HP EnviroVision

October 15, 2026 **PROPOSAL #CO1118-26**

Mr. Aaron Long
McKinney ISD
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McKinney, TX 75069

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along@mckinneyisd.net

RE: **Asbestos Abatement Proposal**
McKinney Learning Center
2100 West White Avenue
McKinney, TX 75069

HP ENVIROVISION (HP) appreciates the opportunity to present this proposal for the **abatement of asbestos containing material (ACM)** at above referenced site as further identified in the scope of work section of this proposal. ***This bid is based upon the current EPCNT Unit Rate Contract that HP EnviroVision has with Fort Worth ISD RFCSP 25-074 JOC Hazmat Abatement.***

HP will perform the work per local, state and federal guidelines, including regulations of the Environmental Protection Agency (EPA), Occupational Safety & Health Administration (OSHA), and the Texas Department of State & Health Services (DSHS).

Our bid includes insurance coverage totals of **$15,000,000 in excess limits** which apply over Auto Liability, General Liability, Employer's Liability, Pollution Liability, and Professional Liability. HP has limits of **$1,000,000** for Automobile Liability, **$1,000,000/$2,000,000** for General Liability, **$1,000,000** for Contractors Pollution Liability, and **$1,000,000** for Professional Liability, providing up to **$16,000,000** for Auto, Pollution, and Professional Liability, and **$16,000,000/$17,000,000** for General Liability when combined with our excess policies. HP has Statutory Worker's Compensation Insurance and our Environmental Policy includes coverage for Microbial Substance.

HP is licensed by the Texas Department of State Health Services (DSHS) as an Asbestos abatement contractor (**#80-0630**), Asbestos transporter (**#40-0178**), certified as a **"Lead Firm"**, **Certification Number #2110142,** and licensed as a Mold Remediation Company **#RCO 0106.** Other states asbestos licenses - Oklahoma #119817, Arkansas #002333-CCL-CT, Louisianna #70693, and Tennessee A-F-10899-173909.

Notification of regulatory agencies (DSHS / EPA) is required prior to performing this work. **Upon a notice to proceed, HP will file the mandatory ten (10) working day (14 calendar days) notification to DSHS for the owner**. The **DSHS asbestos notification fee is not included with our bid and is to be paid by owner or others**. DSHS will send this notification fee invoice directly to the building owner or owner's representative for direct payment after project completion. Fees are determined by the quantity of asbestos to be abated.

HP appreciates the opportunity to submit this proposal, and we look forward to the opportunity to demonstrate our professional capabilities. **To proceed, please return one signed copy of this proposal, issue a notice to proceed or purchase order so that we may schedule the work**.

Respectfully,

Charles D. Oneal
Senior Estimator/Senior Project Manager

SCOPE OF WORK This bid proposal includes the following environmental services;

McKinney Learning Center, 2100 W. White Ave., McKinney, TX 75069

A. **Asbestos Abatement - Scope of Work to be Completed. HP has included the abatement of** the following materials and associated quantities.

Base Scope:

Throughout the Learning Center-

- Establish Negative Pressure Enclosures up to 11,369 S.F. and multiple 3-Stage Decontamination Chambers.
- Remove and properly dispose of all fixtures, shelves, cabinets, whiteboards, etc. attached or adhered to asbestos containing walls.
- Remove and properly dispose of approximately 6,099 S.F. of drywall walls located throughout the building.
- Remove and properly dispose of approximately 193 S.F. of interior plaster soffit located in the SW corner of the building.
- Remove and properly dispose of approximately 16,207 S.F. of CMU Block texture on walls located throughout the building.
- Remove and properly dispose of approximately 4,818 S.F. of drywall walls located throughout the building.
- Demolish walls, ceramic tiles, and other materials to access ACM.

Site Specific Qualifications:

1) **Owner** to provide adequate power and water.
2) **Owner** to remove all contents, furniture, and fixtures from the work area.
3) **Owner** is responsible for the rebuilding and associated costs.
4) **Owner** to provide temporary electrical panel connections and disconnects.
5) **Excludes** CMU Block Texture abatement in the two Mechanical Rooms, IT Room, and Sanctuary.

B. Work Area Preparation: A consultant abatement "work plan" or "specification" was not provided or available at the time of HP's bid preparation, thus, our bid is based on performing all work per the minimum guidelines and standards of state and federal regulations so that the client does not incur additional costs.

C. Personnel Protective Equipment:

1) Use of 3M or Honeywell (North/Sperian) Brand ½ mask negative pressure respirators and/or 3M or Honeywell Power Air Purifying Respirators (PAPR).
2) Protective suits, safety glasses, hard hats, safety gloves, safety vests, and when applicable for elevated work safety body harnesses and lanyards.

D. Asbestos Air Testing (excluding OSHA airs) / Consulting:

Bid based on owner or GC providing / paying for an independent third party, state licensed consultant to monitor / design the project. Owner's air lab to provide compliance air testing and a final inspection of the abatement work. HP's bid is based on Phase Contrast Microscopy (PCM) analysis for the clearance with the industry accepted air clearance criteria of 0.01 f/cc. Cost for the air testing lab / consultant are **not included in HP's bid** per state regulations. HP has included costs to either retain owner's air lab to collect HP's OSHA required compliance air tests

while on site or HP will complete a Negative Exposure Assessment (NEA) or collect our own OSHA airs.

E. Contractual Bid Qualifications:

1) Performance and Payment Bonds. Excluded from base bid. HP can provide for an additional cost of 3.5% of bid.
2) HP acknowledges receipt of addenda / amendments as follows: None
3) Minority Participation Percentage; Not included.
4) Davis Bacon Rates: Excluded
5) Certified Payroll is excluded; however, HP can provide at no additional costs when required by the contract.
6) Bid is based specifically on the site visits on October 7 & 9, 2026, and Drew Consulting Services Inc. Asbestos Inspection Report dated September 23, 2026. HP will base our bid on our own measurements unless HP wasn't allowed site access to measure, then the consultant's quantities provided / available at time of bid will be used to base bid. HP reserves the right to confirm consultant's quantities before acceptance of the project.
7) All air testing / state licensed consultant to be provided by owner or others.\
8) Bid based on PCM air clearance (0.01 f/cc). TEM air clearance to only apply when indicated in pre-bid documents / specs. TEM wipe samples will not be recognized as a clearance method for any work unless baseline pre-start TEM wipe sample analyses results are provided to HP prior to start and we acknowledge and accept use of TEM wipe samples as a clearance criteria otherwise any additional cleaning or any additional analytical testing clearance criteria that is added that is or any additional analytical testing clearance criteria that is added that is required / requested by any party will be performed for an additional cost.

F. PROJECT DURATION:

Project duration for asbestos abatement is estimated at **forty to forty-three (40-43)** working days. HP will work **Monday - Friday, day shift(s), and up to 10 hours per work shift.** HP may work Saturdays at HP's discretion and with owner / consultant approval.

G. WASTE TRANSPORT - DISPOSAL:

Asbestos waste generated will be packaged, labeled, manifested, transported and disposed of by HP for the owner to an EPA / DSHS approved landfill. The original (signed) copy of the waste manifest will be sent back to the owner directly by the landfill once burial is complete and landfill signs acknowledging disposal. Non-asbestos waste, when applicable, will be either placed in the owner's on-site regular waste disposal container or left in place for disposal by others unless otherwise instructed or indicated in this proposal.

H. BID QUALIFICATIONS – RESPONSIBILITIES OF OWNER/OTHERS:

1) **Utilities**; Bid based on the client / owner providing adequate site water & electrical sources for the proposed work. If not available HP to provide at cost plus 15% or see Alt. Add.
2) **Parking;** allow for placement, when applicable, of asbestos or disposal containers next to the structure and parking for HP employees.
3) **Containment Watch** or Security are excluded when HP is not on site.
4) **HVAC System**; When applicable, owner to coordinate and shut down the HVAC system or system(s) requiring shutdown to allow for the abatement process.
5) **Contents**; When applicable, owner in advance to remove any sensitive equipment, furnishings, salvage, items blocking access, contents from the work area(s).
6) **Refurbishment**; HP's base bid does not include refurbishing finishes, painting, re-insulation, reinstallations, restorations or replacements unless specifically stated.

7) **Tape Damage**; Damage to surfaces may occur from containing the work using adhesives / staples / etc. as required per consultant design or regulations. Repairs are excluded.
8) **Accessibility**; Materials to be physically accessible (not requiring lifts or scaffolding), openly exposed, not requiring demolition to access unless specified.
9) **Insurances;** HP carries $15,000,000 combined limits on Auto & General Liability, $1M on Employers Liability & Mold and Statutory on Workmen's Compensation. Any additional coverages can be provided on a cost +15% basis. When requested, owner to be listed as an additional insured and provided with a Waiver of Subrogation. Property / Builder's risk insurance by owner.
10) **Air Testing - Consultant**; State regulations require the owner to provide and pay for all testing, consulting, project design services independently. Design, sampling, air monitoring and consulting services are excluded. HP reserves the right to review our pricing / approve of owner selected air lab, consultant, project design-work plan, specifications when not provided / available at time of bid. The Client or Owner will be responsible for any delays and expenses if the consultant does not provide an abatement specification prior to the notified start date of the work.
11) **OSHA airs**: HP has included costs to retain owner's air lab to collect only HP's OSHA required compliance air tests while already on site for the owner.
12) **Notice;** Owner or their agent to notify subcontractors, employees, tenants affected by the asbestos abatement work prior to HP's mobilization as required by OSHA.
13) **Delays**; Force Majeure - HP will be excused for any delay beyond our reasonable control, such as, Acts of God, labor disputes, accidents, inclement weather, acts of public authority, acts of the Owner, or other unforeseen contingencies.
14) **Status;** HP's status is that of an independent contractor and to provide services only as indicated by the owner or their representatives.
15) **Fees;** DSHS removal fee, taxes, special assessments / charges to be paid by owner.
16) **Commencement;** Project start date and duration shall be mutually agreed upon.
17) **Regulatory Changes;** HP reserves the right to adjust pricing / time for a change in regulatory enforcement
18) **Site Conditions**; Bid based on conditions existing at time of bid. If conditions vary or are altered, HP reserves the right to adjust our bid if they affect our work.
19) **Multi-Layer**; Bid based on a single layer of material(s) unless specifically identified. If multi-layer materials (i.e. sheetrock, flooring), etc. are encountered an additional charge will apply to remove each additional layer.
20) **Contract Inclusion;** Bid based on HP's bid proposal being incorporated into any contract documents and shall prevail and supersede over any conflicts.
21) **Other hazardous materials,** if present, are excluded. Client shall timely inform HP as to the identity and location of any known hazardous - toxic materials - conditions at the project site. Owner is responsible for any costs associated with testing for, abating, or delays caused by the presence of other hazardous materials.

I. SITE SPECIFIC BID QUALIFICATIONS – SEE SCOPE OF WORK SECTION:

1) Proposal is based on performing all work in no more than 1 mobilization.
2) HP does not hereby assume responsibility nor indemnify the general contractor and/or owner for their sole negligence. In the event of concurrent negligence, HP's indemnity will apply to extent of HP's negligence only.
3) **Unidentified Materials;** Unidentified materials that are within or under walls, floors, millwork / cabinets, ceilings, chases, HVAC systems are excluded.
4) **Changes in Schedule –** please provide a minimum of 48 hours prior to start. Failure to notify may result in mobilization charge and/or fees/fines for DSHS notification violations.
5) Notwithstanding anything herein to the contrary, HP may assign all or any portion of the work or assign this Agreement without consent; (i) to a parent, subsidiary, or affiliate of HP; or (ii) as part of a transfer of all or substantially all of HP's assets to an unaffiliated third party

6) When wallboard is removed from metal framing studs, damage will occur to the framing studs and they may not be reusable. HP's bid does not include replacing damaged framing studs.
7) When texture is removed from CMU block or sheetrock ceilings, damage to the substrate will occur from removing the textures. Repairs of substrates are not included in our bid.
8) **Out of town project delays**; Delays by Owner, may entitle HP at the Owner's expense, reimbursement for additional expenses incurred (ex. amend notices, motel, per diem, labor on site)
9) **Third Party Insurance Payment**; By signing this proposal, owner / residence is authorizing the insurance company to make payments direct to HP unless otherwise indicated.
10) **Changes to Scope;** If required, any alteration and/or deviation from this proposal involving a change in costs or duration will be executed only upon written orders. Additions will become an extra charge over and above this bid proposal.
11) **Piping / Boiler;** Bid based on piping boiler systems being <150 degrees.
12) **Roofing**; Others responsible for dry-in protection of roof from weather and to make all weather-related work calls 24 hours in advance.

COMPENSATION FOR SERVICES UTILIZING EPCNT UNIT RATES RFCSP#25-074:

Base Bid:

Mobilization / Project Setup	$ 507.00
Single Layer Drywall Walls ST – 4,818 sf @ $3.60/s,f,	$ 17,344.80
Single Layer Drywall Walls OT – 1,281 sf @ $3.90/s,f,	$ 4,995.90
Interior Plaster Soffit ST – 193 sf @ $22.50/s,f,	$ 4,342.50
CMU Block Texture/Filler ST – 12,804 s.f. @ $9.60/s.f.	$122,918.40
CMU Block Texture/Filler OT – 3,403 s.f. @ $10.40/s.f.	$ 35,391.20
Demo & Demo to Access ST – 628 Hours @ $45.00	$ 28,260.00
Demo & Demo to Access OT – 167 Hours @ $64.98	$ 10,851.66
File original or amend regulatory notice to DSHS	$ Included
OSHA compliance air testing of HP employees	$ Included
DSHS Notification Fees (paid by HP)	**$ 400.00**
Air Testing / Project Design / Consultant Services	**$ by owner**
Total Lump Sum Base Bid:	**$225,011.46** *

[Two Hundred Twenty-Five Thousand, Eleven & 46/100 Dollars]

***Asbestos abatement is tax exempt per the Texas sales and use tax section 151.0048(a)(3)(A) of the Texas Tax Code. HP pays sales tax on materials.

TX Licensed Project Supervisor	$ 79.00 hour *
TX Licensed Technicians	$ 52.69 hour *
Waste Transport / Manifest / Disposal 1st Cubic Yard	$ 195.00 1st cu.yd.
Waste Transport / Disposal cubic yards > 1 Cubic Yard	$ 39.00 > 1 CY
Travel Time / Portal to Portal	$ 39.50 per hour
Motel / Per Diem (per HP employee per day)	$ 109.00 man/day

*Labor rates are inclusive of labor, trade materials, and trade non-rental equipment. (Rates exclude motels, per diem, mileage)

TERMS: Completion / Net 30 Days / No Retainage / Bonding Excluded (add 3.5% for bonding). Proposal valid for 30 days. After 30 days HP reserves right to review and adjust our proposal for material and/or Labor increases or voidance.

In the event payment(s) are not made as outlined herein, the undersigned agrees to pay all costs and expenses, including reasonable attorneys' fees incurred should collection proceedings be necessary. **Please note:** A *3% processing fee* will be added to all payments made via credit card. Alternative payment methods (such as ACH or check) are accepted without this additional fee.

Please sign below to indicate your acceptance of this proposal, and to serve as your "notice to proceed" with the work. Acceptance also serves as **authority for HP to file when required notifications to regulatory agencies (e.g. DSHS)**, and to sign the waste disposal manifest on the owner's behalf unless instructed otherwise.

Company Name	Purchase Order # (if applicable)
Print Name Authorized Representative	Title
Signature	Date

Send Signed Proposals to: proposal@hpenvirovision.com