

June 13, 2022

Hidalgo County
Facilities Management
3100 South Business Highway 281
Edinburg, Texas 78539

Attn: Mr. Ariel De La Fuente
Assistant Director
P: (956) 289-7800
E: arieldelafuente@co.hidalgo.tx.us

Re: Fungal Remediation Project Oversight
Hidalgo County Courthouse Buildings
100 North Closner Boulevard
Edinburg, Texas 78539
Terracon Proposal P88227173

Dear Mr. De La Fuente:

Terracon Consultants, Inc. (Terracon) is pleased to submit this proposal to Hidalgo County Facilities Management (Client) to prepare a Fungal Remediation Protocol (FRP), perform project oversight for fungal remediation, and conduct a Post Remediation Verification (PRV) evaluation for the above referenced facility.

A. Project Information

Terracon will provide Texas Department of Licensing and Regulation (TDLR)-licensed Mold Assessment Consultants experienced in microbial evaluations and remediation oversight to perform the proposed consulting services as requested by Hidalgo County.

In Texas, microbial assessments and remediation are conducted under regulations in the Texas Administrative Code (TAC) Title 16, Part 78, *Mold Assessors and Remediators Administrative Rules*, (TAC 16, MARAR §78.1-78.150). The MARAR is under the regulation of the TDLR.

Terracon performed a Microbial Assessment for the Hidalgo County Courthouse Buildings (Terracon Project No. 88227199, report dated May 4, 2022), and subsequently proposes to prepare a FRP and conduct the PRV evaluation for the site in general accordance with state regulations in the MARAR and consensus guidelines from the American Conference of Governmental Industrial Hygienist (ACGIH[®], *Bioaerosols; Assessment and Control*, 1999) and American Society of Testing and Materials (ASTM[®], *Standard Guide for Assessment of Fungal Growth in Buildings*, Method D7338-10).



B. Scope of Services

Terracon will prepare a Fungal Remediation Protocol in accordance with the MARAR for fungal growth based on the results of the initial assessment. After the fungal remediation project has been completed, Terracon will conduct a PRV in accordance with the MARAR. The PRV evaluation will consist of a visual and analytical evaluation of the remediation project to determine if the TDLR-licensed Mold Remediation Contractor (MRC) has completed the project and achieved the final clearance criteria in accordance with the FRP and the MARAR regulations.

Methods

The visual evaluation will be conducted in accordance with regulations from the TDLR, and ACGIH and ASTM consensus guidelines. Terracon will assess and quantify the fungal growth in order to develop a Fungal Remediation Protocol. The criteria for acceptable remediation completion will be defined in the Fungal Remediation Protocol. Following remediation, Terracon will conduct a visual evaluation to assess the contained work areas in accordance with the MARAR and the Fungal Remediation Protocol.

Total bioaerosol samples will be collected during the PRV evaluation with a Buck BioAire™ Bioaerosol Sampling Pump calibrated at a flow rate of 15 liters per minute. Air samples will be collected with 37-millimeter Allergenco-D cassettes. Fungal spores will be identified based on morphology and quantified as spores per cubic meter of air (spores/m³). Samples will be collected in the contained work areas and from the outdoor environment to provide comparative results. Up to 16 bioaerosol samples may be collected during the PRV evaluation. The samples will be submitted under chain of custody protocol to a TDLR-licensed Mold Analysis Laboratory for expedited analysis.

Temperature and relative humidity will be measured with a Teledyne FLIR, Model MR77 indoor air quality monitor.

Schedule

The above scope of services may begin within three working days following receipt of the executed Agreement for Services.

Conditions

Items to be provided by the Client include:

- The legal right-of-entry to conduct the assessment.
- A building management representative during inspections of occupied areas.
- Any restrictions or special access requirements regarding the site shall be made known to Terracon prior to site mobilization.

- Any known environmental conditions at the site (i.e., hazardous materials or processes, specialized protective equipment requirements, unsound structural members, etc.) shall also be communicated to Terracon prior to site mobilization.

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.

Report

Terracon will prepare a site specific Fungal Remediation Protocol for the referenced location. Additionally, upon completion of the fungal remediation project, Terracon will prepare a final written report describing the PRV sampling methods and the results of the PRV evaluation. Terracon will compare sampling results and site measurements to consensus standards and guidelines and provide recommendations for additional assessment or remedial actions considered warranted by sampling results and site observations. The report will not contain information, data, or professional opinions that pertain to the relative degree of risk associated with individual personal exposure to fungi.

A Certificate of Mold Damage Remediation will be issued to the building owner representative upon completion of the fungal remediation project. Unless otherwise instructed, an electronic copy of the final report will be submitted to the email address indicated herein. The final report will be submitted to the Client within 10 working days after receipt of the analytical results.

Reliance

The report will be prepared for the exclusive use and reliance of Hidalgo County Facilities Management. Reliance by any other party is prohibited without the written authorization of Hidalgo County Facilities Management and Terracon.

If the Client is aware of additional parties that will require reliance on the final 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 final report to those approved parties upon receipt of a fully executed Reliance Agreement (available upon request). If, in the future, the Client and Terracon consent to reliance on the final report by a third party, Terracon will grant reliance upon receipt of a fully executed Reliance Agreement and receipt of an additional fee of \$400.00 per relying party.

Reliance on the final 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 services described above will be performed for a lump sum fee not to exceed **\$14,500.00**. This lump sum fee estimate includes multiple remediation visual inspection and clearance mobilizations, TDLR-licensed Mold Assessment Consultant professional labor, laboratory fees, shipping fees and report preparation.

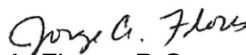
If the Scope of Services meets with your approval, work may be initiated by returning a copy of the executed Agreement for Services to Tomas Cruz via electronic mail at Tomas.Cruz@terracon.com or fax at 956.283.8279. The terms, conditions and limitations stated in the Proposal for Services shall constitute the exclusive terms and conditions for services to be performed for this project. This proposal is valid only if authorized within 60 days from the proposal date.

We appreciate the opportunity to provide this proposal and look forward to working with you on this project. If you have any questions or comments regarding this proposal or require additional services, please give me a call.

Sincerely,



For Tomas Cruz
Project Manager


Jorge A. Flores, P.G.
Senior Principal

Attachments: Agreement for Services
TDLR Consumer Information Sheet

Anyone who believes a company or individual has violated the rules in the MARAR can file a complaint with TDLR. For information on this process, call 1-800-803-9202, or complete the online complaint form at <https://www.tdlr.texas.gov/complaints/>