



# ERI Consulting, Inc.

P.O. 26567, Ft. Worth, TX 76126  
4796 Hwy 377 South, Ft. Worth, TX 76116  
Ph: (817) 560-1613 Fax: (817) 560-1642  
www.ericonsulting.com

September 23, 2024

Two Dreams LLC  
C/o Mr. Ralph Evans  
St James Church  
214-542-2552  
[Evansralph25@yahoo.com](mailto:Evansralph25@yahoo.com)

**Re: Budgetary Estimate for Asbestos Abatement of the Building Located at 500 N. McDonald Street, McKinney, TX 75069.**

Mr. Evans:

ERI Consulting, Inc. is pleased to submit this budgetary estimate for pre-demolition asbestos abatement activities at the above referenced property. The abatement includes the removal of interior asbestos-containing materials (ACMs) from the building based on the Asbestos Inspection Report for ES# 23-6419, dated November 10, 2023. The asbestos abatement is projected to take seven (7) days for completion. Work shifts would be completed Monday-Friday, in 8-hour shifts. The scope of work involves the removal and disposal of the following ACMs:

- 1. Approximately 13,000 square feet of asbestos-containing sheetrock wall & ceiling materials, flooring (multiple layers) and debris.**

All work shall be performed by Texas Department of State Health Services (TDSHS) Licensed personnel under the supervision of a Licensed Asbestos Consultant. All project management and air monitoring shall be performed by a TDSHS Licensed Asbestos Project Manager with a TDSHS Air Monitoring License. All air samples can be analyzed by Phase Contrast Microscopy (PCM) by trained and accredited personnel on site.

Estimates are provided for consulting/air monitoring and for the asbestos abatement contractor for the removal and disposal of the ACM. Also, the TDSHS charges building owners a notification fee based on the quantity of ACM to be removed. The table below lists the estimates for each of these entities. **You are required to contract separately with the consultant and contractor; the state fees are sent directly to the building owner upon completion of abatement.**

Consulting Fees	Contractor's Fees*	TDSHS Fees	Abatement Total
\$5,950.00	\$31,000.00	~\$2,550.00	<b>\$39,500.00</b>

\* Contractor's fees are contingent upon power and water being provided by the owner or GC.

\* If the abatement contractor is to provide power and water, please budget \$385.00 per day for these services (\$2,695.00 total).



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Two Dreams LLC  
C/o Mr. Ralph Evans  
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214-542-2552  
[Evansralph25@yahoo.com](mailto:Evansralph25@yahoo.com)

**Re: Proposal for Pre-Demolition Asbestos Abatement Project Design, Supervision and Daily Air Monitoring for 500 N. McDonald Street, McKinney, TX 75069.**

Mr. Evans:

ERI Consulting, Inc. is pleased to submit this proposal for pre-demolition asbestos abatement project design, oversight, supervision, air monitoring, and closeout report for the removal of asbestos-containing materials from the above referenced property. Per the abatement contractor, 1 Priority Environmental Services (IPES), the asbestos abatement of the confirmed asbestos-containing materials (ACM) will take up to seven (7) days for completion. Fees **not** included in this proposal are the abatement contractor's fees. Also not included in this proposal are the notification fees charged by the Texas Department of State Health Services (TDSHS). **State fees are based on the quantity of ACM to be abated (~13,000 square feet) and will be \$2,550.00.** ERI's fees for the project are as listed below.

Asbestos Consultant: Specifications, Oversight and Close-out Report .....	\$875.00
On-site Air Monitoring including PCM Air Sample Analysis .....	\$5,075.00
<b>PROJECT TOTAL.....</b>	<b>\$5,950.00</b>

- The project will be performed in approximately five (5) business days (Monday-Friday) from start to completion. Work shifts will be eight (8) hours per day.
- Kevin M. Sonnonstine with ERI will be the Asbestos Consultant for this project (TDSHS-License Number 10-5641). The abatement project will be designed in accordance with EPA, OSHA and TDSHS regulations.
- All inspectors, project managers and air monitoring technicians will be TDSHS-licensed and EPA accredited.
- All asbestos removal procedures will conform to OSHA 3096, EPA NESHAP 40 CFR Part 61, Subpart M, and the Texas Asbestos Health Protection Rules Chapter 295, Subchapter C.
- All baseline, ambient and clearance air sampling will conform to TAHPR §295.58. Air samples will be analyzed onsite, or in ERI's office, via Phase Contrast Microscopy (PCM).

ERI Consulting, Inc.

Ralph Evans  
St. James Church  
September 23, 2024  
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If you would like to retain our services, please sign the acceptance statement below and return to our office, or issue a Purchase Order Number. If you have questions concerning our proposal or if we can be of further service to you, please feel free to contact our office at 817-560-1613. We look forward to working with you on this project.

Sincerely,



Kevin M. Sonnonstine  
Vice President, ERI-West

**ACCEPTANCE STATEMENT:**

**Re: Proposal for Pre-Demolition Asbestos Abatement Project Design, Supervision and Daily Air Monitoring for 500 N. McDonald Street, McKinney, TX 75069.**

**PROJECT TOTAL..... \$5,950.00**

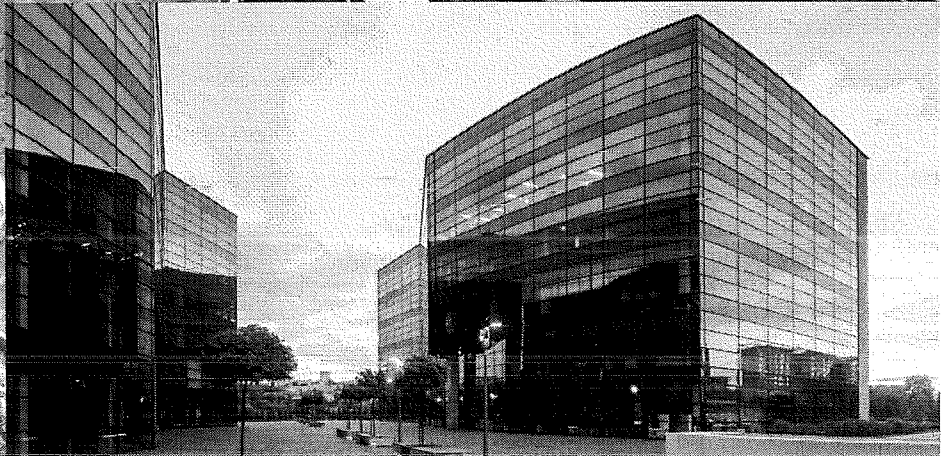
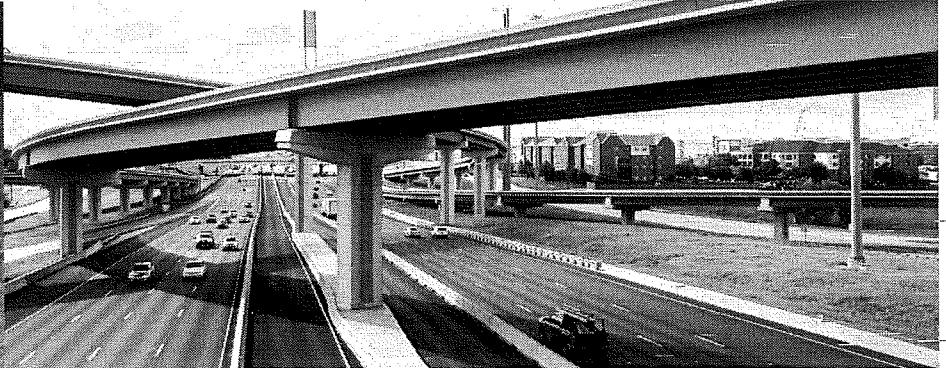
Payment terms are 30 days net. A finance charge of 1.5% per month will be added to all accounts over 30 days. We wish to retain the Asbestos Consulting Services of ERI Consulting, Inc. as outlined in this proposal letter dated September 23, 2024. By signing below, the owner authorizes ERI to file the asbestos abatement notification with the Texas Department of State Health Services.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Date

# 1 PRIORITY. YOUR SOLUTION.



Dallas/Ft. Worth, TX (HQ)  
Houston, TX

Austin/San Antonio, TX  
Lubbock, TX

Gatesville/Ft. Hood, TX  
Shreveport, LA

Baton Rouge, LA  
Atlanta, GA

**Proposal Submitted to:**

Attn:  
Mr. Todd McGowen  
Two Dreams LLC  
972-978-4149  
llctwodreams@gmail.com

Proposal No. DFWB001756

June 19, 2024

**Project**

Asbestos Abatement – 500 N. McDonald St. McKinney TX 75069

**PROPOSED SCOPE OF WORK** – 1 Priority Environmental Services, LLC (1 Priority) hereby proposes to:

**ASBESTOS ABATEMENT SERVICES**

Identified asbestos materials locations and quantities per the Asbestos Inspection report provided by ERI Consulting, Inc.

- 7,000 Sq. Ft. asbestos sheetrock – Throughout
- 3,000 Sq. Ft. asbestos flooring, multi layers – Throughout
- 3,000 Sq. Ft. asbestos derbis

*Pricing only includes the materials and quantities listed above.*

**ASSUMPTIONS** – This Proposal is subject to and provided based upon the following assumptions:

Owner or General Contractor provides a power and water source for the duration of the project. If one is not provided, then 1PES will provide both for an additional \$385.00 per day.

**EXCLUSIONS** – This Proposal is subject to and provided based upon the following exclusions:

- Replacement of any building material removed during abatement activities.
- 3<sup>rd</sup> Party Consulting Fees

**DOCUMENTS INCORPORATED BY REFERENCE**, if any:

Proposal based on Asbestos Inspection Report provided by ERI Consulting, Inc.

**PROPOSED DURATION OF WORK:**

7 Working Days (M-F) 8 Hours per Day

**CONTRACT PRICE** – 1 Priority proposes to provide the above-described Scope of Work for the sum of:

Asbestos Abatement	\$31,000.00
Provide Power & Water, per day rate.	\$385.00 Each

**Additional Terms**

Unless noted otherwise above, the following items apply. 1 Priority proposes to provide supplies, materials, equipment, documentation, environmental insurance, labor, supervision, and disposal to complete this project. State notification fees are excluded for this proposal, as well as third party consulting fees. 1 Priority requires the following to be provided by the Owner or Client: access, electricity, water, third party consulting services, location for equipment/supply storage/trailer, and parking, as needed. Bonds, applicable sales and use taxes are not included in pricing. Payment shall be due within thirty (30) days after the above-described Scope of Work is complete. Owner's obligation to pay 1 Priority under this agreement may be secured by a general mechanics' lien. Interest shall accrue on all over-due balances at the rate of 1.5% per month. In the event payment is not made as required herein, 1 Priority shall be entitled to recover all costs of collection, including, but not limited to, reasonable attorney fees. Retainage, if any, shall be paid within thirty (30) days of completion of the Scope of Work as defined above. Owner and 1 Priority may agree to changes in the Scope of Work. Any modifications to the Scope of Work shall be approved in writing by both Parties. Owner shall carry fire, tornado, or other necessary loss insurance. 1 Priority is not the generator of waste, Owner is the generator of waste and hereby gives 1 Priority authority to sign waste disposal documents on Owner's behalf. Owner also gives 1 Priority the authority to sign asbestos/renovation/demolition notifications on behalf of the owner. To the extent this proposal is incorporated by reference in and/or may conflict with other project or contract documents, this agreement shall control.

**Authorization**

Submitted by 1 Priority Representative –  
Randy Timms  
Project Manager  
817-305-6591  
Address: 1 Priority Environmental Services, LLC  
4028 Daley Ave., Fort Worth, Texas  
76118

NOTE: This proposal shall be deemed withdrawn by 1-Priority if not accepted within thirty (30) days.

**Acceptance**

Acceptance of Proposal - The above terms and conditions are satisfactory and hereby accepted. 1 Priority is authorized to do the work as described. Payment will be made as specified above. Should you accept this proposal, please sign and return via email.

\_\_\_\_\_ Date: \_\_\_\_\_  
Authorized Signature

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_