

November 2, 2020

Mr. Derek P. Castaneda, MPA
Environmental, Water Resources & Sustainability
City of El Mirage – Public Works Department
10355 North 121st Avenue
El Mirage, AZ 85335

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**RE: Proposal for Asbestos Inspections
Citywide Facility Assessment
El Mirage, Arizona 85335
Terracon Proposal No: P65207D65**

Dear Mr. Castaneda:

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to submit this proposal to the City of El Mirage – Public Works Department (client) to conduct a Asbestos Inspections at the following facilities, City Hall – 10000 North El Mirage Road, Customer Service – 14406 North Alto Street, Fire Station – 13601 North El Mirage Road, Old Fire Station – 13513 North El Mirage Road, Library – 14011 N 1st Avenue, Police Station – 12401 West Cinnabar, Public Works Facility – 10355 North 121st Avenue (two buildings) and Senior Center & Courts – 14010 North El Mirage Road (two buildings).

PROJECT INFORMATION

We understand that the City of El Mirage wants to assess the above listed facilities and desires to know if asbestos-containing material (ACM) is present which may require special handling and disposal. We understand that the sites will be occupied and that site access for sampling may be accomplished during normal business hours. If this is not accurate, or if you have additional useful information, please inform us as soon as possible.

SCOPE OF SERVICES

Pursuant to the client's request, Terracon will perform asbestos surveys at the above listed sites as required by US Environmental Protection Agency (USEPA) regulation 40 CFR Part 61, National Emission Standards for Hazardous Air Pollutants (NESHAP) in general accordance with the protocols of USEPA regulation 40 CFR Part 763, Asbestos Hazard Emergency Response Act (AHERA).



Survey activities will include visual observations of the interior and exterior of the buildings to identify homogeneous areas of suspect ACM. Building materials identified as unpainted glass, wood, metal or rubber will not be considered suspect ACM.

Sample collection will result in some isolated damage to building materials; however, attempts will be made to limit such damage to the extent necessary for sample collection. Terracon will not be responsible for repair or touch-up of sample locations. In addition, Terracon will not perform sampling which requires demolition or destructive activities such as knocking holes in walls or dismantling of equipment, unless specifically approved by the client prior to mobilization. Reasonable efforts to access suspect materials within known areas of restricted access (e.g., crawl spaces) will be made provided these areas are not determined to be permit-required confined spaces, or to pose a health or safety risk to Terracon personnel. Sampling will not include suspect materials which cannot be safely reached with available ladders.

Since roof sampling will be required to complete some of the surveys, the Client is requested to defend and hold Terracon harmless from subsequent liability and damages that may result. Terracon will apply a temporary roof patch to sample locations, but the client is advised to retain a roofing contractor to repair areas damaged by client-requested roof sampling.

Currently, it is anticipated based on the Clients sample totals, that a up to **1,155** samples may be obtained at the properties. Please note the number of samples to be collected will depend on the homogeneous materials identified. Current EPA regulations require that a minimum number of samples from each homogeneous area be obtained in order to characterize a material as non-ACM.

The samples collected will be analyzed by a NVLAP Accredited laboratory for asbestos content by Polarized Light Microscopy (PLM), using the "Method for the Determination of Asbestos in Bulk Building Materials" (EPA method 600/R-93/116). The percent of asbestos, where applicable, will be determined by visual estimation. Normal turnaround time for sample analysis is five (5) working days; sample time may be reduced for an increased sample analysis cost. If PLM results merit re-analysis by the more quantitative point counting or TEM technique, Terracon will contact the client for authorization if additional costs will be incurred.

Terracon will prepare written reports describing the sampling methodology and the results of the asbestos surveys. The reports will describe the number, type, and location of suspect ACM samples, the analytical results, the estimated quantity and the condition of materials identified as ACM. At the request of the client, drawings depicting the location and extent of ACM and estimates of ACM removal costs can be provided to the client for an additional fee. Copies of the laboratory analysis report, the chain of custody, and the laboratory's accreditation certificates will be appended to the reports.

Schedule

The above scope of services may begin within 48 hours following receipt of a purchase order authorizing the Services, provided that site access can be obtained. A standard laboratory turnaround of approximately 5 working days will be requested for the analysis. Preliminary results can be provided in advance of our report once the final lab reports are received. We anticipate delivery of the final reports approximately 10-15 working days after completion of the sampling. This written report will reflect final results, findings and recommendations, and as such, will take precedence over any verbal reports that Terracon personnel may have provided.

In order to complete the project in accordance with this proposal the following items need to be provided by the Client at the time of project authorization:

- A Purchase Order evidencing acceptance of the scope of services
- Right of entry to conduct the field work, including access to all interior areas
- Notification of any restrictions or special requirements (such as confidentiality, scheduling, or on-site safety requirements) regarding accessing the site
- It is assumed site work may be completed during normal business hours
- Any restrictions or special access requirements regarding the site shall be made known to Terracon prior to site mobilization.
- Client will provide, if available, building plans in AutoCAD or Adobe PDF format.

Site Access and Safety

Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to the coronavirus. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes. **Client acknowledges its responsibility for notifying Consultant of any circumstances that present a risk of exposure to the coronavirus or individuals who have tested positive for COVID-19 or are self-quarantining due to exhibiting symptoms associated with the coronavirus.**

Reliance

The Report will be prepared for the exclusive use and reliance of the Client. Reliance by any other party is prohibited without the written authorization of Client and Terracon.

If the Client is aware of additional parties that will require reliance on the Report, the names, addresses and relationship of these parties should be provided for Terracon approval prior to the time of authorization to proceed. Terracon will grant reliance on the Report to those approved parties upon receipt of a fully executed Reliance Agreement (available upon request). For a period of one year after the report date, the Client and Terracon will consent to reliance on the Report by a third party. During the one-year period, Terracon will grant reliance upon receipt of a fully executed Reliance Agreement and receipt of an additional fee of \$250.00 per relying party.

Reliance on the Report by the Client and all authorized parties will be subject to the terms, conditions and limitations stated in the Agreement for Services (and sections of this proposal incorporated therein), the Reliance Agreement, and the Report.

C. COMPENSATION

The work for this proposal will be performed in accordance with the terms of Terracon's State of Arizona Contract Number #ADEQ18-186320. The fee is valid for 90 days from the date of this proposal and is based on the assumption that site access will be available. We assume field services will be performed under OSHA safety Level D personal protective procedures, and that two mobilizations may be made by Terracon personnel. The fee is based on the assumptions and conditions provided at the time of this proposal.

We estimate the time and materials fees for the outlined survey work will be **\$22,689.10**. This cost includes the collection and PLM analysis of up to 1,155 bulk samples. If additional bulk asbestos samples are required to complete the survey, the client will be notified, and the additional samples will be billed at a rate of \$20.00/sample. A site by site breakdown of the associated cost is attached to this proposal.

If this proposal meets with your approval, work may be initiated by issuing a Purchase Order to our Tempe, Arizona office.

We appreciate the opportunity to provide this proposal and look forward to working with you on this project. In addition to asbestos services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our web site at www.terracon.com . If you have any questions or comments regarding this proposal or require additional services, please contact the undersigned.

Sincerely,

Terracon Consultants, Inc.

Matthew Fogerson
Project Manager

Matt Valenti
Senior Project/Group Manager

Attachment: Cost Break Down

Terracon Cost Estimate - Comprehensive Asbestos Survey
City of El Mirage City Hall, 1000 North El Mirage Road - El Mirage, AZ
ADEQ Contract No. - ADEQ18-186320

Summary of Costs		Estimated Units/ Hours or days	Unit Rate	Total
Pay Item				
<u>Hourly Wage Rates</u>				
Field Level I			\$ 58.50	\$ -
Field Level II			\$ 70.20	\$ -
Field Level III		12	\$ 79.20	\$ 950.40
Professional Level I		4	\$ 108.00	\$ 432.00
Professional Level II			\$ 126.00	\$ -
Professional Level III		1.5	\$ 135.00	\$ 202.50
Support Level I		1	\$ 47.70	\$ 47.70
Support Level II		1	\$ 63.00	\$ 63.00
	Subtotal			\$ 1,695.60
<u>Laboratory Fees</u>				
PLM Bulk Sample Normal TAT (5 days)	Up to	120	\$ 6.50	\$ 780.00
PLM Point Count		2	\$ 25.00	\$ 50.00
TEM Bulk (Flooring)			\$ 58.00	\$ -
PCM AIR			\$ 11.50	\$ -
PCM AIR Rush (Weekend)			\$ 17.50	\$ -
TEM AIR Rush TAT			\$ 155.00	\$ -
	Subtotal Laboratory Fees			\$ 830.00
Parking Pass			\$ 15.00	\$ -

Total Estimated Project Cost:

\$ 2,525.60

Terracon Cost Estimate - Comprehensive Asbestos Survey
City of El Mirage Customer Service Building, 14406 North Alto Street - El Mirage, AZ
ADEQ Contract No. - ADEQ18-186320

Summary of Costs		Estimated Units/ Hours or days	Unit Rate	Total
Pay Item				
<u>Hourly Wage Rates</u>				
Field Level I			\$ 58.50	\$ -
Field Level II			\$ 70.20	\$ -
Field Level III		12	\$ 79.20	\$ 950.40
Professional Level I		4	\$ 108.00	\$ 432.00
Professional Level II			\$ 126.00	\$ -
Professional Level III		1.5	\$ 135.00	\$ 202.50
Support Level I		1	\$ 47.70	\$ 47.70
Support Level II		1	\$ 63.00	\$ 63.00
Subtotal				\$ 1,695.60
<u>Laboratory Fees</u>				
PLM Bulk Sample Normal TAT (5 days)	Up to	120	\$ 6.50	\$ 780.00
PLM Point Count		2	\$ 25.00	\$ 50.00
TEM Bulk (Flooring)			\$ 58.00	\$ -
PCM AIR			\$ 11.50	\$ -
PCM AIR Rush (Weekend)			\$ 17.50	\$ -
TEM AIR Rush TAT			\$ 155.00	\$ -
Subtotal Laboratory Fees				\$ 830.00
Parking Pass			\$ 15.00	\$ -

Total Estimated Project Cost:

\$ 2,525.60

Terracon Cost Estimate - Comprehensive Asbestos Survey
City of El Mirage Fire Station, 13601 North El Mirage Road - El Mirage, AZ
ADEQ Contract No. - ADEQ18-186320

Summary of Costs		Estimated Units/ Hours or days	Unit Rate	Total
Pay Item				
<u>Hourly Wage Rates</u>				
Field Level I			\$ 58.50	\$ -
Field Level II			\$ 70.20	\$ -
Field Level III		12	\$ 79.20	\$ 950.40
Professional Level I		4	\$ 108.00	\$ 432.00
Professional Level II			\$ 126.00	\$ -
Professional Level III		1.5	\$ 135.00	\$ 202.50
Support Level I		1	\$ 47.70	\$ 47.70
Support Level II		1	\$ 63.00	\$ 63.00
	Subtotal			\$ 1,695.60
<u>Laboratory Fees</u>				
PLM Bulk Sample Normal TAT (5 days)	Up to	120	\$ 6.50	\$ 780.00
PLM Point Count		2	\$ 25.00	\$ 50.00
TEM Bulk (Flooring)			\$ 58.00	\$ -
PCM AIR			\$ 11.50	\$ -
PCM AIR Rush (Weekend)			\$ 17.50	\$ -
TEM AIR Rush TAT			\$ 155.00	\$ -
	Subtotal Laboratory Fees			\$ 830.00
Parking Pass			\$ 15.00	\$ -

Total Estimated Project Cost:

\$ 2,525.60

Terracon Cost Estimate - Comprehensive Asbestos Survey
City of El Mirage Old Fire Station, 13513 North El Mirage Road - El Mirage, AZ
ADEQ Contract No. - ADEQ18-186320

Summary of Costs		Estimated Units/ Hours or days	Unit Rate	Total
Pay Item				
<u>Hourly Wage Rates</u>				
Field Level I			\$ 58.50	\$ -
Field Level II			\$ 70.20	\$ -
Field Level III		12	\$ 79.20	\$ 950.40
Professional Level I		4	\$ 108.00	\$ 432.00
Professional Level II			\$ 126.00	\$ -
Professional Level III		1.5	\$ 135.00	\$ 202.50
Support Level I		1	\$ 47.70	\$ 47.70
Support Level II		1	\$ 63.00	\$ 63.00
	Subtotal			\$ 1,695.60
<u>Laboratory Fees</u>				
PLM Bulk Sample Normal TAT (5 days)	Up to	120	\$ 6.50	\$ 780.00
PLM Point Count		2	\$ 25.00	\$ 50.00
TEM Bulk (Flooring)			\$ 58.00	\$ -
PCM AIR			\$ 11.50	\$ -
PCM AIR Rush (Weekend)			\$ 17.50	\$ -
TEM AIR Rush TAT			\$ 155.00	\$ -
	Subtotal Laboratory Fees			\$ 830.00
Parking Pass			\$ 15.00	\$ -

Total Estimated Project Cost:

\$ 2,525.60

Terracon Cost Estimate - Comprehensive Asbestos Survey
City of El Mirage Library, 14011 North 1st Avenue - El Mirage, AZ
ADEQ Contract No. - ADEQ18-186320

Summary of Costs		Estimated Units/ Hours or days	Unit Rate	Total
Pay Item				
<u>Hourly Wage Rates</u>				
Field Level I			\$ 58.50	\$ -
Field Level II			\$ 70.20	\$ -
Field Level III		8	\$ 79.20	\$ 633.60
Professional Level I		4	\$ 108.00	\$ 432.00
Professional Level II			\$ 126.00	\$ -
Professional Level III		1.5	\$ 135.00	\$ 202.50
Support Level I		1	\$ 47.70	\$ 47.70
Support Level II		1	\$ 63.00	\$ 63.00
Subtotal				\$ 1,378.80
<u>Laboratory Fees</u>				
PLM Bulk Sample Normal TAT (5 days)	Up to	90	\$ 6.50	\$ 585.00
PLM Point Count		2	\$ 25.00	\$ 50.00
TEM Bulk (Flooring)		1	\$ 58.00	\$ 58.00
PCM AIR			\$ 11.50	\$ -
PCM AIR Rush (Weekend)			\$ 17.50	\$ -
TEM AIR Rush TAT			\$ 155.00	\$ -
Subtotal Laboratory Fees				\$ 693.00
Parking Pass			\$ 15.00	\$ -

Total Estimated Project Cost:

\$ 2,071.80

Terracon Cost Estimate - Comprehensive Asbestos Survey
City of El Mirage Police Station, 12401 West Cinnabar - El Mirage, AZ
ADEQ Contract No. - ADEQ18-186320

Summary of Costs		Estimated Units/ Hours or days	Unit Rate	Total
Pay Item				
<u>Hourly Wage Rates</u>				
Field Level I			\$ 58.50	\$ -
Field Level II			\$ 70.20	\$ -
Field Level III		14	\$ 79.20	\$ 1,108.80
Professional Level I		4	\$ 108.00	\$ 432.00
Professional Level II			\$ 126.00	\$ -
Professional Level III		1.5	\$ 135.00	\$ 202.50
Support Level I		1	\$ 47.70	\$ 47.70
Support Level II		1	\$ 63.00	\$ 63.00
	Subtotal			\$ 1,854.00
<u>Laboratory Fees</u>				
PLM Bulk Sample Normal TAT (5 days)	Up to	150	\$ 6.50	\$ 975.00
PLM Point Count		2	\$ 25.00	\$ 50.00
TEM Bulk (Flooring)			\$ 58.00	\$ -
PCM AIR			\$ 11.50	\$ -
PCM AIR Rush (Weekend)			\$ 17.50	\$ -
TEM AIR Rush TAT			\$ 155.00	\$ -
	Subtotal Laboratory Fees			\$ 1,025.00
Parking Pass			\$ 15.00	\$ -

Total Estimated Project Cost:

\$ 2,879.00

Terracon Cost Estimate - Comprehensive Asbestos Survey
City of El Mirage Public Works Facility, 10355 North 121st Avenue - El Mirage, AZ
ADEQ Contract No. - ADEQ18-186320

Summary of Costs		Estimated Units/ Hours or days	Unit Rate	Total
Pay Item				
<u>Hourly Wage Rates</u>				
Field Level I			\$ 58.50	\$ -
Field Level II			\$ 70.20	\$ -
Field Level III		20	\$ 79.20	\$ 1,584.00
Professional Level I		4	\$ 108.00	\$ 432.00
Professional Level II			\$ 126.00	\$ -
Professional Level III		1.5	\$ 135.00	\$ 202.50
Support Level I		1	\$ 47.70	\$ 47.70
Support Level II		1	\$ 63.00	\$ 63.00
	Subtotal			\$ 2,329.20
<u>Laboratory Fees</u>				
PLM Bulk Sample Normal TAT (5 days)	Up to	195	\$ 6.50	\$ 1,267.50
PLM Point Count		4	\$ 25.00	\$ 100.00
TEM Bulk (Flooring)			\$ 58.00	\$ -
PCM AIR			\$ 11.50	\$ -
PCM AIR Rush (Weekend)			\$ 17.50	\$ -
TEM AIR Rush TAT			\$ 155.00	\$ -
	Subtotal Laboratory Fees			\$ 1,367.50
Parking Pass			\$ 15.00	\$ -

Total Estimated Project Cost:

\$ 3,696.70

Terracon Cost Estimate - Comprehensive Asbestos Survey
City of El Mirage Senior Center Courts Building, 14010 North El Mirage Road - El Mirage, AZ
ADEQ Contract No. - ADEQ18-186320

Summary of Costs		Estimated Units/ Hours or days	Unit Rate	Total
Pay Item				
<u>Hourly Wage Rates</u>				
Field Level I			\$ 58.50	\$ -
Field Level II			\$ 70.20	\$ -
Field Level III		20	\$ 79.20	\$ 1,584.00
Professional Level I		4	\$ 108.00	\$ 432.00
Professional Level II			\$ 126.00	\$ -
Professional Level III		1.5	\$ 135.00	\$ 202.50
Support Level I		1	\$ 47.70	\$ 47.70
Support Level II		1	\$ 63.00	\$ 63.00
	Subtotal			\$ 2,329.20
<u>Laboratory Fees</u>				
PLM Bulk Sample Normal TAT (5 days)	Up to	240	\$ 6.50	\$ 1,560.00
PLM Point Count		2	\$ 25.00	\$ 50.00
TEM Bulk (Flooring)			\$ 58.00	\$ -
PCM AIR			\$ 11.50	\$ -
PCM AIR Rush (Weekend)			\$ 17.50	\$ -
TEM AIR Rush TAT			\$ 155.00	\$ -
	Subtotal Laboratory Fees			\$ 1,610.00
Parking Pass			\$ 15.00	\$ -

Total Estimated Project Cost:

\$ 3,939.20