 SANTA URSULA, 2ND FLOOR
LAREDO, TEXAS 78040**

PREPARED BY:

**ASTEX ENVIRONMENTAL SERVICES
139 BRANIFF DRIVE
SAN ANTONIO, TEXAS 78216
ASBESTOS CONSULTANT AGENCY
TDH LICENSE #10-0436
EXP. DATE: 11/17/2016**

**ROBERT L. GIBSON
ASBESTOS CONSULTANT
TDSHS LICENSE #10-5032
EXP. DATE: 12/29/2015**

Robert L. Gibson

June 5, 2015



**ASTEX
ENVIRONMENTAL SERVICES**

**TECHNICAL SPECIFICATIONS
DIVISION 1 - SITE SPECIFIC ABATEMENT PLAN**

**SECTION 01010
SCOPE OF WORK - ASBESTOS ABATEMENT**

PART 1 - GENERAL All asbestos abatement work will be accomplished by an EPA accredited and Texas licensed asbestos abatement contractor. The Contractor, will be responsible for providing security for the asbestos work area(s) as well as all labor, materials and equipment to the site along with all asbestos waste transportation and disposal. Additionally, it is the Contractor's obligation and responsibility to verify the availability, location and quantity of water and electrical utilities sufficient to maintain the project on a twenty-four (24) hour basis, until final clearance is achieved. Contractor must have a secondary or back up utility plan available should emergency events require.

The abatement activities shall comply with these Specifications, Federal Environmental Protection Agency (EPA), the Occupational Safety and Health Administration (OSHA), and State of Texas Regulations. Whenever there is a conflict or overlap of the above references, the most stringent provisions will apply. All precautionary measures shall be employed during the course of ACM removal and disposal to reduce the potential of air borne asbestos fibers.

The Contractor will be responsible for the transport and disposal of the asbestos waste materials to a duly licensed landfill facility permitted to accept asbestos waste and maintain adequate records to insure proper transfer and disposal.

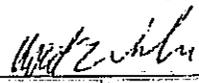
1.01 RELATED DOCUMENTS

The contents of Division 2 - General Requirements and sections of these specifications along with the general provisions of the Contract, including General and Supplementary Conditions, apply to all work indicated in this section.

1.02 AUTHORIZATION:

Webb County Engineering Department, Laredo, Texas, the owner's representative, has contracted with Astex Environmental Services (AES), San Antonio, Texas, to be their representative(s) in all matters pertaining to asbestos and the abatement activities in progress. As part of its obligations to the Owner, the Owner's representative, AES is given full authority to suspend any and all activities that might be in conflict with Specifications or any local, State, and/or Federal regulations.

Mr. Robert L. Gibson, the Project's Asbestos Consultant, has authorized the following Project Managers to be AES's representative regarding all asbestos abatement activities. The Project Manager shall inspect the integrity of all containment areas prior to any asbestos abatement. The Project Manager shall issue a Stop Work order at such time that the Contractor is non compliant



with these Specifications or any local, State, and/or Federal regulations. The Project Manager, accompanied by a licensed abatement supervisor, shall conduct a final visual inspection of the area to insure that all asbestos containing materials have been removed in accordance with Scope of Work and all local, State, and Federal regulations. Finally, the Project Manager shall ensure that air clearance samples are collected inside the containment under aggressive sampling conditions as detailed in these Specifications. The Project Managers authorized under section are:

Project Manager	TDH License #
Mr. Alfred Taylor	50-1294
Mr. Moises Diaz	50-1313
Mr. Arturo Vallejo	50-0651

1.03 SCOPE OF WORK:

This project consists of the removal and disposal of the following. In cases the selected contractor is responsible for SOW quantity:

1. All of the original sheetrock walls throughout the building. See 'Appendix A - Sample Location Map' (provided by the owner) within the appendices indicating original wall configuration. In addition, the original sheetrock walls have a yellow vinyl on them verified by AES Asbestos Inspection dated March 25, 2015 (Appendix B).
2. Approximately 10,920 square feet of floor tile/mastic per the attached Asbestos Hazard Assessment dated June 25, 2003 (Appendix C).
3. All AC pipe insulation. Quantity unknown per the attached Asbestos Hazard Assessment dated June 25, 2003. Pipe should be fully exposed following removal of sheetrock walls per #1 above (Appendix C).

1.04 WORK HOURS:

The Consultant and the Contractor shall establish a work schedule (daytime removal) for the project based on the needs of the Owner and submit to Owner for approval. Contractor shall not deviate from the schedule without the Consultant's or Owner's knowledge and/or approval.

1.05 INSURANCE REQUIREMENTS:

The Contractor shall maintain asbestos liability insurance of not less than \$1,000,000 per occurrence and \$1,000,000 total aggregate to protect, indemnify and hold harmless the Owner and their agents and employees for asbestos abatement and related work against all claims associated with the project for bodily injury, property damage, and transportation and disposal of asbestos containing materials (ACM), including but not limited to attorney's fees. The Owner shall be listed as an additional insured on the policy. The Contractor will provide original copies of the insurance policy, including all conditions and exclusions, for review by the Owner. Acceptance of this policy is contingent on the approval by the Owner. The insurance carrier will be licensed in the State of Texas and carry a minimum "A" rating according to A.M. Best and the

insurance company in every case must agree to provide notice of cancellation of any insurance to the Owner thirty (30) days prior to such cancellation of policies covered by certificates.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.01 PROCEDURES

- A. **Engineering Controls and Construction of Containments:** The following engineering controls and abatement procedures, as referenced in 40 Code of Federal Regulations (CFR) 61.145, Environmental Protection Agency (EPA) titled "Standard for Demolition and Renovation," are required for this project.

Specific definitions for containment construction and abatement procedures are identified below.

- **Negative Pressure Full Containment (Sheetrock/Joint Compound)**
 1. Install critical barriers. All doorways, windows and other openings shall be sealed using at least one (1) layer of 6-mil polyethylene sheeting. Additional barriers shall be installed to isolate adjacent areas from the Regulated Area.
 2. HVAC systems within the containment area will be isolated and sealed with at least one (1) layer of 6-mil polyethylene sheeting.
 3. Install Containment Walls: All walls where ACM is not being removed shall be covered with at least two (2) layers of 4-mil polyethylene sheeting. This sheeting shall be overlapped at least one (1) foot and completely sealed with duct tape.
 5. Install Containment Floors: All floors not being removed shall be covered with at least two (2) layers of 6-mil polyethylene sheeting. This sheeting shall be overlapped at least one (1) foot and completely sealed with duct tape.
 6. Install Negative Air Machines: A sufficient number of negative air machines will be utilized during all phases of asbestos removal with at least four (4) air changes per hour with a negative pressure of -0.02. Negative pressure must be maintained until final clearance has been given.
 7. Install De-contamination Facility: For this abatement project a three (3) stage de-contamination facility with a clean room, shower, and dirty/equipment room connected in series and separated by air locks. The de-contamination facility shall consist of at least two (2) layers of 6-mil polyethylene sheeting.

Handwritten signature

8. Regulate Area: The regulated area shall be demarcated in any manner that restricts the number of persons within the area and protects persons outside the area from airborne concentrations of asbestos. Although the use of critical barriers or negative pressure enclosures may be sufficient demarcation of a Regulated Area, asbestos caution tape and warning signs shall be placed at all entrance ways and at distances from entry ways to ensure the protection and safety of individuals in adjacent areas or persons passing the Regulated Area.

- **Floor Tile and Mastic**

RFCI removal methods can be used to remove the floor tile. If RFCI methods cannot be used the following engineering controls must be implemented.

1. Regulate area. As referenced in 29 CFR, 1926.1101, the work area shall be demarcated utilizing asbestos barrier tape and signs in both the English and Spanish languages.
2. Install critical barriers. All doorways, windows and other openings shall be sealed using at least one (1) layer of 6-mil polyethylene sheeting. All items that can be moved shall be wiped clean and removed from the containment prior to abatement and those that cannot be moved shall be wrapped with at least one (1) layer of 4-mil polyethylene sheeting and sealed. The Contractor shall also critical all immovable objects that cannot be wet wiped or has openings that cannot be cleaned, e.g., blackboards, bulletin boards, etc. Additional barriers shall be installed to isolate adjacent areas from the Regulated Area.
3. HVAC systems within or passing through the containment area will be shut down, and preventative measures taken to prevent accidental start-ups. All intake and exhaust openings and any seams in system components shall be sealed with at least one (1) layer of 6-mil polyethylene sheeting. All old filters shall be disposed of as asbestos waste.
4. Install Containment Walls: Install containment splash guards. Based on historical air monitoring data, the use of splashguards has been shown to be equally protective of public health and are authorized for this project. Splash guards may only be used on walls which are non-porous and can be wet wiped as part of the final cleaning. **Splash guards cannot be used on porous surfaces (i.e. brick, cinder block walls or peg boards. If the walls consist of porous surfaces then one layer of 4 mil polyethylene sheeting must be used covering the entire wall.** Splash guards shall consist of at least one (1) layer of 4-mil polyethylene sheeting extending from the floor to a minimum height of four (4) feet. The splash guards shall be completely sealed with duct tape at the floor/wall intersection and seams.
5. Install Containment Floors: All floors that are not scheduled for abatement shall be isolated from the containment or covered with at least two (2) layers of 6-mil

polyethylene sheeting. This sheeting shall be covered with at least one (1) foot and completely sealed with duct tape.

6. Install Negative Air Machines: A sufficient number of negative air machines will be utilized during all phases of asbestos removal with at least four (4) air changes per hour with a negative pressure of -0.02. Negative pressure must be maintained until final clearance has been given.
 7. Install De-contamination Facility: For this abatement project a three (3) stage de-contamination facility with a clean room, shower, and dirty/equipment room connected in series and separated by air locks. The decontamination facility shall consist of at least two (2) layers of 6-mil polyethylene sheeting.
 8. Install Bag-out Facility (as required): For this abatement project a two (2) stage bag-out facility with a dirty room and clean room connected in series and separated by an air lock. The de-contamination facility shall consist of at least two (2) layers of 6-mil polyethylene sheeting.
 9. Regulate Area: The regulated area shall be demarcated in any manner that restricts the number of persons within the area and protects persons outside the area from airborne concentrations of asbestos. Although the use of critical barriers or negative pressure enclosures may be sufficient demarcation of a Regulated Area, asbestos caution tape and warning signs shall be placed at all entrance ways and at distances from entry ways to ensure the protection and safety of individuals in adjacent areas or persons passing the Regulated Area.
 10. Mastic remover shall be any organic based solvent and must have a flash point of 140 degrees Fahrenheit. The use of solvents with lower flash points will not be permitted.
- **Thermal System Insulation (Glove bag)**
 1. Regulate area: As referenced in 29 CFR, 1926.1101, the work area shall demarcated utilizing asbestos barrier tape and signs in both the English and Spanish languages. The regulated area shall be demarcated in a manner that restricts the number of persons within the area and protects persons outside the area from airborne concentration of asbestos. Although the use of critical barriers or negative pressure enclosures may be sufficient demarcation of a regulated area, asbestos caution tape and warning signs shall be placed at all entrance ways and at distances from entry ways to ensure the protection and safety of individuals in adjacent areas or persons passing the regulated area.
 2. Install Critical Barriers: All doorways, windows, and other openings shall be sealed using at least one (1) layer of 6-mil polyethylene sheeting. Additional barriers shall be installed to isolate adjacent areas from the regulated area.

3. HVAC Systems: HVAC systems within the containment area will be isolated and sealed with at least one (1) layer of 6-mil polyethylene sheeting.
 4. Install 6 mil glove bags over pipe that will be abated.
 5. Place drop cloths directly under glove bag area.
 6. Remove pipe insulation in accordance with OSHA regulations.
- B. Abatement and cleaning procedures shall use wet methods and High Efficiency Particulate Air (HEPA) vacuuming. All ACBM shall be adequately wetted prior to removal or other handling; material to be bagged will be marked per the applicable Occupational Safety and Health Administration (OSHA) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) regulations and double bagged with true 6 mil thickness or may be placed in a bag that meets the following criteria: tear resistance of M.D. 300 grams, T.D. 2,068 grams, and dart impact of 216 grams. The following bags manufactured by the Houston Poly Bag I, Ltd. have been deemed TDH compliant: 56110, 56156, 56167, 56169, 56170, 56176, 56183, 56184, 56197, and 56198 and may be used providing the bags bear the appropriate markings and can be verified. If the bags are not marked or cannot be verified, they will not be permitted and true 6 mil bags must be used.
- C. At least one (1) 10BC rated (dry chemical) fire extinguisher will be kept inside all containments (one for every 3,000 square feet, or fraction, of containment area).
- D. Ground fault circuit interrupters (GFCI) shall be installed on all electrical circuits, including generators, used within the regulated and containment areas
- E. Protective Equipment: Proper personal protective equipment e.g. gloves, boots and Tyvek type coveralls will be worn during all abatement activities. Gloves and boots shall be made of neoprene, PVC, or nitrile rubber materials.
- F. Air Monitoring Protocol.
1. The following is the minimum requirements for air monitoring:

Sample Type	Number of Samples	Location
Air Monitoring for Negative Pressure Containment:		
Background	3	Inside work area
Ambient per Containment	1	Inside containment
	1	Negative air exhaust

Matt Zuck

	1	Inside clean room
Aggressive Clearance PCM	2	Inside containment
Air Monitoring for Other Than Negative Pressure Containment		
Ambient	1	Adjacent to work activities
	1	Around work activities

2. Background and work area samples collected during the abatement activities will be analyzed by Phase Contrast Microscopy (PCM) in accordance with NIOSH 7400, A Counting Rules.
3. Clearance will be achieved when the results of the interior clearance samples have been reported below 0.01 f/cc, when analyzed by Phase Contrast Microscopy (PCM) in accordance with NIOSH 7400, A Counting Rules. Clearance will only be required where Negative Pressure Containments are used for asbestos removal.
4. *OSHA sampling is the sole responsibility of the Contractor.*

G. No asbestos removal will begin until the abatement area has been regulated and the containments have been install in accordance with these Specifications and has been authorized by AES's on-site Project Manager.

H. Respiratory Protection: The following respiratory protection shall be utilized for this project.

Abatement Activity	Respiratory Protection
Sheetrock removal	Full-face
All other removal	Half-face

I. All waste must be bagged in true 6-mil disposal bags (unless prior arrangements have been made), manifested, and disposed of at a state approved landfill. No waste will be permitted to leave the job site unless properly manifested. The Project Manager will not debate this issue and does not have the authority to alter this specification. Any Contractor/Supervisor ignoring this requirement will be turned into the Texas Department of Health for possible disciplinary action.

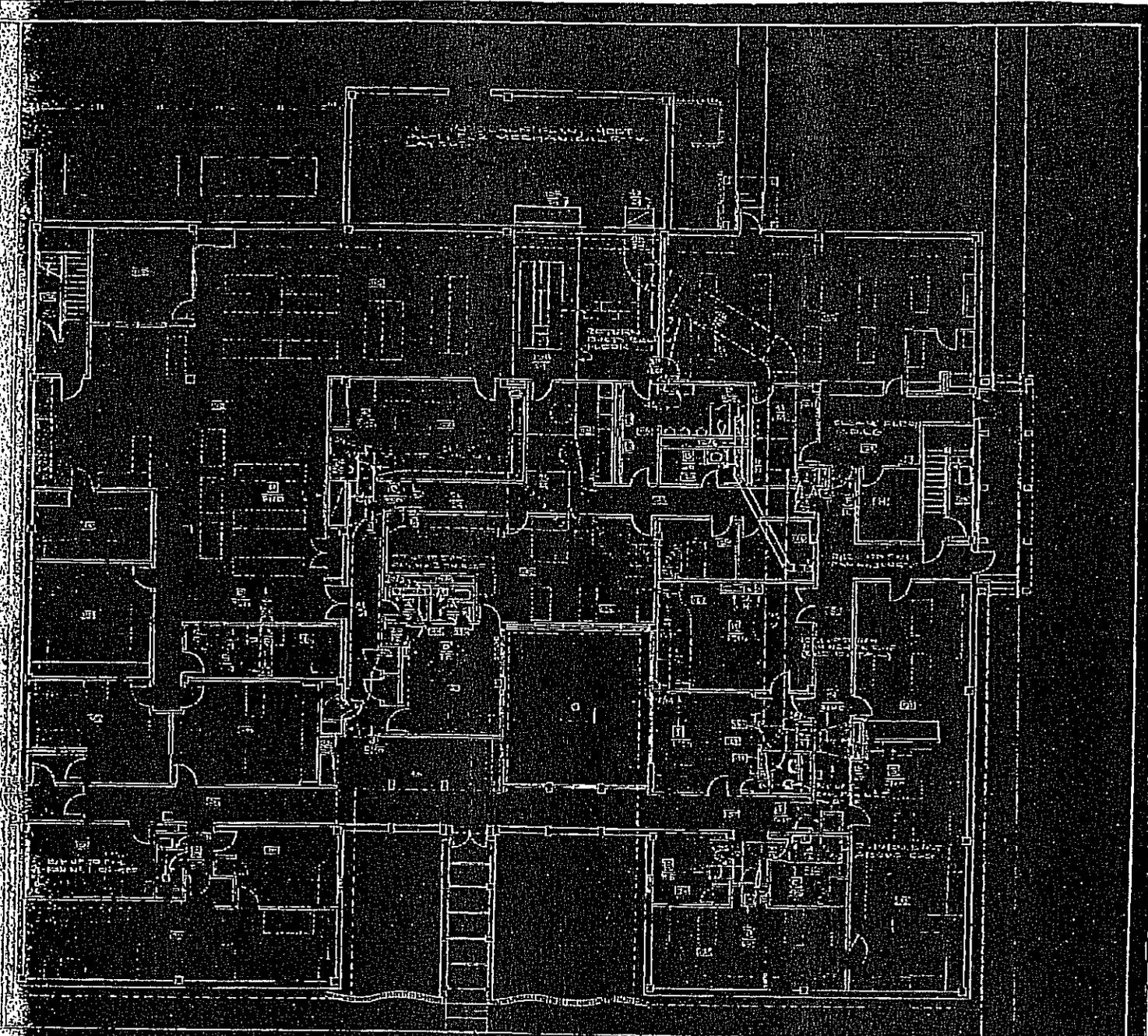
J. No asbestos removal will begin until the abatement area has been regulated and the containment(s) completed per these Specifications and has been authorized by AES's on-site Project Manager.

Contractor shall not proceed with work on the project without an Astex project manager onsite. Contractor is not authorized to go into containment and or begin work without the project manager being on site.

- END OF SECTION -

h/ist/ S/hi

APPENDIX A
LOCATION MAP



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

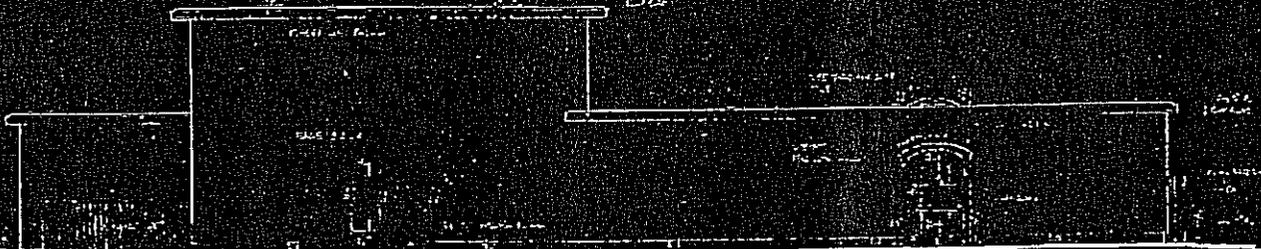
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<p>SMITH AND SMITH ARCHITECTS MEMBER OF THE ARCHITECTS ASSOCIATION OF AMERICA 1000 DALLAS STREET DALLAS, TEXAS</p>	<p>AN OFFICE BUILDING FOR THE TEXAS MEXICAN RAILWAY COMPANY LAREDO TEXAS</p>	<p>AIR CONDITIONING</p>	<p>AC-2 SHEET NO. 1-230</p>
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2-A2

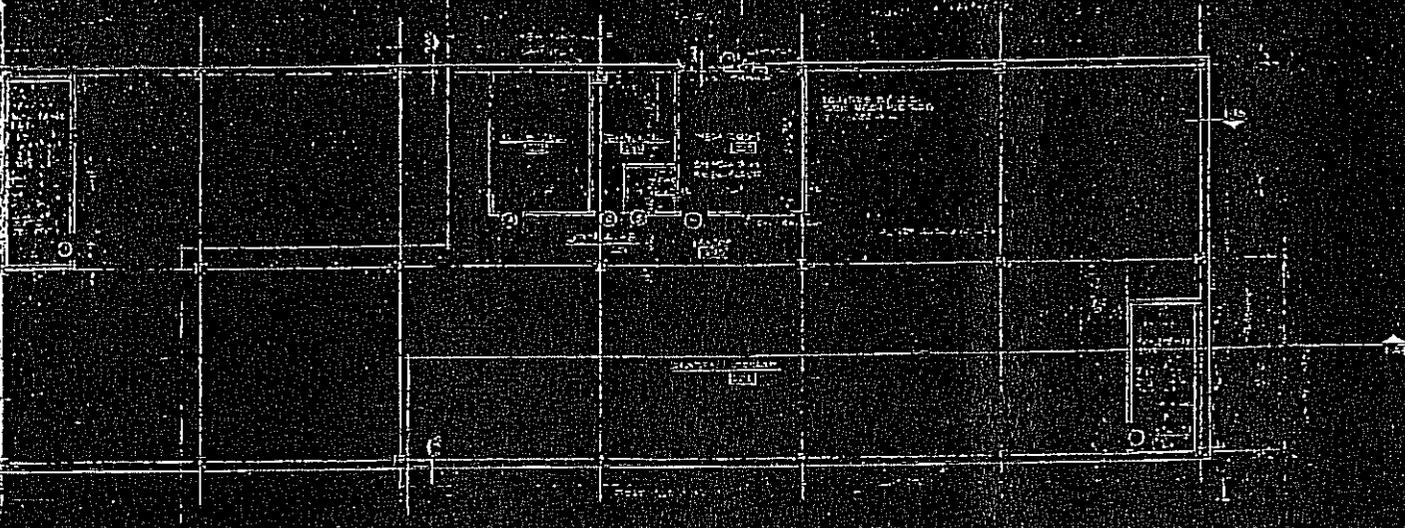
EAST ELEVATION



4-A2

WEST ELEVATION

II-A2



9-A2



JBO HBS 7-15-65	SMYTH AND SMYTH ARCHITECTS MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS 608 RUSSELL STREET, LAREDO, TEXAS	AN OFFICE BUILDING FOR THE TEXAS-MEXICAN RAILWAY COMPANY LAREDO, TEXAS	SECOND FLOOR PLAN ELEVATIONS	SHEET OF 21 A-2/ 15-1-250
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APPENDIX B
AES ASBESTOS INSPECTION
MARCH 25, 2015



ASTEX
ENVIRONMENTAL SERVICES

Astex Environmental Services

139 Braniff Drive · San Antonio, TX 78216

Phone: (210) 828-9800 · Fax: (210) 829-4927

astex@astexinc.com

www.astexinc.com

March 25, 2015

Mr. Antonio Alderete
Webb County Engineering Department
1620 Santa Ursula, 2nd Floor
Laredo, Texas 78040
Phone: (956) 523-4058
Email: aalderete@webbcountytx.gov



AE1510296

**Re: *Additional Asbestos Sampling – Point Count Analysis of Samples #32-#34
From Previous Report Dated June 25, 2003
TexMex Office Building
Corner of Washington and Convent Streets
Astex Project No.: AE-15-10296***

Mr. Alderete:

The following are the results of the additional asbestos testing conducted by Mr. Benjamin Hernandez, Texas Department of State Health Services (TDSHS) Asbestos Inspector #60-0046, at the above referenced project. On March 20, 2015, a total of nine (9) samples of suspect asbestos containing sheetrock wall were collected from locations where previous samples were collected during an asbestos survey conducted on June 16, 2003. These samples were sent to Environmental Analytical Services, L.L.C., Houston, Texas, TDSHS Laboratory License No.: 30-0373, for analysis by Polarized Light Microscopy (PLM) in accordance with EPA 600/R-93/116 Method.

Asbestos is a naturally occurring mineral that is distinguished from other minerals by the fact that it occurs in long, thin fibers. Its characteristics are that it does not burn, it is strong, it conducts heat and electricity poorly, and it is impervious to chemical corrosion, therefore, asbestos was utilized in numerous construction materials. Typically, asbestos containing materials (ACM) can be found as: fireproofing material on the steel beams of multi-story buildings; roofing shingles, felts, and tars; floor tiles and mastic, acoustic ceiling and wall textures; joint compound; and Thermal System Insulation (TSI) for pipes, ducts, and joints. Over a period of years these asbestos-containing materials may become friable, that is pulverized by hand pressure, thus releasing fibers into the air.

Limitations:

The results, findings and conclusions documented in this report are based solely on conditions observed the day(s) of the inspection. AES and its assigns make no representations or assumptions as to past or future conditions of the premises or building material content. AES representatives executed the enclosed ACBM inspection in areas (as directed by those authorizing the work to be done) that may be impacted during future maintenance, renovation

or demolition tasks. Unless directed otherwise, inspection methods used were non-destructive; that is, existing materials were not significantly disturbed or demolished in order to verify the presence of hidden ACBM.

As in all ACBM testing events, bulk samples (small physical specimens) are required and were collected in the most discrete method possible in order to maintain the visual appearance of the premises. AES is not responsible for damage or repair to areas where bulk samples were required to satisfy the authorized work to be completed.

The building owner, personnel and their authorized contractors are solely responsible for reviewing and communicating with their personnel the content of the enclosed ACBM's tested (whether they tested positive for ACM or not). Furthermore, inaccessible materials (i.e. areas where no access was possible or permitted) were not documented or tested. Additional materials found that do not appear to match the description of the enclosed sample results must be tested prior to disturbance. Materials visually identified as non-asbestos were not sampled (i.e. fiberglass, foam rubber, wood, carpet, glass, etc).

As authorized, this report has been generated to comply with regulatory requirements and assist in the identification of ACBM at the project site. The enclosed is not intended to be utilized as a State required asbestos abatement work plan (Design Specification) or as a bidding document for asbestos abatement. AES licensed and certified personnel are available to assist with said documentation if it is required for this project.

Laboratory Results

The results are detailed below and the laboratory analytical sheets can be found in the Appendix.

Sample Number	Location	Description	Results
SAMPLE RESULTS FROM PREVIOUS ASBESTOS SURVEY CONDUCTED ON JUNE 16, 2003			
32	By Control Room, 2 nd floor	Sheetrock wall, mud	3% Chrysotile
33	1 st floor, hall, southeast	Sheetrock wall, mud	4% Chrysotile
34	1 st floor, hall, northwest	Sheetrock wall, mud	4% Chrysotile
SAMPLE RESULTS FROM ASBESTOS SURVEY CONDUCTED ON MARCH 20, 2015			
32-01A	2 nd floor, by Control Room	White, joint compound	2% Chrysotile Point Count: 0.75%
32-01B	2 nd floor, by Control Room	Brown/white sheetrock	None detected
32-02A	2 nd floor, by Control Room	White, joint compound	2% Chrysotile Point Count: 0.50%
32-02B	2 nd floor, by Control Room	Brown/white sheetrock	None detected
32-03A	2 nd floor, by Control Room	White, joint compound	2% Chrysotile Point Count: 0.75
32-03B	2 nd floor, by Control Room	Brown/white sheetrock	None detected
33-01A	1 st floor, southeast hallway	White, joint compound	3% Chrysotile Point Count: 2.25%

Sample Number	Location	Description	Results
SAMPLE RESULTS FROM ASBESTOS SURVEY CONDUCTED ON MARCH 20, 2015			
33-01B	1 st floor, southeast hallway	Yellow, wall cover	None detected
33-01C	1 st floor, southeast hallway	Brown/white sheetrock	None detected
33-02A	1 st floor, southeast hallway	White, joint compound	3% Chrysotile Point Count: 2.50%
33-02B	1 st floor, southeast hallway	Yellow, wall cover	None detected
33-02C	1 st floor, southeast hallway	Brown/white sheetrock	None detected
33-03A	1 st floor, southeast hallway	White, joint compound	3% Chrysotile Point Count: 2.00%
33-03B	1 st floor, southeast hallway	Yellow, wall cover	None detected
33-03C	1 st floor, southeast hallway	Brown/white sheetrock	None detected
34-01A	1 st floor, northwest hallway	White, joint compound	3% Chrysotile Point Count: 2.25%
34-01B	1 st floor, northwest hallway	Brown/white sheetrock	None detected
34-02A	1 st floor, northwest hallway	White, joint compound	3% Chrysotile Point Count: 2.50%
34-02B	1 st floor, northwest hallway	Brown/white sheetrock	None detected
34-03A	1 st floor, northwest hallway	White, joint compound	3% Chrysotile Point Count: 2.75%
34-03B	1 st floor, northwest hallway	Brown/white sheetrock	None detected

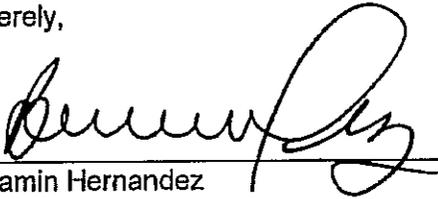
CONCLUSIONS AND RECOMMENDATIONS:

Based on the analytical results the following conclusions are offered:

1. All of the following building materials have been laboratory analyzed to be asbestos containing and must be removed if the materials are to be disturbed during renovation/demolition:
 - All of the joint compound on all of the sheetrock walls throughout the building.
2. The asbestos containing material listed above must be removed in accordance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) under the supervision of an accredited NESHAP Competent Person prior to renovation or demolition.
3. The Texas Asbestos Health Protection Rules (TAHPR) require all abatement or removal projects not under an Operation and Maintenance Program be Notified to the TDSHS at least 10 working days prior to the disturbance of any asbestos containing materials.

If you or any permitting agencies have questions regarding this report I can be reached at (210) 828-9800.

Sincerely,



Benjamin Hernandez
Astex Environmental Services
TDSHS Asbestos Inspector #60-0046

March 25, 2015

Date

LABORATORY ANALYTICAL RESULTS



**Environmental
Analytical
Services, LLC**

13201 Northwest Freeway, Suite 520
Houston, Texas 77040
phone 713-343-4017 | fax 713-934-9942
www.easlabs.com | facebook.com/easlabs | Info@easlabs.com

**Test: EPA 600/R-93/116
Polarized Light Microscopy**

Client Information:
Astex Environmental Services, Inc.
139 Braniff Dr.
San Antonio, TX 78216
Phone: 210-828-9800
E-Mail: jeffzunker@astexinc.com

Project:
TexMex Office Property,
Washington and Convent Sts,
Laredo, TX 78040

AE-15-10296
EAS Job: 15032305
Attn: Jeff Zunker

Date Analyzed: March 24, 2015
Date Received: March 23, 2015
TAT Requested: 1 Day
Microscope: PLM Olympus-CH40-1

Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
32-01 15032305.01	A	White Joint Compound Non-Homogeneous	YES	Chrysotile 2%		Binders / Paint 98%
32-01 15032305.01	B	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Other Non-Fibrous 80%
32-02 15032305.02	A	White Joint Compound Non-Homogeneous	YES	Chrysotile 2%		Binders / Paint 98%
32-02 15032305.02	B	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Other Non-Fibrous 80%
32-03 15032305.03	A	White Joint Compound Non-Homogeneous	YES	Chrysotile 2%		Binders / Paint 98%

NVLAP Lab Code: 200784-0
TDSHS License No. 300373
LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:
Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Charfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

These results are submitted pursuant to EAS' current terms of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. Percent ranges reported are estimates and not absolute percent range values.

Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
Terry Brindley



**Environmental
Analytical
Services, LLC**

13201 Northwest Freeway, Suite 520
Houston, Texas 77040
phone 713-343-4017 | fax 713-934-9942
www.easlabs.com | facebook.com/easlabs | info@easlabs.com

**Test: EPA 600/R-93/116
Polarized Light Microscopy**

Client Information:
Astex Environmental Services, Inc.
139 Braniff Dr.
San Antonio, TX 78216
Phone: 210-828-9800
E-Mail: jeffzunker@astexinc.com

Project:
TexMex Office Property,
Washington and Convent Sts,
Laredo, TX 78040

AE-15-10296
EAS Job: 15032305
Attn: Jeff Zunker

Date Analyzed: March 24, 2015
Date Received: March 23, 2015
TAT Requested: 1 Day
Microscope: PLM Olympus-CH40-1

Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
32-03 15032305.03	B	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Other Non-Fibrous 80%
33-01 15032305.04	A	White Joint Compound Non-Homogeneous	YES	Chrysotile 3%		Binders 97%
33-01 15032305.04	B	Yellow Fibrous Wall Cover Non-Homogeneous	NO	None Detected	Cellulose 10%	Other Non-Fibrous 90%
33-01 15032305.04	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Other Non-Fibrous 80%
33-02 15032305.05	A	White Joint Compound Non-Homogeneous	YES	Chrysotile 3%		Binders 97%

NVLAP Lab Code: 200784-0
TDSHS License No. 300373
LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chertfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

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Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
Terry Brindley



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AE-15-10296
EAS Job: 15032305
Attn: Jeff Zunker

Date Analyzed: March 24, 2015
Date Received: March 23, 2015
TAT Requested: 1 Day
Microscope: PLM Olympus-CH40-1

Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
33-02 15032305.05	B	Yellow Fibrous Wall Cover Non-Homogeneous	NO	None Detected	Cellulose 10%	Other Non-Fibrous 90%
33-02 15032305.05	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Other Non-Fibrous 80%
33-03 15032305.06	A	White Joint Compound Non-Homogeneous	YES	Chrysotile 3%		Binders 97%
33-03 15032305.06	B	Yellow Fibrous Wall Cover Non-Homogeneous	NO	None Detected	Cellulose 10%	Other Non-Fibrous 90%
33-03 15032305.06	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Other Non-Fibrous 80%

NVLAP Lab Code: 200784-0
TDSHS License No. 300373
LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:
Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk materials is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages will within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relies only to the items listed. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

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Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
- Terry Brindley



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**Test: EPA 600/R-93/116
Polarized Light Microscopy**

Client Information:
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TexMex Office Property,
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Laredo, TX 78040

AE-15-10296
EAS Job: 15032305
Attn: Jeff Zunker

Date Analyzed: March 24, 2015
Date Received: March 23, 2015
TAT Requested: 1 Day
Microscope: PLM Olympus-CH40-1

Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
34-01 15032305.07	A	White Joint Compound Non-Homogeneous	YES	Chrysotile 3%		Binders / Paint 97%
34-01 15032305.07	B	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Other Non-Fibrous 80%
34-02 15032305.08	A	White Joint Compound Non-Homogeneous	YES	Chrysotile 3%		Binders / Paint 97%
34-02 15032305.08	B	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Other Non-Fibrous 80%
34-03 15032305.09	A	White Joint Compound Non-Homogeneous	YES	Chrysotile 3%		Binders / Paint 97%

NVLAP Lab Code: 200784-0
TDSHS License No. 300373
LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:
Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items listed. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIOSH, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

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Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
Terry Brindley



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**Test: EPA 600/R-93/116
Polarized Light Microscopy**

Client Information:

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TexMex Office Property,
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Laredo, TX 78040

Date Analyzed: March 24, 2015

Date Received: March 23, 2015

TAT Requested: 1 Day

Microscope: PLM Olympus-CH40-1

AE-15-10296

EAS Job: 15032305

Attn: Jeff Zunker

Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
34-03 15032305.09	B	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Other Non-Fibrous 80%

NVLAP Lab Code: 200784-0

TDSHS License No. 300373

LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

Some samples (floor tiles, surfacing, etc) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysis' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or an agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

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Analyzed By:

Terry Brindley
Terry Brindley

Approved Signatory:

Terry Brindley
Terry Brindley

RP15032414



Environmental Analytical Services, LLC

13201 Northwest Freeway Suite 503,
Houston Texas 77040
(281) 850-4892 • Fax (713) 934-9942
E-mail easlabs@aol.com
Lone Star Overnight Account #123757

CHAIN OF CUSTODY * Job ID: 15032305



Astex Environmental Services
139 Braniff Drive
San Antonio, Texas 78216

TexMex Office Property

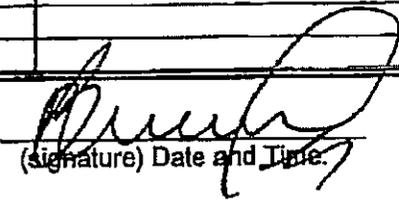
Astex Environmental Services, Inc.

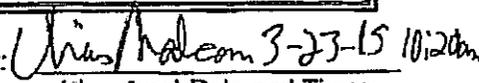
Project #	AE-15-10296	Analysis:	PLM ⁹
Address:	Washington & Convent Sts.	Note:	
City, State:	Laredo, Texas 78040	Date:	March 20, 2015

TURNAROUND TIME: 24 HOURS

(NOTE: All Turnaround Times are based on the Date / Time the Sample is received by the Laboratory)

	Sample Number	Location	Description
1.	32-01	2 nd floor by control room	Sheetrock wall
2.	32-02	2 nd floor by control room	Sheetrock wall
3.	32-03	2 nd floor by control room	Sheetrock wall
4.	33-01	1 st floor by east entrance	Sheetrock wall
5.	33-02	1 st floor by east entrance	Sheetrock wall
6.	33-03	1 st floor by east entrance	Sheetrock wall
7.	34-01	Wall near north entrance	Sheetrock wall
8.	34-02	Wall near north entrance	Sheetrock wall
9.	34-03	Wall near north entrance	Sheetrock wall
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			

Relinquished By: 
(signature) Date and Time: _____

Accepted By:  3-23-15 10:20am
(signature) Date and Time: _____

Page 6 of 6

15032305



**Environmental
Analytical
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Houston, Texas 77040
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www.easlabs.com • facebook.com/easlabs • info@easlabs.com

**Point Count Method by Polarized Light Microscopy Analysis
(EPA 600/R-93/116)**

Client information:

Astex Environmental Services, Inc.
139 Braniff Dr.
San Antonio, Texas 78216

Phone: 210-828-9800
Fax: 210-829-4927

Project:

TexMex Office Property,
Washington an Convent Sts.,
Laredo, TX 78040
AE-15-10296

EAS Job #: 15032305
Attn: Mr. Jeff Zunker

Date Analyzed: March 25, 2015

Date Received: March 24, 2015

**Microscope: Olympus-CH-40
Analysis Time Requested: 24 hour**

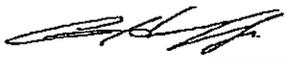
Sample#	Layer	Sample Description	Homo- Geneous (Y/N)	Asbestos Detected? Yes/No	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
32-01 15032305.01	A	White Joint Compound	YES	YES	Chrysotile 0.75%		
32-02 15032305.02	A	White Joint Compound	YES	YES	Chrysotile 0.50%		
32-03 15032305.03	A	White Joint Compound	YES	YES	Chrysotile 0.75%		
33-01 15032305.04	A	White Joint Compound	YES	YES	Chrysotile 2.25%		
33-02 15032305.05	A	White Joint Compound	YES	YES	Chrysotile 2.50%		
33-03 15032305.06	A	White Joint Compound	YES	YES	Chrysotile 2.00%		
34-01 15032305.07	A	White Joint Compound	YES	YES	Chrysotile 2.25%		
34-02 15032305.08	A	White Joint Compound	YES	YES	Chrysotile 2.50%		

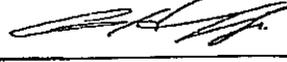
NVLAP Lab Code: 200784-0
TDSHS # 300373
Page 1 of 2

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Character analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analyte percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test reports relates only to the items tested. Neither NVLAP nor EPA accreditation implies endorsement by any US Government agency. This report may not be reproduced except in full without written permission from Environmental Analytical Services.

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Analyzed by: 
Arthur Hernandez

Approved Signatory: 
Arthur Hernandez



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Houston, Texas 77040
phone 713-343-4017 • fax 713-934-9942
www.easlabs.com • facebook.com/easlabs • info@easlabs.com

**Point Count Method by Polarized Light Microscopy Analysis
(EPA 600/R-93/116)**

Client Information:

Astex Environmental Services, Inc.
139 Braniff Dr.
San Antonio, Texas 78216

Phone: 210-828-9800
Fax: 210-829-4927

Project:

TexMex Office Property,
Washington an Convent Sts.,
Laredo, TX 78040
AE-15-10296

EAS Job #: 15032305
Attn: Mr. Jeff Zunker

Date Analyzed: March 25, 2015

Date Received: March 24, 2015

**Microscope: Olympus-CH-40
Analysis Time Requested: 24 hour**

Sample#	Layer	Sample Description	Homo- Geneous (Y/N)	Asbestos Detected? Yes/No	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
34-03 15032305.09	A	White Joint Compound	YES	YES	Chrysotile 2.75%		

NVLAP Lab Code: 200784-0

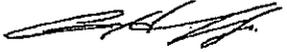
TDSHS # 300373

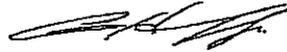
Page 2 of 2

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Challenged analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test reports relates only to the items tested. Neither NVLAP nor EPA accreditation implies endorsement by any US Government agency. This report may not be reproduced except in full without written permission from Environmental Analytical Services.

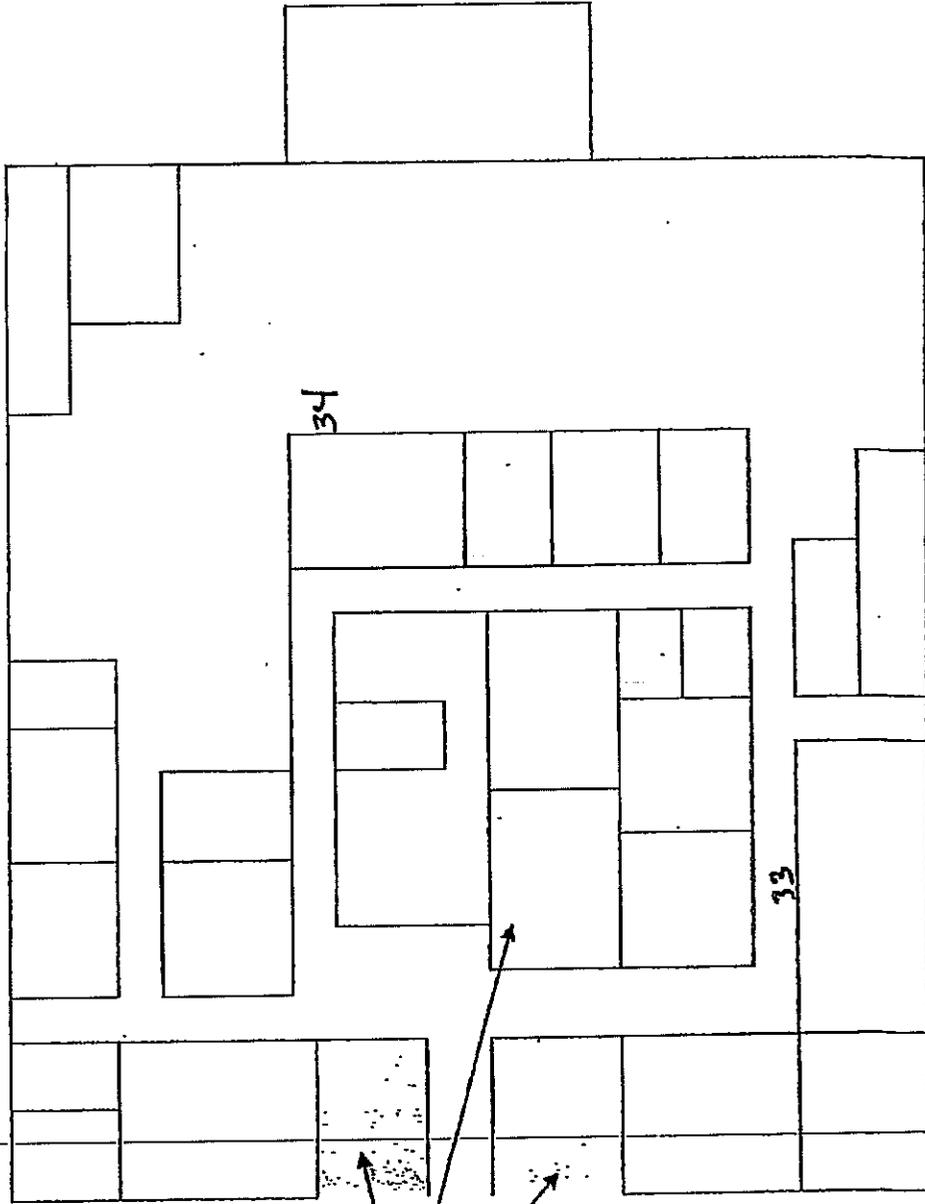
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Analyzed by: 
Arthur Hernandez

Approved Signatory: 
Arthur Hernandez

SAMPLE LOCATION DRAWING

TexMex Office



34

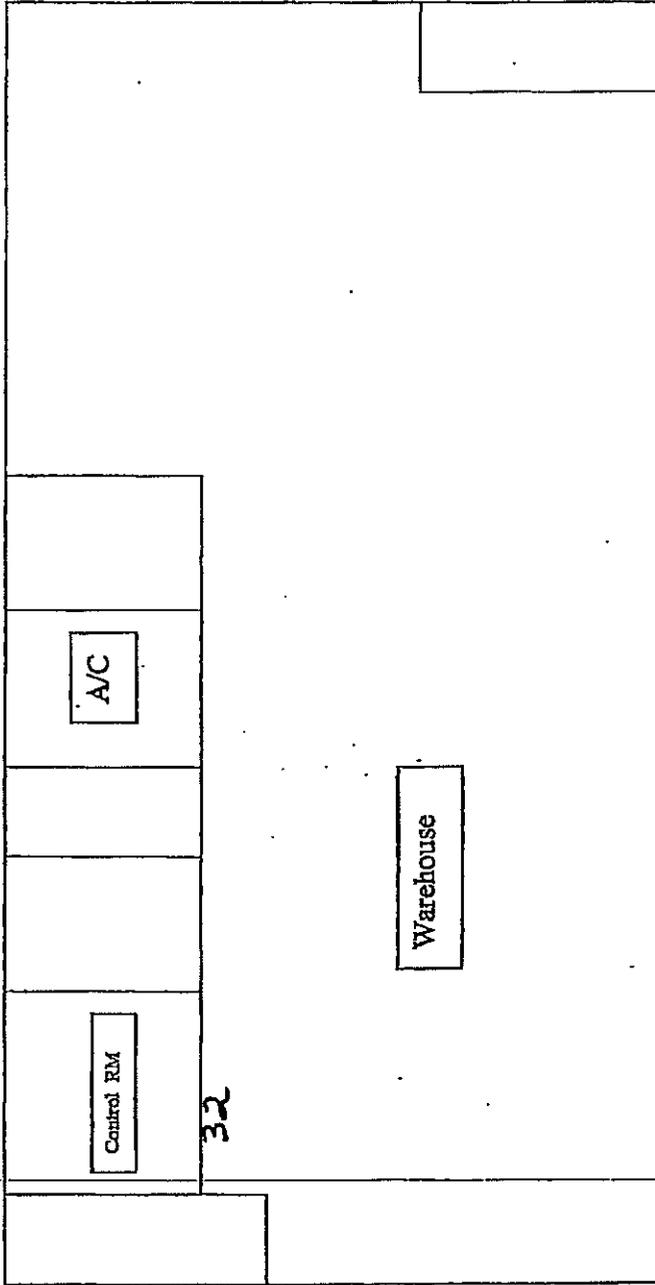
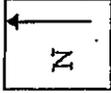
33

Corvent St.

PLANTING AREA

N ↑

TexMex Second Floor



Washington St.

32



TEXAS DEPARTMENT OF STATE HEALTH SERVICES

JEFF ZUNKER SPECIALTY PRODUCTS INC DBA
ASTEX ENVIRONMENTAL SERVICES

is certified to perform as a

Asbestos Consultant Agency

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 "David Lahey MD".

DAVID LAKEY, M.D.
COMMISSIONER OF HEALTH

License Number: 100436

Control Number: 96741

Expiration Date: 11/17/2016

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE



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astex@astexinc.com www.astexinc.com

May 18, 2015

Mr. Antonio Alderete
Webb County Engineering Department
1620 Santa Ursula, 2nd Floor
Laredo, Texas 78040
Phone: (956) 523-4058
Email: aalderete@webbcountytexas.gov

**Re: Additional Asbestos Sampling & Point Count Analysis of Samples
From Previous Report Dated June 25, 2003 & March 20, 2015
TexMex Office Building
Corner of Washington and Convent Streets
Astex Project No.: AE-15-10296**

Mr. Alderete:

The following are the results of the additional asbestos testing conducted by Mr. Benjamin Hernandez, Texas Department of State Health Services (TDSHS) Asbestos Inspector #60-0046, at the above referenced project. On May 8, 2015, a total of twelve (12) samples of suspect asbestos containing sheetrock wall (joint compound) were collected from numerous locations within the first floor of the building. These samples were sent to Environmental Analytical Services, L.L.C., Houston, Texas, TDSHS Laboratory License No.: 30-0373, for analysis by Polarized Light Microscopy (PLM) in accordance with EPA 600/R-93/116 Method.

Asbestos is a naturally occurring mineral that is distinguished from other minerals by the fact that it occurs in long, thin fibers. Its characteristics are that it does not burn, it is strong, it conducts heat and electricity poorly, and it is impervious to chemical corrosion, therefore, asbestos was utilized in numerous construction materials. Typically, asbestos containing materials (ACM) can be found as: fireproofing material on the steel beams of multi-story buildings; roofing shingles, felts, and tars; floor tiles and mastic, acoustic ceiling and wall textures; joint compound; and Thermal System Insulation (TSI) for pipes, ducts, and joints. Over a period of years these asbestos-containing materials may become friable, that is pulverized by hand pressure, thus releasing fibers into the air.

Limitations:

The results, findings and conclusions documented in this report are based solely on conditions observed the day(s) of the inspection. AES and its assigns make no representations or assumptions as to past or future conditions of the premises or building material content. AES representatives executed the enclosed ACBM inspection in areas (as directed by those authorizing the work to be done) that may be impacted during future maintenance, renovation or demolition tasks. Unless directed otherwise, inspection methods used were non-destructive; that is, existing materials were not significantly disturbed or demolished in order to verify the presence of hidden ACBM.

As in all ACBM testing events, bulk samples (small physical specimens) are required and were collected in the most discrete method possible in order to maintain the visual appearance of the premises. AES is not responsible for damage or repair to areas where bulk samples were required to satisfy the authorized work to be completed.

The building owner, personnel and their authorized contractors are solely responsible for reviewing and communicating with their personnel the content of the enclosed ACBM's tested (whether they tested positive for ACM or not). Furthermore, inaccessible materials (i.e. areas where no access was possible or permitted) were not documented or tested. Additional materials found that do not appear to match the description of the enclosed sample results must be tested prior to disturbance. Materials visually identified as non-asbestos were not sampled (i.e. fiberglass, foam rubber, wood, carpet, glass, etc).

As authorized, this report has been generated to comply with regulatory requirements and assist in the identification of ACBM at the project site. The enclosed is not intended to be utilized as a State required asbestos abatement work plan (Design Specification) or as a bidding document for asbestos abatement. AES licensed and certified personnel are available to assist with said documentation if it is required for this project.

Laboratory Results

The results are detailed below and the laboratory analytical sheets can be found in the Appendix.

Sample Number	Location	Description	Results
SAMPLE RESULTS FROM PREVIOUS ASBESTOS SURVEY CONDUCTED ON JUNE 16, 2003			
32	By Control Room, 2 nd floor	Sheetrock wall, mud	3% Chrysotile
33	1 st floor, hall, southeast	Sheetrock wall, mud	4% Chrysotile
34	1 st floor, hall, northwest	Sheetrock wall, mud	4% Chrysotile
SAMPLE RESULTS FROM ASBESTOS SURVEY CONDUCTED ON MARCH 20, 2015			
32-01A	2 nd floor, by Control Room	White, joint compound	2% Chrysotile Point Count: 0.75%
32-01B	2 nd floor, by Control Room	Brown/white sheetrock	None detected
32-02A	2 nd floor, by Control Room	White, joint compound	2% Chrysotile Point Count: 0.50%
32-02B	2 nd floor, by Control Room	Brown/white sheetrock	None detected
32-03A	2 nd floor, by Control Room	White, joint compound	2% Chrysotile Point Count: 0.75
32-03B	2 nd floor, by Control Room	Brown/white sheetrock	None detected
33-01A	1 st floor, southeast hallway	White, joint compound	3% Chrysotile Point Count: 2.25%
33-01B	1 st floor, southeast hallway	Yellow, wall cover	None detected
33-01C	1 st floor, southeast hallway	Brown/white sheetrock	None detected
33-02A	1 st floor, southeast hallway	White, joint compound	3% Chrysotile Point Count: 2.50%

Sample Number	Location	Description	Results
33-02B	1 st floor, southeast hallway	Yellow, wall cover	None detected
33-02C	1 st floor, southeast hallway	Brown/white sheetrock	None detected
33-03A	1 st floor, southeast hallway	White, joint compound	3% Chrysotile Point Count: 2.00%
33-03B	1 st floor, southeast hallway	Yellow, wall cover	None detected
33-03C	1 st floor, southeast hallway	Brown/white sheetrock	None detected
34-01A	1 st floor, northwest hallway	White, joint compound	3% Chrysotile Point Count: 2.25%
34-01B	1 st floor, northwest hallway	Brown/white sheetrock	None detected
34-02A	1 st floor, northwest hallway	White, joint compound	3% Chrysotile Point Count: 2.50%
34-02B	1 st floor, northwest hallway	Brown/white sheetrock	None detected
34-03A	1 st floor, northwest hallway	White, joint compound	3% Chrysotile Point Count: 2.75%
34-03B	1 st floor, northwest hallway	Brown/white sheetrock	None detected
SAMPLE RESULTS FROM ASBESTOS SURVEY CONDUCTED ON MAY 8, 2015			
01	See attached map	White joint compound	3% Chrysotile Point count: 2.50%
02	See attached map	White joint compound	3% Chrysotile Point count: 2.50%
03	See attached map	White joint compound	3% Chrysotile Point count: 2.75%
04	See attached map	White joint compound	3% Chrysotile Point count: 2.25%
05	See attached map	White joint compound	3% Chrysotile Point count: 2.50%
06	See attached map	White joint compound	3% Chrysotile Point count: 2.25%
07	See attached map	White joint compound	3% Chrysotile Point count: 2.25%
08	See attached map	White joint compound	3% Chrysotile Point count: 2.75%
09	See attached map	White joint compound	3% Chrysotile Point count: 2.50%
10	See attached map	White joint compound	3% Chrysotile Point count: 2.50%
11	See attached map	White joint compound	3% Chrysotile Point count: 2.25%
12	See attached map	White joint compound	3% Chrysotile Point count: 2.25%

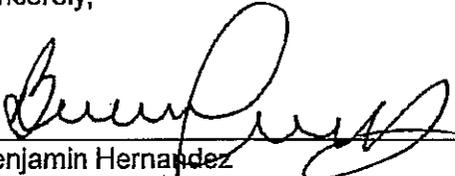
CONCLUSIONS AND RECOMMENDATIONS:

Based on the analytical results the following conclusions are offered:

1. All of the following building materials have been laboratory analyzed to be asbestos containing and must be removed if the materials are to be disturbed during renovation/demolition:
 - Joint compound on all of the original sheetrock walls throughout the building. See 'Sample Location Map' (provided by the owner) within the appendices indicating original wall configuration. In addition, the original sheetrock walls have a yellow vinyl on them.
2. The asbestos containing material listed above must be removed in accordance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) under the supervision of an accredited NESHAP Competent Person prior to renovation or demolition.
3. The Texas Asbestos Health Protection Rules (TAHPR) require all abatement or removal projects not under an Operation and Maintenance Program be Notified to the TDSHS at least 10 working days prior to the disturbance of any asbestos containing materials.

If you or any permitting agencies have questions regarding this report I can be reached at (210) 828-9800.

Sincerely,



Benjamin Hernandez
Astex Environmental Services
TDSHS Asbestos Inspector #60-0046

May 18, 2015
Date

LABORATORY ANALYTICAL RESULTS



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**Test: EPA 600/R-93/116
Polarized Light Microscopy**

Client Information:
Astex Environmental Services, Inc.
139 Braniff Dr.
San Antonio, TX 78216
Phone: 210-828-9800
E-Mail: jeffzunker@astexinc.com

Project:
TexMex Office Property,
Washington/Convent Street

AE-15-10296
EAS Job: 15051100
Attn: Jeff Zunker

Date Analyzed: May 14, 2015
Date Received: May 11, 2015
TAT Requested: 3 Days
Microscope: Olympus-CH-40

Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
10296-01 15051100.01	A	White Joint Compound Homogeneous	YES	Chrysotile 3%		Binders 97%
10296-01 15051100.01	B	White Fibrous Tape Homogeneous	NO	None Detected	Cellulose 100%	
10296-01 15051100.01	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Binders 80%
10296-01 15051100.01	D	Yellow Fibrous Wallcovering Non-Homogeneous	NO	None Detected	Cellulose 25%	Other Non-Fibrous 75%
10296-02 15051100.02	A	White Joint Compound Homogeneous	YES	Chrysotile 3%		Binders 97%

NVLAP Lab Code: 200784-0
TDSHS License No. 300373
LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

Some samples (floor tiles, surfacing, etc) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

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Terry Brindley

Approved Signatory: *Terry Brindley*
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Microscope: Olympus-CH-40

Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
10296-02 15051100.02	B	White Fibrous Tape Homogeneous	NO	None Detected	Cellulose 100%	
10296-02 15051100.02	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Binders 80%
10296-02 15051100.02	D	Yellow Fibrous Wallcovering Non-Homogeneous	NO	None Detected	Cellulose 25%	Other Non-Fibrous 75%
10296-03 15051100.03	A	White Joint Compound Homogeneous	YES	Chrysotile 3%		Binders 97%
10296-03 15051100.03	B	White Fibrous Tape Homogeneous	NO	None Detected	Cellulose 100%	

NVLAP Lab Code: 200784-0

TDSHS License No. 300373

LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

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Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
10296-03 15051100.03	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Binders 80%
10296-03 15051100.03	D	Yellow Fibrous Wallcovering Non-Homogeneous	NO	None Detected	Cellulose 25%	Other Non-Fibrous 75%
10296-04 15051100.04	A	White Joint Compound Homogeneous	YES	Chrysotile 3%		Binders 97%
10296-04 15051100.04	B	White Fibrous Tape Homogeneous	NO	None Detected	Cellulose 100%	
10296-04 15051100.04	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Binders 80%

NVLAP Lab Code: 200784-0
TDSHS License No. 300373
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Notes:
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Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
10296-04 15051100.04	D	Yellow Fibrous Wallcovering Non-Homogeneous	NO	None Detected	Cellulose 25%	Other Non-Fibrous 75%
10296-05 15051100.05	A	White Joint Compound Homogeneous	YES	Chrysotile 3%		Binders 97%
10296-05 15051100.05	B	White Fibrous Tape Homogeneous	NO	None Detected	Cellulose 100%	
10296-05 15051100.05	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Binders 80%
10296-05 15051100.05	D	Yellow Fibrous Wallcovering Non-Homogeneous	NO	None Detected	Cellulose 25%	Other Non-Fibrous 75%

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Notes:
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Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
10296-06 15051100.06	A	White Joint Compound Homogeneous	YES	Chrysotile 3%		Binders 97%
10296-06 15051100.06	B	White Fibrous Tape Homogeneous	NO	None Detected	Cellulose 100%	
10296-06 15051100.06	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Binders 80%
10296-06 15051100.06	D	Yellow Fibrous Wallcovering Non-Homogeneous	NO	None Detected	Cellulose 25%	Other Non-Fibrous 75%
10296-07 15051100.07	A	White Joint Compound Homogeneous	YES	Chrysotile 3%		Binders 97%

NVLAP Lab Code: 200784-0

TDSHS License No. 300373

LEDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

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Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
10296-07 15051100.07	B	White Fibrous Tape Homogeneous	NO	None Detected	Cellulose 100%	
10296-07 15051100.07	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Binders 80%
10296-07 15051100.07	D	Yellow Fibrous Wallcovering Non-Homogeneous	NO	None Detected	Cellulose 25%	Other Non-Fibrous 75%
10296-08 15051100.08	A	White Joint Compound Homogeneous	YES	Chrysotile 3%		Binders 97%
10296-08 15051100.08	B	White Fibrous Tape Homogeneous	NO	None Detected	Cellulose 100%	

NVLAP Lab Code: 200784-0
TDSHS License No. 300373
LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:
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10296-08 15051100.08	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Binders 80%
10296-08 15051100.08	D	Yellow Fibrous Wallcovering Non-Homogeneous	NO	None Detected	Cellulose 25%	Other Non-Fibrous 75%
10296-09 15051100.09	A	White Joint Compound Homogeneous	YES	Chrysotile 3%		Binders 97%
10296-09 15051100.09	B	White Fibrous Tape Homogeneous	NO	None Detected	Cellulose 100%	
10296-09 15051100.09	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Binders 80%

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Notes:
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10296-09 15051100.09	D	Yellow Fibrous Wallcovering Non-Homogeneous	NO	None Detected	Cellulose 25%	Other Non-Fibrous 75%
10296-10 15051100.10	A	White Joint Compound Homogeneous	YES	Chrysotile 3%		Binders 97%
10296-10 15051100.10	B	White Fibrous Tape Homogeneous	NO	None Detected	Cellulose 100%	
10296-10 15051100.10	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Binders 80%
10296-10 15051100.10	D	Yellow Fibrous Wallcovering Non-Homogeneous	NO	None Detected	Cellulose 25%	Other Non-Fibrous 75%

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Sample # Lab ID #	Layer	Sample Description	Asbestos Detected (Yes/No)	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
10296-11 15051100.11	A	White Joint Compound Homogeneous	YES	Chrysotile 3%		Binders 97%
10296-11 15051100.11	B	White Fibrous Tape Homogeneous	NO	None Detected	Cellulose 100%	
10296-11 15051100.11	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Binders 80%
10296-11 15051100.11	D	Yellow Fibrous Wallcovering Non-Homogeneous	NO	None Detected	Cellulose 25%	Other Non-Fibrous 75%
10296-12 15051100.12	A	White Joint Compound Homogeneous	YES	Chrysotile 3%		Binders 97%

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10296-12 15051100.12	B	White Fibrous Tape Homogeneous	NO	None Detected	Cellulose 100%	
10296-12 15051100.12	C	Brown/White Fibrous Sheetrock Non-Homogeneous	NO	None Detected	Cellulose 20%	Binders 80%
10296-12 15051100.12	D	Yellow Fibrous Wallcovering Non-Homogeneous	NO	None Detected	Cellulose 25%	Other Non-Fibrous 75%

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LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analytical percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

These results are submitted pursuant to EAS' current terms of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. Percent ranges reported are estimates and not absolute percent range values.

Analyzed By: *Terry Brindley*
Terry Brindley

Approved Signatory: *Terry Brindley*
Terry Brindley

RP150511005



Environmental Analytical Services, LLC

13201 Northwest Freeway Suite 503,
Houston Texas 77040
(281) 850-4892 • Fax (713) 934-9942
E-mail caslabs@aol.com
Lone Star Overnight Account #123757

CHAIN OF CUSTODY

* Job ID: 15051100



Astex Environmental Services 139 Braniff Drive San Antonio, Texas 78216		TexMex Office Property	
Project #	AE-15-10296	Analysis:	PLM
Address:	Washington/Covent Street	Note:	
City, State:	Laredo, Texas	Date:	May 8, 2015

TURNAROUND TIME: ~~24 HOURS~~ 3 DAY

(NOTE: All Turnaround Times are based on the Date / Time the Sample is received by the Laboratory)

	Sample Number	Location	Description
1.	01	General Area - See Site Plan	Sheetrock wa ✓
2.	02	↓	↓
3.	03		
4.	04		
5.	05		
6.	06		
7.	07		
8.	08		
9.	09		
10.	10		
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18.			
19.			
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25.			
26.			

Page 11 of 11

15051100

Relinquished By: [Signature]
(signature) Date and Time.

Accepted By: [Signature] 5-11-15 9:59 am
(signature) Date and Time:



**Environmental
Analytical
Services, LLC**

13201 Northwest Freeway Suite 520
Houston, Texas 77040
phone 713-343-4017 • fax 713-934-9942
www.easlabs.com • facebook.com/easlabs • info@easlabs.com

**Point Count Method by Polarized Light Microscopy Analysis
(EPA 600/R-93/116)**

Client Information:
Astex Environmental Services, Inc.
139 Braniff Dr.
San Antonio, Texas 78216

Phone: 210-828-9800
Fax: 210-829-4927

Project:
TexMex Office Property
Washington/Convent Street
AE-15-10296
EAS Job #: 15051100
Attn: Mr. Jeff Zunker

Date Analyzed: May 15, 2015
Date Received: May 14, 2015
Microscope: Olympus-CH-40
Analysis Time Requested: 24 hour

Sample#	Layer	Sample Description	Homogeneous (Y/N)	Asbestos Detected? Yes/No	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
10296-01 15051100.01	A	White Joint Compound	NO	YES	Chrysotile 2.50%		
10296-02 15051100.02	A	White Joint Compound	NO	YES	Chrysotile 2.50%		
10296-03 15051100.03	A	White Joint Compound	NO	YES	Chrysotile 2.75%		
10296-04 15051100.04	A	White Joint Compound	NO	YES	Chrysotile 2.25%		
10296-05 15051100.05	A	White Joint Compound	NO	YES	Chrysotile 2.50%		
10296-06 15051100.06	A	White Joint Compound	NO	YES	Chrysotile 2.25%		
10296-07 15051100.07	A	White Joint Compound	NO	YES	Chrysotile 2.25%		
10296-08 15051100.08	A	White Joint Compound	NO	YES	Chrysotile 2.75%		
10296-09 15051100.09	A	White Joint Compound	NO	YES	Chrysotile 2.50%		

NVLAP Lab Code: 200784-0

TDSHS # 300373

Page 1 of 2

Notes:

Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysis percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test reports results only to the items tested. Neither NVLAP nor EPA accreditation implies endorsement by any US Government agency. This report may not be reproduced except in full without written permission from Environmental Analytical Services.

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Analyzed by:

Arthur Hernandez

Approved Signatory:

Arthur Hernandez



**Environmental
Analytical
Services, LLC**

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Houston, Texas 77040
phone 713-343-4017 • fax 713-934-9942
www.easlabs.com • facebook.com/easlabs • info@easlabs.com

**Point Count Method by Polarized Light Microscopy Analysis
(EPA 600/R-93/116)**

Client Information:
Astex Environmental Services, Inc.
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Phone: 210-828-9800
Fax: 210-829-4927

Project:
TexMex Office Property
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AE-15-10296
EAS Job #: 15051100
Attn: Mr. Jeff Zunker

Date Analyzed: May 15, 2015
Date Received: May 14, 2015
Microscope: Olympus-CH-40
Analysis Time Requested: 24 hour

Sample#	Layer	Sample Description	Homo- Geneous (Y/N)	Asbestos Detected? Yes/No	Asbestos Mineral Percent	Non-Asbestos Fibers	Non-Fibrous Material
10296-10 15051100.10	A	White Joint Compound	NO	YES	Chrysotile 2.50%		
10296-11 15051100.11	A	White Joint Compound	NO	YES	Chrysotile 2.25%		
10296-12 15051100.12	A	White Joint Compound	NO	YES	Chrysotile 2.25%		

NVLAP Lab Code: 200784-0
TDSHS # 300373
Page 2 of 2

Notes:

Some samples (floor mat, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test reports relates only to the items tested. Neither NVLAP nor EPA accreditation implies endorsement by any US Government agency. This report may not be reproduced except in full without written permission from Environmental Analytical Services.

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Analyzed by:

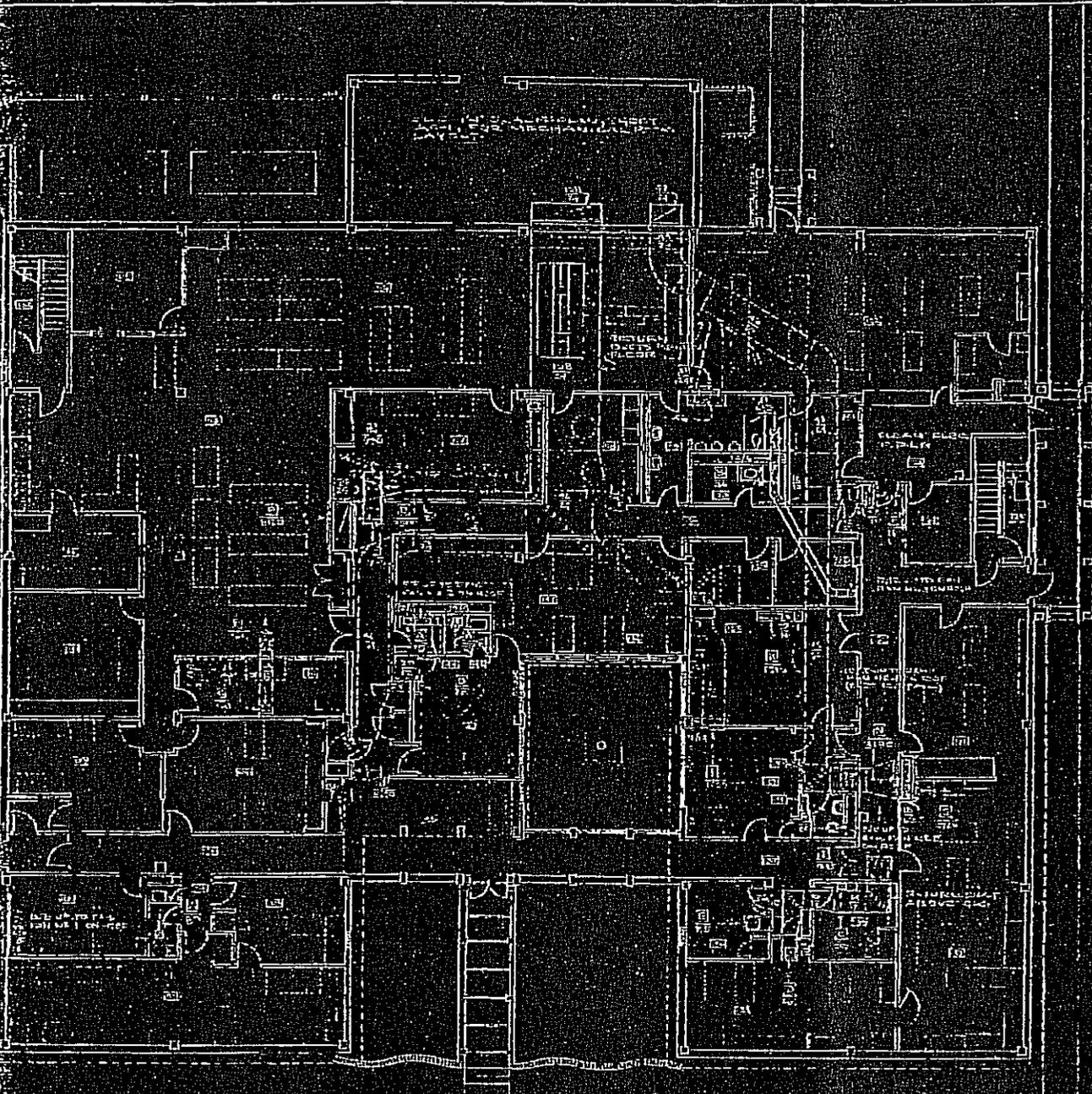
Arthur Hernandez

Approved Signatory:

Arthur Hernandez

SAMPLE LOCATION DRAWING

MAY 8, 2015 - Asbestos Survey



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



NO. 7/2162	STANLEY AND SUTHERLAND ARCHITECTS ARCHITECTS AND ENGINEERS 1001 N. GARDNER STREET DALLAS, TEXAS 75202	AN OFFICE BUILDING FOR THE TEXAS MEXICAN RAILWAY COMPANY LAREDO TEXAS	AIR CONDITIONING	AC-21
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TEXAS DEPARTMENT OF STATE HEALTH SERVICES

**JEFF ZUNKER SPECIALTY PRODUCTS INC DBA
ASTEX ENVIRONMENTAL SERVICES**

is certified to perform as a

Asbestos Consultant Agency

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 "David Lahey MD".

DAVID LAHEY, M.D.
COMMISSIONER OF HEALTH

License Number: 100436

Control Number: 96741

Expiration Date: 11/17/2016

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE

APPENDIX C
ASBESTOS HAZARD ASSESSMENT
JUNE 25, 2015

**Asbestos Hazardous Assessment
TexMex Office Property
Corner of Washington St. and Convent St.
Laredo, Texas 78040**

for

The County of Webb

Prepared by

**Tony G. Alderete
Webb County Senior Inspector
Engineering Department
Laredo, Texas 78040
1-956-523-4055**

JUNE 25, 2003

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III. SCOPE AND PURPOSE	4
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<hr/>	
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I. EXECUTIVE SUMMARY

An asbestos hazardous assessment was conducted, at the TexMex offices at the corner of Washington St. and Convent St., on June 18, 2003, by Mr. Tony Alderete the Webb County Senior Inspector. Mr. Alderete is a State Licensed Asbestos Inspector and Management Planner. This comprehensive asbestos survey was conducted on a two store facility of approximate 23,000 sq. ft., for the County of Webb.

An initial building walk-through was directed to obtain a general orientation of the facility. Numerous bulk samples were secured from the pertinent homogenous areas in each of the functional spaces. Houston Analytical Laboratory of (Houston, Texas) analytically analyzed the bulk samples. Evidence of Chrysotile asbestos was found in the white/brown floor tile, adhesive, joint compound, and A/C pipe insulation. All other samples collected were below the detectable levels.

An asbestos Management Plan is recommended to treat the flooring, adhesive, joint compound and A/C pipe insulation material to be left in place.

These materials show levels of asbestos above the action level set forth in the STATE and FEDERAL guidelines. If area with asbestos is to be removed an asbestos abatement plan will have to be developed before removal.

II. INTRODUCTION

Asbestos minerals are divided into two groups; serpentine and amphibole. Serpentine minerals have a sheet or layered structure, while amphiboles have a chain-like structure. Chrysotile is the only mineral in the serpentine group and is commonly known as "white asbestos" because of its natural color. The most commonly used type of asbestos is Chrysotile, accounting for approximately 95% of the asbestos found in buildings in the U.S.. Amosite, belonging to the amphibole group, is the second most likely type of asbestos to be found in buildings and is referred to as "brown asbestos", again because of its natural color. Crocidolite, "blue asbestos", is also an Amphibole. Asbestos has been a major component in many building materials because of its flame resistance property, its' strength, conductive characteristic, and impervious characteristic to chemical corrosion. Buildings built prior to 1988 are known to contain asbestos in roofing materials, floor tile /mastic, insulation and other products.

Airborne asbestos fibers, a known carcinogen and dangerous health hazard, are of a great environmental concern. When asbestos fibers become airborne, these fibers may be inhaled or ingested embedding themselves into the lung and/or stomach cavity. A typical size of asbestos fibers is 0.1 to 10 microns in length which is not generally visible to the human eye. When disturbed, the fibers become suspended in the air for many hours increasing

the extent of asbestos exposure for individuals with in the area. As long as asbestos containing material (ACM) remains in good condition and is not disturbed by renovation, repair, maintenance, damage or other activities, ACM can be properly treated and managed to reduce the potential health hazard to the occupants. Findings from on going research of asbestos show that only preventable measures of limiting the exposure to airborne asbestos fibers must be practiced in order to prevent the development of asbestos related diseases such as asbestosis, cancer of the lungs and mesothelioma.

The U.S. Environmental Protection Agency (EPA) has distinguished between friable and nonfriable forms of ACM. ACM is defined as materials or products that contain more than one percent (1.0%) of any kind or combination of asbestos mineral, as determined by EPA recommended methods. Friable forms of ACM are easily crumbled with little manipulation where the fibers are more readily to becoming airborne. However, nonfriable ACM may also become airborne when disturbed.

III. SCOPE

Notification to occupants was made through owner.

A pre-inspection meeting was held on site with the owner representative, Mr. Domingez.

I was given a brief narrative of the buildings history and proposed future uses. The floor plans were supplied by the owner. Data on maintenance personnel was not provided by the client, consequently, no interviews were conducted.

No record of previous investigations was provided by the client.

An initial walk-through was conducted by Mr. Tony Alderete the Webb County Senior Inspector and State Licensed Asbestos Inspector and Management Planner. accompanied by Mr. Domingez to obtain a general orientation of the facilities.

Each area investigated was systematically inspected for (1) surface material, (2) thermal system insulation (TSI), and (3) miscellaneous products.

Building areas were separated into homogeneous areas and functional spaces. Suspect asbestos containing materials (SACM) were identified and bulk samples, deemed appropriate were taken. A physical analysis and classification of materials was performed as well as an analytical analysis of the specimens for asbestos properties.

The AHERA, E.P.A, OSHA guidelines governing hazardous assessment and bulk sampling were adhered to.

Functional spaces were checked for friable and nonfriable SACM.

The number of samples was determined by a licensed accredited inspector.

IV. PROCEDURES/METHODS
RECORDS AND DOCUMENTS REVIEW
SAMPLING PLAN
METHODS USED TO COLLECT SAMPLES

The AHERA, E.P.A., and OSHA guidelines governing hazardous assessment and bulk sampling were adhered to. A hazard assessment was performed on the above referenced site to determine if SACM were present. A visual inspection of the building was first performed where data pertaining to each functional space and homogeneous areas were collected. Each area of the investigation was systematically inspected for surfacing material, thermal system insulation (TSI), and miscellaneous products. Surfacing material means: material that are sprayed-on, toweled-on, or applied to surfaces, acoustical plaster on ceiling and fire proofing materials on structural members. TSI means material applied to pipes, fitting, boilers, tanks, ducts, or other interior structural components to prevent heat loss, gain, condensation, or for other purposes. TSI shall be treated as nonfriable unless it is disturbed, or damaged. Miscellaneous products include floor tile, floor wall trimming, adhesives, wall-board and joint compound. Asbestos joint compound and textures are friable. Asbestos may be released through sawing or sanding operations during installation, remodeling, and removing. Asbestos flooring is not friable, yet asbestos may be released primarily through sawing or sanding operations during installation, remodeling, and removing.

Materials were grouped according to the homogeneous material in each functional space. Bulk samples were secured from SACM for analyzes. The bulk samples were analyzed by polarized light microscopy (PLM) which determines both the percent and type of asbestos in the bulk sample.

V. SITE DESCRIPTION/CONDITION ASSESSMENT

Condition Assessment of the homogeneous material in each functional space was determined to be in good condition.

VI. FINDINGS

SITE INVESTIGATION RESULTS

Asbestos Containing Material (ACM)

Forty bulk samples were secured pertaining to the homogeneous areas in each of the functional spaces. The bulk samples were analytically analyzed for SACM. Evidence of Chrysotile was found in the flooring, adhesive, joint compound, and A/C pipe insulation materials. All other samples collected were below detectable levels.

VII. CONCLUSIONS

When ACM is disturbed because of construction, damage, maintenance activities, or vibration, asbestos fibers may become airborne. It is important to note that the renovation of this old building may have an adverse impact on the facility. Materials tested, show levels of asbestos above the action level set forth in the STATE and FEDERAL guidelines.

Miscellaneous products (Flooring & adhesive) and surfacing materials (tape/ float material) in all of the functional spaces indicate levels of asbestos above the action level set forth in AHERA and E.P.A. guidelines. Measures will have to be taken to manage the flooring, adhesive, joint compound, and A/C pipe insulation material.

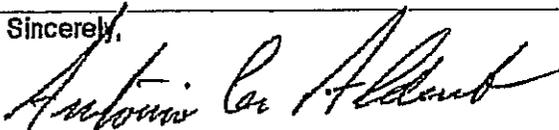
VIII. RECOMMENDATIONS

A long term solution is one of removal and properly disposing of ACM. To develop an Asbestos Abatement Plan to remove the ACM would be about five thousand dollars (\$5,000.00). The process of removal and disposal in accordance with environmental regulations can be quite expensive, over a hundred and fifty thousand dollars (\$150,000.00) for this facility. The other solution would be to develop a Management Plan in house to contain or encapsulate the ACM and deal with it in place at a cost of approximately seventy five thousand dollars (\$75,000.00). The building should not be demolished and the parking facility constructed above it, this would greatly reduce the proposed cost of the project. I recommend that a Management Plan be developed in order to manage the ACM found in area not to be disturbed. An asbestos Abatement Plan must be developed for areas to be removed and/or disturbed.

IX. DISCLAIMER AND LIMITATIONS

Bulk samples are a representation of homogeneous materials and are not all conclusive. Limited in time and scope to the date of this report and objective identified in this report, outside sources, historical references, and future plans provided by client were used in arriving at conclusions presented herein.

Sincerely,



Antonio G. Alderete
License # 20-5034

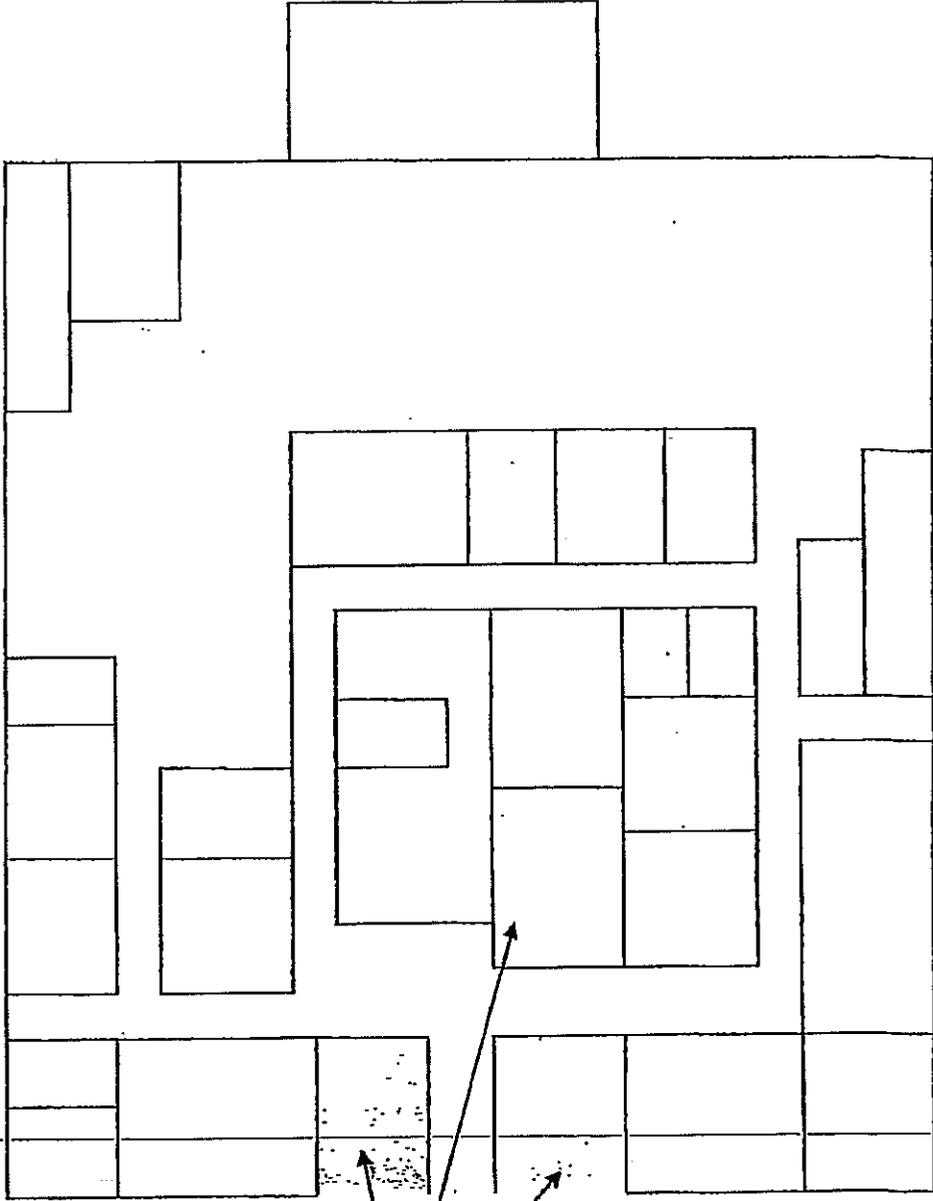
EXHIBIT 1 EXISTING FLOOR PLAN

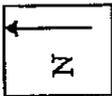
TexMex Office

Convent St.

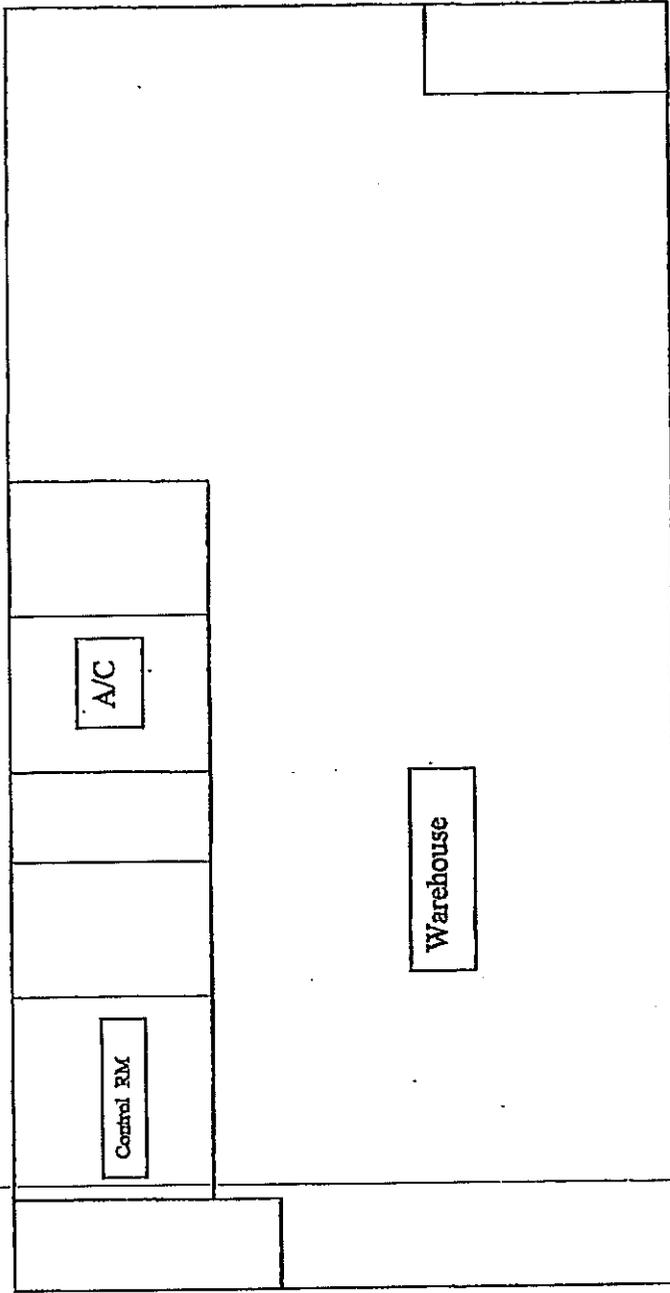
PLANTING AREA

N





TexMex Second Floor



Warehouse

Washington St.

EXHIBIT 2 -- FUNCTIONAL SPACES

FUNCTIONAL SPACES

FIRST FLOOR

- A. Freight Dept. Area #122 - 554 Sq. Ft.
- B. General Clerk Area #116 - 1683 Sq. Ft.
- C. Auditor Area #115 - 193 Sq. Ft.
- D. Cashier Area
- E. Freight Office Area #121 -- 125 Sq. Ft.
- F. Lobby Area #123 - 192 Sq. Ft.
- G. Teletype Area #124 - 150 Sq. Ft.
- H. Men's Toilet #119 - 144 Sq. Ft.
- I. Women's Toilet #120 - 144 Sq. Ft.
- J. Coffee Bar #118 - 171 Sq. Ft.
- K. Central Printing #117 - 326 Sq. Ft.
- L. Interline Clark Area #113 - 542 Sq. Ft.
- M. Vault #114 - 164 Sq. Ft.
- N. Car Account Area #110 - 272 Sq. Ft.
- O. Treasurer Area #109 - 249 Sq. Ft.
- P. Payroll Area #111 - 234 Sq. Ft.
- Q. Asst. Auditor Area #108 -- 244 Sq. Ft.
- R. Trammaster Area # 105 - 191 Sq. Ft.
- S. Chief Engineer #103 - 181 Sq. Ft.
- T. Engineering Dept. Area #101 - 528 Sq. Ft.
- U. Reception Area #138 - 227 Sq. Ft.
- V. V. Pres. Office Area #139 - 256 Sq. Ft.
- W. Central File Room Area #147 - 100 Sq. Ft.
- X. Secretary Center Area #146 - 387 Sq. Ft.
- Y. Office #125 - 93 Sq. Ft.
- Z. Office #126 - 93 Sq. Ft.
- AA. Corridor #148 - 240 Sq. Ft.
- BB. Board Room #127 - 330 Sq. Ft.
- CC. Pres. Office #129 - 300 Sq. Ft.
- DD. Hall #128 -- 330 Sq. Ft.
- EE. Corridor #151 - 325 Sq. Ft.
- FF. Corridor #137 - 240 Sq. Ft.
- GG. Corridor #106 -- 240 Sq. Ft.
- HH. Corridor #143 - 140 Sq. Ft.
- II. Office #135 - 285 Sq. Ft.
- JJ. Traffic Dept. #133 - 944 Sq. Ft.
- KK. Claims Dept #152 - 224 Sq. Ft.
- LL. Office #136 - 121 Sq. Ft.
- MM. Office #134 - 121 Sq. Ft.
- NN. Plenum Area - 5,814 Sq. Ft.
- OO. Mechanical Equipment - 867 Sq. Ft.

TEXMEX

FUNCTIONAL SPACES

SECOND FLOOR

- PP. CONTROL ROOM - 200 Sq. Ft.
 - QQ. PHONE ROOM - 100 Sq. Ft.
 - RR. EQUIPMENT ROOM - 150 Sq. Ft.
 - SS. JANITOR ROOM - 100 Sq. Ft.
 - TT. A/C ROOM - 200 Sq. Ft.
 - UU. WAREHOUSE AREA - 5164 Sq. Ft.
-

EXHIBIT 3 – HOMOGENEOUS MATERIAL

HOMOGENEOUS MATERIALS

1. Black Floor Tile
2. Off White Floor Tile
3. Tan Floor Tile
4. Green & Brown Design Carpet
5. Green Med. Pile Carpet
6. Green Short Pile Carpet
7. 6X6 Ceramic Floor Tile
8. Small Ceramic Floor Tile
9. Concrete floor
10. Black Floor Mastic
11. Yellow Floor Mastic
12. Green Base Board
13. Brown Base Board
14. Black Base Board
15. Wood Base Board
16. Block Wall
17. Sheet-rock Wall Painted Light Green
18. Sheet-rock Wall Painted Light Green With Wall Paper
19. Panel Wall
20. Brick Wall
21. Movable Wall Partition
22. 2X2 Ceramic Wall Tile
23. 2X4 Hanging Ceiling
24. A/C Cloth Material (White)
25. A/C Insulation
26. A/C Pipe Insulation (Gray)
27. Pipe Insulation (White)
28. Electrical Wire Insulation (Red)
29. Electrical Wire Insulation (Black)
30. Electrical Wire Insulation (White)

31. Electrical Wire Insulation (White)
32. Electrical Wire Insulation (White Cloth Cord)
33. Vault Doors and Walls Insulation (assumed)
34. Insulation
35. Window Glass Glazing

EXHIBIT 4 – DATE FROM FOR BULK SAMPLES

ASBESTOS SAMPLING REPORT

WEBB COUNTY ENGINEERING
1110 WASHINGTON ST. STE 303
LAREDO, TEXAS 78040

PROJECT: TEXMEX BUILDING
LICENSE NO.: 205034
INSPECTOR: TONY ALDERETE

Tony Alderete

NO.	Date	Functional space	Homogeneous Material	Description
1	6/16/2003	A #122	2	Floor Tile Gray / Yellow Mastic ✓
2	6/16/2003	A #122	2	Floor Tile Gray / Yellow Mastic ✓
3	6/16/2003	A #122	2	Floor Tile Gray / Yellow Mastic ✓
4	6/16/2003	E #121	3	Floor Tile Tan / Black Mastic ✓
5	6/16/2003	B #116	3	Floor Tile Tan / Yellow Mastic ✓
6	6/16/2003	B #116	3	Floor Tile Tan / Yellow Mastic ✓
7	6/16/2003	JJ #133	3	Floor Tile Tan / Black Mastic ✓
8	6/16/2003	JJ #133	3	Floor Tile Tan / Black Mastic ✓
9	6/16/2003	L #113	3	Floor Tile Tan / Black Mastic ✓
10	6/16/2003	T #101	3	Floor Tile Tan / Black Mastic ✓
11	6/16/2003	F #123	1	Floor Tile Black / Yellow Mastic ✓
12	6/16/2003	F #123	1	Floor Tile Black / Yellow Mastic ✓
13	6/16/2003	F #123	1	Floor Tile Black / Yellow Mastic ✓
14	6/16/2003	F #123	14	Black Base Board / Yellow Mastic ✓
15	6/16/2003	F #123	14	Black Base Board / Yellow Mastic ✓
16	6/16/2003	F #123	14	Black Base Board / Yellow Mastic ✓
17	6/16/2003	B #116	12	Green Base Board / Yellow Mastic ✓
18	6/16/2003	A #122	12	Green Base Board / Yellow Mastic ✓
19	6/16/2003	T #101	12	Green Base Board / Yellow Mastic ✓
20	6/16/2003	PP	13	Brown Base Board / Black Mastic ✓
21	6/16/2003	PP	13	Brown Base Board / Black Mastic ✓
22	6/16/2003	PP	13	Brown Base Board / Black Mastic ✓
23	6/16/2003	B #116	23	White 2x4 Ceiling Tile ✓
24	6/16/2003	B #116	23	White 2x4 Ceiling Tile ✓
25	6/16/2003	A #122	23	White 2x4 Ceiling Tile ✓
26	6/16/2003	T #101	23	White 2x4 Ceiling Tile ✓
27	6/16/2003	JJ #133	23	White 2x4 Ceiling Tile ✓
28	6/16/2003	PP	23	White 2x4 Ceiling Tile ✓
29	6/16/2003	H #119	18	Sheet rock with vinyl covering ✓

ASBESTOS SAMPLING REPORT

WEBB COUNTY ENGINEERING
1110 WASHINGTON ST. STE 303
LAREDO, TEXAS 78040

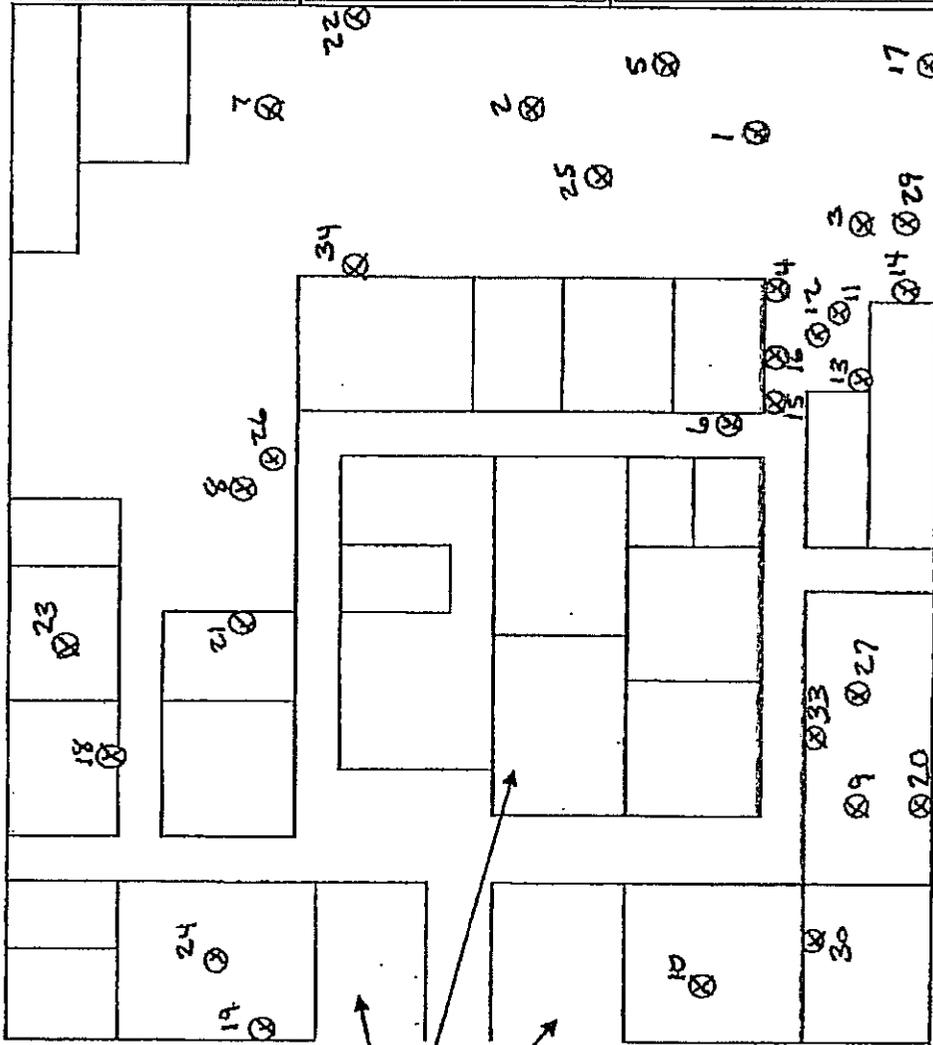
PROJECT: TEXMEX BUILDING
LICENSE NO.: 205034
INSPECTOR: TONY ALDERETE

Tony Alderete

NO.	Date	Functional space	Homogeneous Material	Description
30	6/16/2003	F #123	18	Sheet rock with vinyl Covering ✓
31	6/16/2003	GG #108	18	Sheet rock with vinyl Covering ✓
32	6/16/2003	B #118	17	Sheet rock with Green Paint / Joint Compound ✓
33	6/16/2003	A #122	17	Sheet rock with Green Paint / Joint Compound ✓
34	6/16/2003	JJ # 133	17	Sheet rock with Green Paint / Joint Compound ✓
35	6/16/2003	PP	17	Sheet rock walls 2nd Floor ✓
36	6/16/2003	PP	17	Sheet rock walls 2nd Floor ✓
37	6/16/2003	PP	17	Sheet rock walls 2nd Floor Floor Tile ✓
38	6/16/2003	TT	25	Pipe Insulation Gray ✓
39	6/16/2003	TT	25	Pipe Insulation Black ✓
40	6/16/2003	TT	24	Cloth Material ✓
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EXHIBIT 5 – SAMPLE LOCATIONS

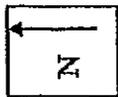
TexMex Office



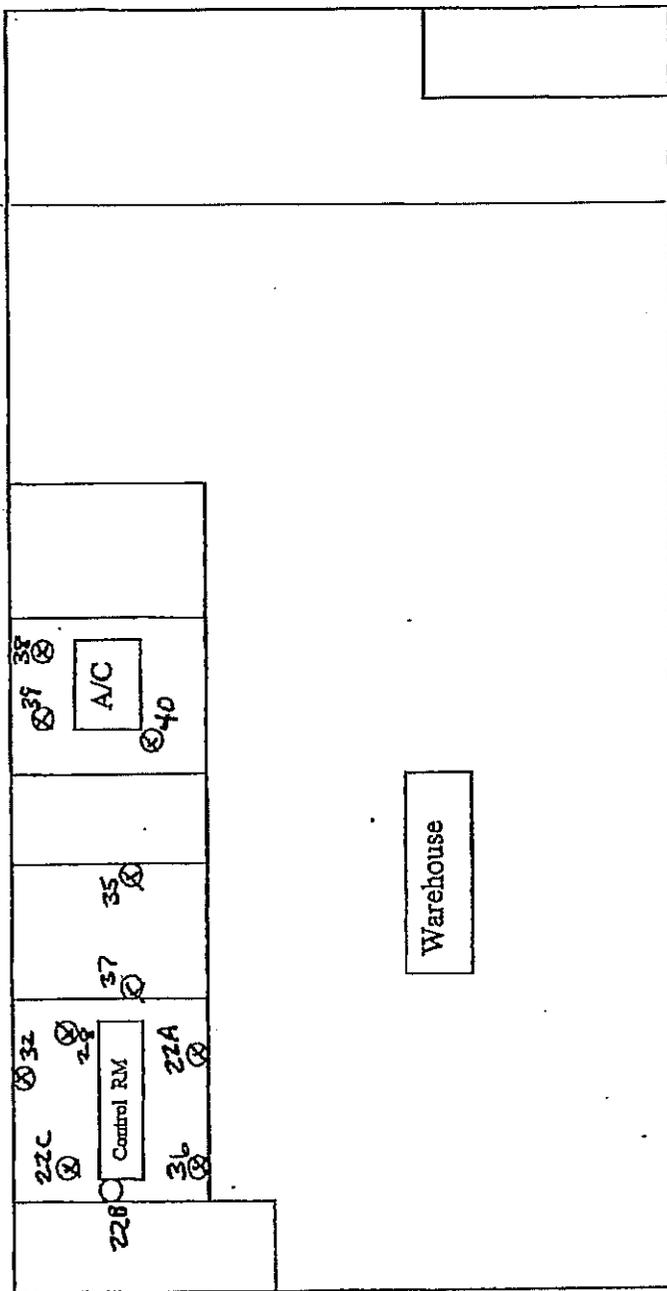
Convent St.

PLANTING AREA

N



TexMex Second Floor



3-11-64

EXHIBIT 6 – LAB REPORT

AshInspTexMex

Vertical text on the right margin, possibly a page number or reference code.



Houston Analytical Laboratory

A Division of The Saul Corporation
 NVLAP Accredited Laboratory # 200473-0
 TDH Licensed Laboratory # 50-0538

Polarized Light Microscopy Bulk Analysis

HAL Job Number: 06-03-2859
 Client: Webb County Engineering Department
 Client PO Number: 03-0120400
 Client Project Number: - None Given -
 Client Project: TexMax Building
 Date Samples Received: June 18, 2003
 Turnaround: 3 Day

Standard Report

Data QA

Note: The USEPA requires use of stratified analysis for NESHP and AHERA compliance. OSBA and TDH do not recognize the use of sample compositing.

Client Sample ID	HAL Sample ID	L A Y E R	Macroscopic Description	Sub Part (%)	Asbestos		Non-Fibrous Constituents (%)
					Type	Calibrated Visual Estimate (%)	
1	HSN-03-52629	A	Yellow mastic	2	ND	TR	100
		B	White/brown tile	98	ND	TR	100
2	HSN-03-52630	A	Yellow mastic	2	ND	TR	100
		B	White/brown tile	98	ND	TR	100
3	HSN-03-52631	A	Yellow mastic	1	ND	TR	100
		B	White/brown tile	99	ND	TR	100
4	HSN-03-52632	A	Yellow mastic	TR	ND	TR	100
		B	White/gray tile	100	ND	TR	100
5	HSN-03-52633	A	Yellow mastic	TR	ND	0	100
		B	White/gray tile	100	ND	0	100
6	HSN-03-52634	A	Black mastic	2	5	3	92
		B	White/brown tile	98	8	TR	92
7	HSN-03-52635	A	Black mastic	2	4	4	92
		B	White/brown tile	98	8	0	92
8	HSN-03-52636	A	Black mastic	1	5	2	93
		B	White/brown tile	99	8	TR	92

ND = None Detected
 TR = Trace
 Trans-Act = Tremolite-Actinolite

Analyst: BSC



Houston Analytical Laboratory
 A Division of The Sand Corporation
 NVLAP Accredited Laboratory # 200473-0
 TDE Licensed Laboratory # 30-0158

Polarized Light Microscopy Bulk Analysis

HAL Job Number: 06-03-2859
 Client: Webb County Engineering Department
 Client PO Number: 03-0120400
 Client Project Number: None Given -
 Client Project: TerMer Building
 Date Samples Received: June 18, 2005
 Turnaround: 3 Day

Standard Report

Data QA

Note: The USEPA requires use of stratified analysis for NESBAP and AHERA compliance. OSHA and TDR do not recognize the use of sample compositing.

Client Sample ID	HAL Sample ID	L A Y E R	Macroscopic Description	Sub Part (%)	Asbestos Type	Calibrated Visual Estimate (%)	Non	Non
							Asbestos Fibers (%)	Fibrous Constituents (%)
9	HSN-03-52657	A	Black mastic	2	Chrysotile	6	2	92
		B	White/brown tile	98	Chrysotile	10	TR	90
10	HSN-03-52658	A	Black mastic	1	Chrysotile	5	2	93
		B	White/brown tile	99	Chrysotile	8	TR	92
11	HSN-03-52659	A	Black/white tile	100		ND	TR	100
12	HSN-03-52640	A	Yellow mastic	TR		ND	TR	100
		B	Black/white tile	100		ND	G	100
13	HSN-03-52641	A	Tan mastic	2		ND	TR	100
		B	Black/white tile	98		ND	G	100
14	HSN-03-52642	A	Cream mastic	4		ND	TR	100
		B	Black cove	96		ND	G	100
15	HSN-03-52643	A	Cream mastic	10		ND	TR	100
		B	Black cove	90		ND	G	100
16	HSN-03-52644	A	Cream mastic	18		ND	TR	100
		B	Black cove	82		ND	G	100

ND = None Detected
 TR = Trace
 Trans-Act = Transmittance-Actinetic

Analyst: ESC



Polarized Light Microscopy Bulk Analysis

HAL Job Number: 06-03-2859
 Client: Webb County Engineering Department
 Client PO Number: 03-0120400
 Client Project Number: None Given -
 Client Project: TextMex Building
 Date Samples Received: June 18, 2003
 Turnaround: 3 Day

Standard Report

MX
 Data QA

Note: The USEPA requires use of stratified analysis for NESHLAP and AHERA compliance. OSHA and TDE do not recognize the use of sample compositing.

Client Sample ID	HAL Sample ID	L A Y E R	Macroscopic Description	Sub Part (%)	Asbestos Type		Calibrated Visual Estimate (%)	Non Asbestos Fibers (%)	Non-Fibrous Constituents (%)
					Asbestos Type	Visual Estimate (%)			
17	HSN-03-52645	A	White mastic w/tan mastic	3	ND	TR	ND	TR	100
		B	Green cove	97	ND	TR	ND	TR	100
18	HSN-03-52646	A	White mastic w/tan mastic	5	ND	TR	ND	TR	100
		B	Green cove	95	ND	TR	ND	TR	100
19	HSN-03-52647	A	White mastic	1	ND	TR	ND	TR	100
		B	Green cove	99	ND	TR	ND	TR	100
20	HSN-03-52648	A	White mastic	1	ND	TR	ND	TR	100
		B	Green cove	99	ND	TR	ND	TR	100
21	HSN-03-52649	A	White mastic	2	ND	TR	ND	TR	100
		B	Green cove	98	ND	TR	ND	TR	100
22A	HSN-03-52650	A	Brown mastic	1	ND	TR	ND	TR	100
		B	Brown cove	99	ND	TR	ND	TR	100
22B	HSN-03-52651	A	Brown mastic	6	ND	TR	ND	TR	100
		B	Brown cove	94	ND	TR	ND	TR	100
22C	HSN-03-52652	A	Brown mastic	3	ND	TR	ND	TR	100
		B	Brown cove	97	ND	TR	ND	TR	100

ND = None Detected
 TR = Trace
 Trem-Act = Tremolite-Actinolite

Analyst: BSC



Houston Analytical Laboratory
 A Division of The Saut Corporation
 NVLAP Accredited Laboratory # 200473-0
 TDR Licensed Laboratory # 30-RE58

Polarized Light Microscopy Bulk Analysis

HAL Job Number: 06-03-2859
 Client: Webb County Engineering Department
 Client PO Number: 03-0120400
 Client Project Number: - None Given -
 Client Project: TerMex Building
 Date Samples Received: June 18, 2003
 Turnaround: 3 Day

Standard Report

ML
 Data QA

Note: The USEPA requires use of stratified analysis for NESEAP and AHERA compliance. OSHA and TEH do not recognize the use of sample compositing.

Client Sample ID	HAL Sample ID	ALYER	Macroscopic Description	Sub Part (%)	Asbestos Type	Calibrated Visual Estimate (%)	Non Asbestos Fibers (%)	Non-Fibrous Constituents (%)
23	HSN-03-52653	A	Tan/white ceiling tile	100		ND	90	10
24	HSN-03-52654	A	Tan/white ceiling tile	100		ND	90	10
25	HSN-03-52655	A	Tan/white ceiling tile	100		ND	90	10
26	HSN-03-52656	A	Tan/white ceiling tile	100		ND	90	10
27	HSN-03-52657	A	Tan/white ceiling tile	100		ND	90	10
28	HSN-03-52658	A	Tan/white ceiling tile	100		ND	90	10
29	HSN-03-52659	A	White drywall plaster	100		ND	4	96
30	HSN-03-52660	A	White/brown drywall	100		ND	10	90
31	HSN-03-52661		No: Received					
32	HSN-03-52662	A	White/brown drywall	4	Chrysotile	ND	40	60
		E	White mud w/green paint	96		3	TE	97
33	HSN-03-52663	A	White drywall plaster	3	Chrysotile	ND	3	97
		B	White mud w/green paint	97		4	TR	96
34	HSN-03-52664	A	White mud w/green paint	20	Chrysotile	4	0	96
		E	Brown/white drywall w/green paint	80		ND	70	30

ND = None Detected
 TR = Trace
 Trem-Ac = Tremolite-Actinolite

Analyst: BSC



Polarized Light Microscopy Bulk Analysis

HAL Job Number: 96-03-2859
 Client: Webb County Engineering Department
 Client PO Number: 03-BL20400
 Client Project Number: - None Given -
 Client Project: TexMex Building
 Date Samples Received: June 18, 2003
 Turnaround: 3 Day

Standard Report

ML
 Data QA

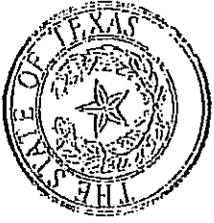
Note: The USEPA requires use of surficial analysis for NESHAP and AHERA compliance. OSHA and EMI do not recognize the use of sample compositing.

Client Sample ID	HAL Sample ID	L A Y E R	Macroscopic Description	Sub Part (%)	Asbestos Type	Calibrated Visual Estimates (%)		Non Asbestos Fibers (%)	Non-Fibrous Constituents (%)
						Asbestos	Non-Fibrous		
35	HSN-03-52665	A	White mud w/green paint	45		ND		TR	100
		B	Brown/white drywall	55		ND		75	25
36	HSN-03-52666	A	Yellow mastic	2		ND		TR	100
		B	Beige/brown tile	98	Chrysotile	4		TR	96
37	HSN-03-52667	A	White mud w/green paint	25		ND		TR	100
		B	Brown/white drywall	75		ND		60	40
38	HSN-03-52668	A	White fibrous woven material w/white sealant & gray paint	35		ND		60	40
		B	Beige insulation w/yellow insulation	65	Chrysotile	8		27	65
39	HSN-03-52669	A	Black fibrous tar w/black fibrous woven material	100		14		30	56
		B	White fibrous woven material w/white paint	100		ND		97	3

ND = None Detected
 TR = Trace
 Tran-Act = Translucent-Actinofite

Analyst: ESC

APPENDIX D
LICENSES / CERTIFICATIONS



TEXAS DEPARTMENT OF STATE HEALTH SERVICES

**JEFF ZUNKER SPECIALTY PRODUCTS INC DBA
ASTEX ENVIRONMENTAL SERVICES**

is certified to perform as a

Asbestos Consultant Agency

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 "David Lakey MD".

DAVID LAKEY, M.D.
COMMISSIONER OF HEALTH

License Number: 100436

Control Number: 96544

Expiration Date: 11/17/2014

(Void After Expiration Date)

VOID IF ALTERED NON-TRANSFERABLE



**Texas Department of
State Health Services**

Asbestos Individual Consultant

ROBERT L GIBSON

License No. 105032

Control No. 96573

Expiration Date: 12/29/2015



COUNTY OF WEBB

Terms and Conditions of Invitations for Bids/Proposals

1. GENERAL CONDITIONS:

Proposers/Bidders are required to submit their proposals upon the following expressed conditions:

- (A) Proposers shall thoroughly examine the scope of work and layouts, instructions and all other contract documents.
- (B) Proposers shall make all investigations necessary to thoroughly inform themselves regarding plant and facilities for delivery of materials and equipment as required by the bid conditions. No plea of ignorance by the bidder of conditions that exist or that may hereafter exist as a result of failure to fulfill in every detail the requirements of the contract documents of the County or the compensation of the vendor.
- (C) Proposers is advised that all County contracts are subject to all legal requirements provided for in county, state and federal statutes and regulations.

2. PREPARATION OF BIDS/PROPOSALS:

Proposals will be prepared in accordance with the following

- (A) Unit prices shall be shown and where there is an error in extension of prices, the unit price shall govern.
- (B) Alternate bids will not be considered unless specifically requested within the proposal package.
- (C) Proposed Period of Performance (POP) must be shown and shall include Sundays and holidays.
- (D) Bidders will not include Federal taxes or State of Texas limited sales excise and use taxes in bid prices since the County of Webb is exempt from payment of such taxes. An exemption certificate will be signed where applicable upon request.

3. DESCRIPTION OF SUPPLIES:

Any catalog or manufacturer's reference used in describing an item is merely descriptive, and not restrictive, unless otherwise noted, and is used only to

indicate type and quality of material. Bidders are required to state exactly what they intend to furnish otherwise they shall be required to furnish the items as specified.

4. SUBMISSION OF BIDS/PROPOSALS:

- (A) Bids/Proposals and changes thereto shall be enclosed in sealed envelopes addressed to the Webb County Clerk. The name and address of the bidder, the date of the proposal opening and the material or service bid on shall be placed on the outside of the envelope.
- (B) Bids/Proposals must be submitted in the forms furnished. Electronic bids/proposals will not be considered. Bids/Proposals, however, may be modified by written notice provided such notice is received at the County Clerk's Office before the time and date set for the proposal opening.
- (C) Samples, when required, must be submitted within the time specified, at no expense to the County of Webb. If not destroyed or used up during testing, samples will be returned upon request at the proposer expense.

5. REJECTION OF BIDS/PROPOSALS:

- (A) The Purchasing Agent may reject a bid/proposal if it is deemed to be non responsive and/or provided by not responsible bidder/proposer.
- (B) No bid/ proposal submitted herein shall be considered if the proposer owes any delinquent taxes to the County of Webb at the time proposals are opened. In the event that the successful proposer herein subsequently becomes delinquent in the payment of his or its County taxes, such fact shall constitute grounds for cancellation of the contract.
- (C) No bid/proposal submitted herein shall be considered unless the bidder/proposer warrants that upon execution of a contract with the County of Webb, the bidder/ proposer will not engage in employment practices which have the effect of discriminating against employees or prospective employees because of race, color, sex, ~~age~~, disability, or national origin and will submit such report as the County may thereafter require to assure compliance.
- (D) The County may, however, reject all proposals whenever it is deemed in the best interest of the County to do so, and may reject any part of a bid. County may also waive any minor informalities or irregularities in any bid.

6. WITHDRAWAL OF BIDS/PROPOSALS:

Bids/Proposals may not be withdraw after the closing time and date.

7. LATE BIDS/PROPOSALS OR MODIFICATIONS:

Bids/Proposals and modifications received after the time set for the proposal submission will not be considered.

8. CLARIFICATIN OR OBJECTION TO PROPOSAL SPECIFICATIONS:

If any person contemplating submitting a proposal for this contract is in doubt as to the true meaning of the specifications, or other bid/proposal documents or any part thereof, the bidder/proposer may submit to the Purchasing Agent on or before five days prior to scheduled opening a request for clarification. All such requests for information shall be made in writing and the person submitting the request will be responsible for its prompt delivery. Any interpretation of Webb County proposal package specification instructions, if made, will be made only by Addendum duly issued. A copy of such Addendum will be posted on the web-site and email to the vendors list that have received email copy of package. The County will not be responsible for any other explanation or interpretation made or given prior to the award of the contract. Any objections to the specifications and requirements as set forth in this proposal must be filed in writing with the Purchasing Agent on or before five days prior to the scheduled opening.

Where there is a question that will not lead to an addendum, the questions will be made in writing to the Purchasing Department. The answer will be in writing posted on the website for everyone to receive the same response.

9. DELINQUENT TAXES:

All vendors seeking to do business with Webb County must owe no delinquent taxes to the County. Attestation of owing no delinquent taxes will be required. If a vendor owes taxes to Webb County, those taxes should be paid before submitting a proposal.

10. AWARD OF CONTRACT:

- (A) The contract will be awarded to the best qualified according to the bid/proposal criteria and a written award letter will be issue.
- (1) Award of a bid/proposal requires formal approval by the Commissioners Court.
 - (2) Bid/Proposal contract must also be approved by the Commissioners Court.
 - (3) The written notice to proceed will be for construction contracts provided after all contract documents are signed

- (D) Prices must be quoted F.O.B. Webb County with all transportation charges prepaid, unless otherwise specified in the Invitation for Bids/Proposals.
- (E) Delivery time will be considered in breaking of tie proposals.
- (F) Period of Performance will commence with written Notice to Proceed.

11. BID BOND

A bid bond in the amount of 5% of the Bid/Proposal issued by an acceptable surety company shall be submitted with each bid. A certified check or Bank Draft payable to the Webb County may be submitted in lieu of the Bid Bond. All such bonds, cashier checks shall be drawn payable to Webb County.

12. PERFORMANCE AND PAYMENT BOND

A Performance Bond is require for construction work if ~~the~~ contract is in excess of \$100,000; and a Payment Bond is require if the construction contract is in excess of \$25,000. The requirement is for all prime ~~contractors~~ which enter into a formal contract with the State, any department, board, ~~agency~~, municipality, county, school district or any division or subdivision. The ~~failure~~ of the successful bidder/proposer to execute the agreement and supply the ~~required~~ bonds within ten (10) days after the award or within such extended period as Webb County may grant, shall constitute a default and Webb County may, at its option either award the contract to next lowest responsible bidder, or re-advertise for bids/proposals. In either case, Webb County may charge ~~against~~ the bidder the difference between the amount of the bid, and the amount ~~for which~~ a contract is subsequently executed irrespective of whether this difference exceeds the amount of the bid bond. If a more favorable bid is received through ~~re-advertisement~~, the defaulting bidder shall have no claim against Webb County ~~for a refund~~.

13. WORKERS' COMPENSATION INSURANCE COVERAGE

The Workers' Compensation Commission has adopted Rule 110.110 effective with all bids advertised after September 1, 1994. The TWCC has stated that it is aware that a statutory requirement for workers' compensation insurance coverage is not being met. Therefore, Rule 110.110 requires that all ~~bidders~~ be covered under workers' compensation insurance to achieve compliance from both contractor(s) and governmental entities. Attachment A is provided in accordance with the requirements on governmental entities. Please read carefully and prepare your bid in full compliance to TWCC Rule 110.110. Failure to provide the required certificates upon submission of a bid could result in your bid being declared non-responsive.

14. REFERENCES:

Webb County requires proposer to supply with this proposal, a list of at least three (3) references where like services have been supplied by ~~their~~ firm. Include name of firm, address, telephone number and name of representative.

15. STATEMENTS:

No oral statement of any person shall modify or otherwise ~~change~~, or affect the terms conditions, plans and/or specifications stated in the ~~bid~~/proposal packages.

16. ETHICS:

The proposer shall not accept or offer gifts or anything of ~~value~~ nor enter into any business arrangement with any employee, of the Webb ~~County~~ Purchasing Department.

17. PROPRIETARY INFORMATION:

All materials submitted to the County become public ~~property~~ and are subject to the Texas Open Records Act upon receipt. If a proposer ~~does not desire~~ proprietary information in the proposal to be disclosed, ~~each page must be~~ identified and marked proprietary a time of submittal. ~~The County will, to the~~ extent allowed by law, endeavor to protect such information ~~from disclosure~~. The final decision as to what information must be disclosed, ~~however~~, lies with the Texas Attorney General. Failure to identify proprietary ~~information~~ will result in all unmarked sections being deemed non-proprietary and ~~available~~ upon public request.

Webb County

Conflict of Interest Disclosure

Effective January 1, 2006, Chapter 176 of the Texas Local Government Code **requires** that any vendor or person considering doing business with a local government entity disclose **in the** Questionnaire Form CIQ, the vendor or person's affiliation or business relationship that might **cause** a conflict of interest with a local government entity. By law, this questionnaire must be filled **with the** records administrator of Webb County no later than the 7th business day after the date the person **becomes** aware of facts that require the statement to be filed. See Section 176.006, Local Government Code. A person commits an offense if the person violates Section 176.006, Local Government Code. **An** offense under this section is a Class C misdemeanor. The questionnaire may be viewed and printed by **following** the link before:

By submitting a response to this request, the vendor represents that it is **in compliance** with the requirements of Chapter 176 of the Texas Local Government Code.

The Webb County Officials who come within Chapter 176 of the Local Government Code relating to filing of Conflict of Interest Questionnaire (Form CIQ) include:

1. Webb County Judge Cayetano "Tāno" Tijerina
2. Commissioner Frank Sciaratta
3. Commissioner Rosaura "Wawi" Tijerina
4. Commissioner John Galo
5. Commissioner Jaime Canales
6. Judge Joe Lopez, Chairman, 49th Judicial District
7. Judge Becky Palomo, 341st Judicial District
8. Judge Monica Notzon, 111th Judicial District

Please send completed forms to the Webb County Clerk's Office located at ~~110~~ Victoria, Suite 201, Laredo, Texas 78040.

CONFLICT OF INTEREST QUESTIONNAIRE
 For vendor or other person doing business with local governmental entity

FORM CIO

This questionnaire reflects changes made to the law by H.B. 1457, 80th Leg., Regular Session. This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a).
 By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code.
 A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor.

OFFICE USE ONLY

Date Received _____

1 Name of person who has a business relationship with local governmental entity.

2 Check this box if you are filing an update to a previously filed questionnaire.

(The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.)

3 Name of local government officer with whom filer has employment or business relationship.

 Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIO as necessary.

A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the filer of the questionnaire?

Yes No

B. Is the filer of the questionnaire receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

Yes No

C. Is the filer of this questionnaire employed by a corporation or other business entity in respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

Yes No

D. Describe each employment or business relationship with the local government officer named in this section.

4 _____
 Signature of person doing business with the governmental entity

 Date

CERTIFICATION
REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY
EXCLUSION FOR COVERED CONTRACTS

PART A.

Federal Executive Orders 12549 and 12689 require the Texas Department of Agriculture (TDA) to screen each covered potential contractor to determine whether each has a right to obtain a contract in accordance with federal regulations on debarment, suspension, ineligibility, and voluntary exclusion. Each covered contractor must also screen each of its covered subcontractors.

In this certification "contractor" refers to both contractor and subcontractor; "contract" refers to both contract and subcontract.

By signing and submitting this certification the potential contractor accepts the following terms:

1. The certification herein below is a material representation of fact upon which reliance was placed when this contract was entered into. If it is later determined that the potential contractor knowingly rendered an erroneous certification, in addition to other remedies available to the federal government, the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, or the TDA may pursue available remedies, including suspension and/or debarment.
2. The potential contractor will provide immediate written notice to the person to which this certification is submitted if at any time the potential contractor learns that the certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
3. The words "covered contract", "debarred", "suspended", "ineligible", "participant", "person", "principal", "proposal", and "voluntarily excluded", as used in this certification have meanings based upon materials in the Definitions and Coverage sections of federal rules implementing Executive Order 12549. Usage is as defined in the attachment.
4. The potential contractor agrees by submitting this certification that, should the proposed covered contract be entered into, it will not knowingly enter into any subcontract with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the Department of Health and Human Services, United States Department of Agriculture or other federal department or agency, and/or the TDA, as applicable.

Do you have or do you anticipate having subcontractors under this proposed contract?

Yes

No

5. The potential contractor further agrees by submitting this certification that it will include this certification titled "Certification Regarding Debarment, Suspension, Ineligibility, and Voluntary Exclusion for Covered Contracts" without modification, in all covered subcontracts and in solicitations for all covered subcontracts.
6. A contractor may rely upon a certification of a potential subcontractor that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered contract, unless it knows that the certification is erroneous. A contractor must, at a minimum, obtain certifications from its covered subcontractors upon each subcontract's initiation and upon each renewal.
7. Nothing contained in all the foregoing will be construed to require establishment of a system of records in order to render in good faith the certification required by this certification document. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
8. Except for contracts authorized under paragraph 4 of these terms, if a contractor in a covered contract knowingly enters into a covered subcontract with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the federal government, Department of Health and Human Services, United States Department of Agriculture, or other federal department or agency, as applicable, and/or the TDA may pursue available remedies, including suspension and/or debarment.

PART B. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION FOR COVERED CONTRACTS

Indicate in the appropriate box which statement applies to the covered potential contractor:

- The potential contractor certifies, by submission of this certification, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this contract by any federal department or agency or by the State of Texas.
- The potential contractor is unable to certify to one or more of the terms in this certification. In this instance, the potential contractor must attach an explanation for each of the above terms to which he is unable to make certification. Attach the explanation(s) to this certification.

Name of Contractor	Vendor ID No. or Social Security No.	Program No.

Signature of Authorized Representative

Date

Printed/Typed Name and Title of Authorized Representative

CERTIFICATION REGARDING FEDERAL LOBBYING
(Certification for Contracts, Grants, Loans, and Cooperative Agreements)

PART A. PREAMBLE

Federal legislation, Section 319 of Public Law 101-121 generally prohibits entities from using federally appropriated funds to lobby the executive or legislative branches of the federal government. Section 319 specifically requires disclosure of certain lobbying activities. A federal government-wide rule, "New Restrictions on Lobbying", published in the Federal Register, February 26, 1990, requires certification and disclosure in specific instances.

PART B. CERTIFICATION

This certification applies only to the instant federal action for which the certification is being obtained and is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$100,000 for each such failure.

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No federally appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federally-appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with these federally funded contract, subcontract, subgrant, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions. (If needed, contact the Texas Department of Agriculture to obtain a copy of Standard Form-LLL.)

3. The undersigned shall require that the language of this certification be included in the award documents for all covered subawards at all tiers (including **subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements**) and that all covered subrecipients will certify and disclose accordingly.

Do you have or do you anticipate having covered subawards under this transaction?

- Yes
- No

Name of Contractor/Potential Contractor	Vendor ID No. or Social Security No.	Program No.
---	--------------------------------------	-------------

Name of Authorized Representative	Title
-----------------------------------	-------

Signature - Authorized Representative

Date

PROOF OF NO DELINQUENT TAXES OWED TO WEBB COUNTY

Name _____ owes no delinquent property taxes to Webb County.

_____ owes no property taxes as a business in Webb County.
(Business Name)

_____ owes no property taxes as a resident of Webb County.
(Business Owner)

Person who can attest to the above information

* SIGNED NOTORIZED DOCUMENT AND PROOF OF NO DELINQUENT TAXES TO WEBB COUNTY.

The State of Texas
County of Webb

Before me, a Notary Public, on this day personally appeared _____, know to me (or proved to me on the oath of _____) to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____ 2015.

Notary Public, State of Texas

(Print name of Notary Public here)

My commission expires the ____ day of _____ 20__.

Proposal Price Form

RFP 2015-15 TexMex Building, Asbestos Abatement and Disposal

1 Contract amount _____

2. Time Needed for Completion _____

3. Date of Completion _____

Signature

(Form is required and must be sign)

(Print Name)

Proposer Information

Name of Proposer: _____

Address: _____

City and State _____

Phone: _____

Email Address: _____

Signature of Person Authorized to Sign:

Signature

Print Name

Title

Indicate status as to "Partnership", "Corporation", "Land Owner", etc.

(Date)

Note:

All submissions relative to these RFP shall become the property of Webb County and are nonreturnable.

If any further information is required please call the Webb County Purchasing Agent, Dr. Cecilia May Moreno, at (956)523-5224 or Contract Administrator, Leticia Gutierrez, at (956)-523-4127.

References

Name of Firm	Address	Phone	Name of Contact