



**COMMISSIONERS COURT  
COMMUNICATION**

COURT ORDER NUMBER 145622

PAGE 1 OF 22

DATE: 8/5/2025

**SUBJECT: RFP NO. F2025136 - ANNUAL CONTRACT FOR ASBESTOS ABATEMENT AND INDOOR AIR QUALITY CONSULTING SERVICES - FACILITIES MANAGEMENT - VARIOUS VENDORS - PER CONTRACT TERMS**

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court award RFP No. F2025136, Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services, for Facilities Management, to the following vendors at the per contract terms:

Primary	ERC Environmental & Construction Services, Inc.
Secondary	The Burrell Group
Alternate	Ensolum, LLC

**BACKGROUND**

Notice of the County's intent to bid was advertised in a local newspaper, as required by State statute, and posted on the Internet, the Arlington Black Chamber of Commerce, the Fort Worth Hispanic Chamber of Commerce, the Fort Worth Metropolitan Black Chamber of Commerce, and the Tarrant County Asian American Chamber of Commerce. One thousand, one hundred and thirty-six (1,136) vendors were contacted and requested to participate in this proposal process. All documents pertaining to this RFP were posted on the Tarrant County website and were downloaded by interested parties. A pre-proposal conference held on May 13, 2025, was attended by eleven (11) vendors as well as representatives from Facilities Management and Purchasing. Seven (7) proposals and seven (7) no-bids were received.

Proposals were evaluated by Facilities Management and Purchasing representatives. Evaluations were based upon the criteria and processes set forth in the RFP.

A Best and Final Offer was requested from the four (4) highest scoring vendors which resulted in a \$602.00 amount reduction for the Primary vendor, a \$6,886.55 amount reduction for the Secondary vendor, and no reduction for the other two (2) vendors.

The proposals received from the vendors listed above meet all specifications and is acceptable to Facilities Management.

The term of the contract is twelve (12) months, effective August 31, 2025, with two (2) options for renewal periods of twelve (12) months each.

SUBMITTED BY	Purchasing	PREPARED BY:	Gwen Peterson, C.P.M., A.P.P.
		APPROVED BY:	Christopher Lax, CPSM, CPSD, CPCP



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: 145622 DATE: 8/5/2025 PAGE 2 OF 22

This contract is utilized to provide professional consulting services for the management of suspected asbestos-containing building materials within the areas of Tarrant County buildings affected by scheduled renovation projects. Services include surveying and testing of suspected asbestos containing materials and the management and air monitoring of asbestos abatement projects.

Therefore, it is the joint recommendation of Facilities Management and Purchasing that RFP No. F2025136, Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services, be awarded to the vendors listed above at the per contract terms.

## **FISCAL IMPACT**

Expenses for the last twelve (12) months were \$108,080.00.

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
 Best and Final Offer Evaluation Scores

		Primary Award	Secondary Award	Alternate Award	
Evaluation Criteria	Max Points	<b>ERC Environmental &amp; Construction Services, Inc. Houston, TX HUB - Yes CO-OP - Yes</b>	<i>The Burrell Group Dallas, TX HUB - Yes CO-OP - Yes</i>	Ensolium, LLC Dallas, TX HUB - No CO-OP - Yes	Terracon Consultants, Inc. Dallas, TX HUB - No
Qualifications of Firm	15.00	<b>12.54</b>	11.72	12.03	12.26
Qualifications of Staff	10.00	<b>8.50</b>	8.50	8.75	8.50
Reports and Specification Writing Capabilities	15.00	<b>12.75</b>	12.00	12.75	12.00
Laboratory Services	15.00	<b>11.25</b>	10.50	11.25	11.25
References	10.00	<b>7.50</b>	7.25	7.50	7.38
Price Proposal	35.00	<b>35.00</b>	28.89	24.83	25.09
Total Score	100.00	<b>87.54</b>	78.86	77.11	76.48

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Initial Evaluation Scores

Evaluation Criteria	Max Points	Atlas Technical Consultants LLC San Antonio, TX HUB - No	Ensolium, LLC Dallas, TX HUB - No CO-OP - Yes	ERC Environmental & Construction Services, Inc. Houston, TX HUB - Yes CO-OP - Yes	Farmer Environmental Group, LLC Plano, TX HUB - No	Terracon Consultants, Inc. Dallas, TX HUB - No	The Burrell Group Dallas, TX HUB - Yes CO-OP - Yes	UES Professional Solutions 44, LLC Dallas, TX HUB - No
Qualifications of Firm	15.00	11.06	12.03	12.54	11.70	12.26	11.72	12.39
Qualifications of Staff	10.00	7.75	8.75	8.50	7.75	8.50	8.50	8.25
Reports and Specification Writing Capabilities	15.00	10.88	12.75	12.75	12.38	12.00	12.00	12.19
Laboratory Services	15.00	10.88	11.25	11.25	10.50	11.25	10.50	10.88
References	10.00	7.38	7.50	7.50	7.50	7.38	7.25	7.50
Price Proposal	35.00	20.92	24.97	35.00	18.65	25.22	27.60	17.79
Total Score	100.00	68.87	77.25	87.54	68.48	76.61	77.57	69.00

Notes:

A no-bid was received from Communication Concepts, CMIT Solutions of Best Southwest Dallas County, Intercon Environmental, Inc., J. Reynolds & Co., Tall City Cyber LLC, Texas Pipeline Services, and Reliable Plant Maintenance, Inc.

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

Primary Award

Secondary Award

Line #	Description	QTY	UOM	ERC Environmental & Construction Services, Inc. Houston, TX HUB - Yes CO-OP - Yes			The Burrell Group Dallas, TX HUB - Yes CO-OP - Yes		
				Original	Extended	BAFO	Original	Extended	BAFO
2	Asbestos Consulting Services								
2.1	Asbestos Abatement Hazard-Free Certification and Documentation (Based on number of on-site days) (per day)	1	Price per Day	\$75.00	\$75.00	\$70.00	\$75.00	\$75.00	\$71.25
2.2	Bulk Sample Analysis by Polarized Light Microscopy (PLM) ( 24-Hour Turnaround Time) (per sample)	330	Price per Sample	\$17.00	\$5,610.00	\$17.00	\$15.00	\$4,950.00	\$4,702.50
2.3	Bulk Sample Analysis by Point Count Method ( 24-Hour Turnaround Time) (per sample)	1	Price per Sample	\$40.00	\$40.00	\$39.00	\$38.00	\$38.00	\$36.10
2.4	Air Sample Analysis by Phase Contrast Microscopy (PCM) ( 24-Hour Turnaround Time) (per sample)	1	Price per Sample	\$5.00	\$5.00	\$4.00	\$15.00	\$15.00	\$14.25
2.5	Air Sample Analysis by Transmission Electron Microscopy (TEM) (24-Hour Turnaround Time) (per sample)	1	Price per Sample	\$70.00	\$70.00	\$70.00	\$80.00	\$80.00	\$76.00
2.6	Bulk Sample Analysis by Transmission Electron Microscopy (TEM) (24-Hour Turnaround Time) (per sample)	1	Price per Sample	\$70.00	\$70.00	\$70.00	\$80.00	\$80.00	\$76.00
2.7	Asbestos Inspector On-Site Survey Services / DSHS Project Manager Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	112	Price per Hour	\$58.00	\$6,496.00	\$56.00	\$70.00	\$7,840.00	\$7,448.00

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

Alternate Award

Line #	Description	QTY	UOM	Original	Extended	BAFO	Extended	Original	Extended	BAFO	Extended
2	Asbestos Consulting Services										
2.1	Asbestos Abatement Hazard-Free Certification and Documentation (Based on number of on-site days) (per day)	1	Price per Day	\$100.00	\$100.00	\$100.00	\$100.00	\$550.00	\$550.00	\$550.00	\$550.00
2.2	Bulk Sample Analysis by Polarized Light Microscopy (PLM) ( 24-Hour Turnaround Time) (per sample)	330	Price per Sample	\$17.00	\$5,610.00	\$17.00	\$5,610.00	\$13.00	\$4,290.00	\$13.00	\$4,290.00
2.3	Bulk Sample Analysis by Point Count Method ( 24-Hour Turnaround Time) (per sample)	1	Price per Sample	\$40.00	\$40.00	\$40.00	\$40.00	\$24.00	\$24.00	\$24.00	\$24.00
2.4	Air Sample Analysis by Phase Contrast Microscopy (PCM) ( 24-Hour Turnaround Time) (per sample)	1	Price per Sample	\$10.00	\$10.00	\$10.00	\$10.00	\$14.50	\$14.50	\$14.50	\$14.50
2.5	Air Sample Analysis by Transmission Electron Microscopy (TEM) (24-Hour Turnaround Time) (per sample)	1	Price per Sample	\$75.00	\$75.00	\$75.00	\$75.00	\$69.00	\$69.00	\$69.00	\$69.00
2.6	Bulk Sample Analysis by Transmission Electron Microscopy (TEM) (24-Hour Turnaround Time) (per sample)	1	Price per Sample	\$90.00	\$90.00	\$90.00	\$90.00	\$95.00	\$95.00	\$95.00	\$95.00
2.7	Asbestos Inspector On-Site Survey Services / DSHS Project Manager Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	112	Price per Hour	\$80.00	\$8,960.00	\$80.00	\$8,960.00	\$72.00	\$8,064.00	\$72.00	\$8,064.00

Ensolium, LLC  
Dallas, TX  
HUB - No  
CO-OP - Yes

Terracon Consultants, Inc.  
Dallas, TX  
HUB - No

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

Primary Award

Secondary Award

Line #	Description	QTY	UOM	Primary Award			Secondary Award		
				Original	Extended	BAFO	Original	Extended	BAFO
2.8	Asbestos Inspector On-Site Survey Services / DSHS Project Manager After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$65.00	\$65.00	\$62.00	\$75.00	\$75.00	\$71.25
2.9	Asbestos Inspector On-Site Survey Services / DSHS Project Manager Consultant recognized paid holidays	1	Price per Hour	\$65.00	\$65.00	\$62.00	\$50.00	\$50.00	\$47.50
2.10	Report and Specification Writing Services / DSHS Licensed Consultant Report Writing / Closeout Documentation Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	108	Price per Hour	\$85.00	\$9,180.00	\$82.00	\$100.00	\$10,800.00	\$95.00
2.11	Report and Specification Writing Services / DSHS Licensed Consultant Report Writing / Closeout Documentation After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$85.00	\$85.00	\$82.00	\$100.00	\$100.00	\$95.00
2.12	Report and Specification Writing Services / DSHS Licensed Consultant Report Writing / Closeout Documentation Consultant recognized paid holidays	1	Price per Hour	\$85.00	\$85.00	\$82.00	\$100.00	\$100.00	\$95.00

ERC Environmental & Construction

Services, Inc.  
Houston, TX  
HUB - Yes  
CO-OP - Yes

The Burrell Group  
Dallas, TX  
HUB - Yes  
CO-OP - Yes

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

Alternate Award

Line #	Description	QTY	UOM	Original	Extended	BAFO	Extended	Original	Extended	BAFO	Extended
				Ensolium, LLC Dallas, TX HUB - No CO-OP - Yes				Terracon Consultants, Inc. Dallas, TX HUB - No			
2.8	Asbestos Inspector On-Site Survey Services / DSHS Project Manager After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$100.00	\$100.00	\$100.00	\$100.00	\$106.00	\$106.00	\$106.00	\$106.00
2.9	Asbestos Inspector On-Site Survey Services / DSHS Project Manager Consultant recognized paid holidays	1	Price per Hour	\$150.00	\$150.00	\$150.00	\$150.00	\$144.00	\$144.00	\$144.00	\$144.00
2.10	Report and Specification Writing Services / DSHS Licensed Consultant Report Writing / Closeout Documentation Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	108	Price per Hour	\$100.00	\$10,800.00	\$100.00	\$10,800.00	\$175.00	\$18,900.00	\$175.00	\$18,900.00
2.11	Report and Specification Writing Services / DSHS Licensed Consultant Report Writing / Closeout Documentation After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$150.00	\$150.00	\$150.00	\$150.00	\$175.00	\$175.00	\$175.00	\$175.00
2.12	Report and Specification Writing Services / DSHS Licensed Consultant Report Writing / Closeout Documentation Consultant recognized paid holidays	1	Price per Hour	\$200.00	\$200.00	\$200.00	\$200.00	\$175.00	\$175.00	\$175.00	\$175.00

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

Primary Award										Secondary Award		
ERC Environmental & Construction Services, Inc. Houston, TX HUB - Yes CO-OP - Yes										The Burrell Group Dallas, TX HUB - Yes CO-OP - Yes		
Line #	Description	QTY	UOM	Original	Extended	BAFO	Extended	Original	Extended	BAFO	Extended	
2.13	On-Site Air Monitoring Services (8-Hour Shift, including 10PCM Air Samples) Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	1	Price per Hour	\$65.00	\$65.00	\$65.00	\$65.00	\$75.00	\$75.00	\$71.25	\$71.25	
2.14	On-Site Air Monitoring Services(8-Hour Shift, including 10PCM Air Samples) After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$65.00	\$65.00	\$65.00	\$65.00	\$75.00	\$75.00	\$71.25	\$71.25	
2.15	On-Site Air Monitoring Services(8-Hour Shift, including 10PCM Air Samples) Consultant recognized paid holidays	1	Price per Hour	\$70.00	\$70.00	\$65.00	\$65.00	\$75.00	\$75.00	\$71.25	\$71.25	
2.16	On-Site Air Monitoring Technician (10-Hour Shift, including 10 PCM Air Samples) Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	400	Price per Hour	\$65.00	\$26,000.00	\$65.00	\$26,000.00	\$85.00	\$34,000.00	\$80.75	\$32,300.00	
2.17	On-Site Air Monitoring Technician (10-Hour Shift, including 10 PCM Air Samples) After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$65.00	\$65.00	\$65.00	\$65.00	\$85.00	\$85.00	\$80.75	\$80.75	
2.18	On-Site Air Monitoring Technician (10-Hour Shift, including 10 PCM Air Samples) Consultant recognized paid holidays	1	Price per Hour	\$70.00	\$70.00	\$65.00	\$65.00	\$85.00	\$85.00	\$80.75	\$80.75	

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

Alternate Award

Line #	Description	QTY	UOM	Original	Extended	BAFO	Extended	Original	Extended	BAFO	Extended
				Ensolium, LLC Dallas, TX HUB - No CO-OP - Yes				Terracon Consultants, Inc. Dallas, TX HUB - No			
2.13	On-Site Air Monitoring Services (8-Hour Shift, including 10PCM Air Samples) Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	1	Price per Hour	\$75.00	\$75.00	\$75.00	\$75.00	\$96.00	\$96.00	\$96.00	\$96.00
2.14	On-Site Air Monitoring Services(8-Hour Shift, including 10PCM Air Samples) After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$85.00	\$85.00	\$85.00	\$85.00	\$96.00	\$96.00	\$96.00	\$96.00
2.15	On-Site Air Monitoring Services(8-Hour Shift, including 10PCM Air Samples) Consultant recognized paid holidays	1	Price per Hour	\$120.00	\$120.00	\$120.00	\$120.00	\$144.00	\$144.00	\$144.00	\$144.00
2.16	On-Site Air Monitoring Technician (10-Hour Shift, including 10 PCM Air Samples) Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	400	Price per Hour	\$80.00	\$32,000.00	\$80.00	\$32,000.00	\$96.00	\$38,400.00	\$96.00	\$38,400.00
2.17	On-Site Air Monitoring Technician (10-Hour Shift, including 10 PCM Air Samples) After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$85.00	\$85.00	\$85.00	\$85.00	\$96.00	\$96.00	\$96.00	\$96.00
2.18	On-Site Air Monitoring Technician (10-Hour Shift, including 10 PCM Air Samples) Consultant recognized paid holidays	1	Price per Hour	\$100.00	\$100.00	\$100.00	\$100.00	\$144.00	\$144.00	\$144.00	\$144.00

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

		Primary Award				Secondary Award					
Line #	Description	QTY	UOM	Original	Extended	BAFO	Extended	Original	Extended	BAFO	Extended
2.19	Air Monitoring Technician Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	1	Price per Hour	\$40.00	\$40.00	\$50.00	\$50.00	\$60.00	\$60.00	\$57.00	\$57.00
2.20	Air Monitoring Technician After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$45.00	\$45.00	\$50.00	\$50.00	\$65.00	\$65.00	\$61.75	\$61.75
2.21	Air Monitoring Technician Consultant recognized paid holidays	1	Price per Hour	\$50.00	\$50.00	\$50.00	\$50.00	\$70.00	\$70.00	\$66.50	\$66.50
2.22	Individual Asbestos Consultant / DSHS Licensed Consultant(Special Called Meeting) Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	32	Price per Hour	\$85.00	\$2,720.00	\$85.00	\$2,720.00	\$95.00	\$3,040.00	\$90.25	\$2,888.00
2.23	Individual Asbestos Consultant / DSHS Licensed Consultant(Special Called Meeting) After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$90.00	\$90.00	\$85.00	\$85.00	\$100.00	\$100.00	\$95.00	\$95.00
2.24	Individual Asbestos Consultant / DSHS Licensed Consultant(Special Called Meeting) Consultant recognized paid holidays	1	Price per Hour	\$90.00	\$90.00	\$85.00	\$85.00	\$100.00	\$100.00	\$95.00	\$95.00
2.25	Drafting Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	24	Price per Hour	\$50.00	\$1,200.00	\$50.00	\$1,200.00	\$50.00	\$1,200.00	\$47.50	\$1,140.00

**ERC Environmental & Construction Services, Inc.**  
Houston, TX  
HUB - Yes  
CO-OP - Yes

**The Burrell Group**  
Dallas, TX  
HUB - Yes  
CO-OP - Yes

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

Alternate Award

Line #	Description	QTY	UOM	Original	Extended	BAFO	Extended	Original	Extended	BAFO	Extended
				Ensolium, LLC Dallas, TX HUB - No CO-OP - Yes				Terracon Consultants, Inc. Dallas, TX HUB - No			
2.19	Air Monitoring Technician Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	1	Price per Hour	\$75.00	\$75.00	\$75.00	\$75.00	\$77.50	\$77.50	\$77.50	\$77.50
2.20	Air Monitoring Technician After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$85.00	\$85.00	\$85.00	\$85.00	\$77.50	\$77.50	\$77.50	\$77.50
2.21	Air Monitoring Technician Consultant recognized paid holidays	1	Price per Hour	\$100.00	\$100.00	\$100.00	\$100.00	\$116.00	\$116.00	\$116.00	\$116.00
2.22	Individual Asbestos Consultant / DSHS Licensed Consultant(Special Called Meeting) Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	32	Price per Hour	\$100.00	\$3,200.00	\$100.00	\$3,200.00	\$175.00	\$5,600.00	\$175.00	\$5,600.00
2.23	Individual Asbestos Consultant / DSHS Licensed Consultant(Special Called Meeting) After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$200.00	\$200.00	\$200.00	\$200.00	\$175.00	\$175.00	\$175.00	\$175.00
2.24	Individual Asbestos Consultant / DSHS Licensed Consultant(Special Called Meeting) Consultant recognized paid holidays	1	Price per Hour	\$200.00	\$200.00	\$200.00	\$200.00	\$175.00	\$175.00	\$175.00	\$175.00
2.25	Drafting Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	24	Price per Hour	\$75.00	\$1,800.00	\$75.00	\$1,800.00	\$75.00	\$1,800.00	\$75.00	\$1,800.00

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

Secondary Award											
Primary Award											
ERC Environmental & Construction Services, Inc. Houston, TX HUB - Yes CO-OP - Yes						The Burrell Group Dallas, TX HUB - Yes CO-OP - Yes					
Line #	Description	QTY	UOM	Original	Extended	BAFO	Extended	Original	Extended	BAFO	Extended
2.26	Drafting After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$55.00	\$55.00	\$50.00	\$50.00	\$55.00	\$55.00	\$52.25	\$52.25
2.27	Drafting Consultant recognized paid holidays	1	Price per Hour	\$55.00	\$55.00	\$50.00	\$50.00	\$55.00	\$55.00	\$52.25	\$52.25
3	Indoor Air Quality Consulting Services										
3.1	Allergenco/Anderson samples (per sample)	1	Price per Sample	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$70.00	\$66.50	\$66.50
3.2	Air Cell samples Sample 24 hour	229	Sample	\$45.00	\$10,305.00	\$45.00	\$10,305.00	\$75.00	\$17,175.00	\$71.25	\$16,316.25
3.3	Air Cell samples Sample 8 hour	1	Sample	\$50.00	\$50.00	\$50.00	\$50.00	\$80.00	\$80.00	\$76.00	\$76.00
3.4	Swab/Wipe Samples Sample 24 hour	135	Sample	\$40.00	\$5,400.00	\$40.00	\$5,400.00	\$45.00	\$6,075.00	\$42.75	\$5,771.25
3.5	Swab/Wipe Samples Sample 8 hour	1	Sample	\$45.00	\$45.00	\$45.00	\$45.00	\$50.00	\$50.00	\$47.50	\$47.50
3.6	Bulk/Tape Samples Sample 24 hour	1	Sample	\$40.00	\$40.00	\$40.00	\$40.00	\$45.00	\$45.00	\$42.75	\$42.75
3.7	Bulk/Tape Samples Sample 8 hour	1	Sample	\$45.00	\$45.00	\$45.00	\$45.00	\$50.00	\$50.00	\$47.50	\$47.50
3.8	CO2 Samples	227	Sample	\$2.00	\$454.00	\$2.00	\$454.00	\$12.00	\$2,724.00	\$11.40	\$2,587.80
3.9	CO Samples	227	Sample	\$2.00	\$454.00	\$2.00	\$454.00	\$12.00	\$2,724.00	\$11.40	\$2,587.80
3.10	Temp/Humidity samples	227	Sample	\$2.00	\$454.00	\$2.00	\$454.00	\$12.00	\$2,724.00	\$11.40	\$2,587.80
3.11	VOC Scan Samples	1	Sample	\$5.00	\$5.00	\$5.00	\$5.00	\$12.00	\$12.00	\$11.40	\$11.40
3.12	Formaldehyde Samples	1	Sample	\$5.00	\$5.00	\$5.00	\$5.00	\$12.00	\$12.00	\$11.40	\$11.40
3.13	Ozone Samples	1	Sample	\$5.00	\$5.00	\$5.00	\$5.00	\$12.00	\$12.00	\$11.40	\$11.40
3.14	Lead Samples (XRF Hourly Rate)	1	Hour	\$60.00	\$60.00	\$60.00	\$60.00	\$125.00	\$125.00	\$118.75	\$118.75
3.15	IAQ Report and Specification Writing Services Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	210	Price per Hour	\$80.00	\$16,800.00	\$80.00	\$16,800.00	\$80.00	\$16,800.00	\$76.00	\$15,960.00

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

Alternate Award

Line #	Description	QTY	UOM	Ensolium, LLC Dallas, TX HUB - No CO-OP - Yes				Terracon Consultants, Inc. Dallas, TX HUB - No					
				Original	Extended	BAFO	Extended	Original	Extended	BAFO	Extended		
2.26	Drafting After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00	\$75.00
2.27	Drafting Consultant recognized paid holidays	1	Price per Hour	\$100.00	\$100.00	\$100.00	\$100.00	\$113.00	\$113.00	\$113.00	\$113.00	\$113.00	\$113.00
3	Indoor Air Quality Consulting Services												
3.1	Allergenco/Anderson samples (per sample)	1	Price per Sample	\$85.00	\$85.00	\$85.00	\$85.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
3.2	Air Cell samples Sample 24 hour	229	Sample	\$75.00	\$17,175.00	\$75.00	\$17,175.00	\$28.00	\$28.00	\$28.00	\$6,412.00	\$28.00	\$6,412.00
3.3	Air Cell samples Sample 8 hour	1	Sample	\$100.00	\$100.00	\$100.00	\$100.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00
3.4	Swab/Wipe Samples Sample 24 hour	135	Sample	\$45.00	\$6,075.00	\$45.00	\$6,075.00	\$28.00	\$28.00	\$28.00	\$3,780.00	\$28.00	\$3,780.00
3.5	Swab/Wipe Samples Sample 8 hour	1	Sample	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00	\$65.00
3.6	Bulk/Tape Samples Sample 24 hour	1	Sample	\$45.00	\$45.00	\$45.00	\$45.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
3.7	Bulk/Tape Samples Sample 8 hour	1	Sample	\$65.00	\$65.00	\$65.00	\$65.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00	\$28.00
3.8	CO2 Samples	227	Sample	\$25.00	\$5,675.00	\$25.00	\$5,675.00	\$0.01	\$0.01	\$0.01	\$2.27	\$0.01	\$2.27
3.9	CO Samples	227	Sample	\$25.00	\$5,675.00	\$25.00	\$5,675.00	\$0.01	\$0.01	\$0.01	\$2.27	\$0.01	\$2.27
3.10	Temp/Humidity samples	227	Sample	\$10.00	\$2,270.00	\$10.00	\$2,270.00	\$0.01	\$0.01	\$0.01	\$2.27	\$0.01	\$2.27
3.11	VOC Scan Samples	1	Sample	\$25.00	\$25.00	\$25.00	\$25.00	\$346.00	\$346.00	\$346.00	\$346.00	\$346.00	\$346.00
3.12	Formaldehyde Samples	1	Sample	\$50.00	\$50.00	\$50.00	\$50.00	\$113.00	\$113.00	\$113.00	\$113.00	\$113.00	\$113.00
3.13	Ozone Samples	1	Sample	\$50.00	\$50.00	\$50.00	\$50.00	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01
3.14	Lead Samples (XRF Hourly Rate)	1	Hour	\$150.00	\$150.00	\$150.00	\$150.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
3.15	IAQ Report and Specification Writing Services Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	210	Price per Hour	\$100.00	\$21,000.00	\$100.00	\$21,000.00	\$125.00	\$125.00	\$125.00	\$26,250.00	\$125.00	\$26,250.00

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

		Primary Award					Secondary Award				
Line #	Description	QTY	UOM	Original	Extended	BAFO	Extended	Original	Extended	BAFO	Extended
				<b>ERC Environmental &amp; Construction Services, Inc. Houston, TX HUB - Yes CO-OP - Yes</b>				<b>The Burrell Group Dallas, TX HUB - Yes CO-OP - Yes</b>			
3.16	IAQ Report and Specification Writing Services After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$76.00	\$76.00
3.17	IAQ Report and Specification Writing Services Consultant recognized paid holidays	1	Price per Hour	\$80.00	\$80.00	\$80.00	\$80.00	\$85.00	\$85.00	\$80.75	\$80.75
3.18	IAQ Final Report Writing Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	1	Price per Hour	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$76.00	\$76.00
3.19	IAQ Final Report Writing After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$76.00	\$76.00
3.20	IAQ Final Report Writing Consultant recognized paid holidays	1	Price per Hour	\$80.00	\$80.00	\$80.00	\$80.00	\$85.00	\$85.00	\$80.75	\$80.75
3.21	Typist/Clerical Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	1	Price per Hour	\$35.00	\$35.00	\$35.00	\$35.00	\$40.00	\$40.00	\$38.00	\$38.00
3.22	Typist/Clerical After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$40.00	\$40.00	\$35.00	\$35.00	\$40.00	\$40.00	\$38.00	\$38.00
3.23	Typist/Clerical Consultant recognized paid holidays	1	Price per Hour	\$40.00	\$40.00	\$35.00	\$35.00	\$45.00	\$45.00	\$42.75	\$42.75
3.24	IAQ Consultant Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	164	Price per Hour	\$80.00	\$13,120.00	\$80.00	\$13,120.00	\$95.00	\$15,580.00	\$90.25	\$14,801.00

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

Alternate Award

Line #	Description	QTY	UOM	Ensolium, LLC Dallas, TX HUB - No CO-OP - Yes			Terracon Consultants, Inc. Dallas, TX HUB - No			
				Original	Extended	BAFO	Extended	Original	Extended	BAFO
3.16	IAQ Report and Specification Writing Services After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$150.00	\$150.00	\$150.00	\$150.00	\$125.00	\$125.00	\$125.00
3.17	IAQ Report and Specification Writing Services Consultant recognized paid holidays	1	Price per Hour	\$200.00	\$200.00	\$200.00	\$200.00	\$187.50	\$187.50	\$180.00
3.18	IAQ Final Report Writing Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	1	Price per Hour	\$100.00	\$100.00	\$100.00	\$100.00	\$125.00	\$125.00	\$125.00
3.19	IAQ Final Report Writing After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$150.00	\$150.00	\$150.00	\$150.00	\$125.00	\$125.00	\$125.00
3.20	IAQ Final Report Writing Consultant recognized paid holidays	1	Price per Hour	\$200.00	\$200.00	\$200.00	\$200.00	\$187.50	\$187.50	\$180.00
3.21	Typist/Clerical Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	1	Price per Hour	\$60.00	\$60.00	\$60.00	\$60.00	\$35.00	\$35.00	\$35.00
3.22	Typist/Clerical After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$70.00	\$70.00	\$70.00	\$70.00	\$35.00	\$35.00	\$35.00
3.23	Typist/Clerical Consultant recognized paid holidays	1	Price per Hour	\$100.00	\$100.00	\$100.00	\$100.00	\$60.00	\$60.00	\$60.00
3.24	IAQ Consultant Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	164	Price per Hour	\$100.00	\$16,400.00	\$100.00	\$16,400.00	\$125.00	\$20,500.00	\$125.00

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

Primary Award

Secondary Award

Line #	Description	QTY	UOM	Primary Award			Secondary Award				
				Original	Extended	BAFO	Extended	Original	Extended	BAFO	
3.25	IAQ Consultant After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$80.00	\$80.00	\$80.00	\$80.00	\$95.00	\$95.00	\$90.25	\$90.25
3.26	IAQ Consultant Consultant recognized paid holidays	1	Price per Hour	\$80.00	\$80.00	\$80.00	\$80.00	\$100.00	\$100.00	\$95.00	\$95.00
3.27	IAQ Technician Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	114	Price per Hour	\$60.00	\$6,840.00	\$60.00	\$6,840.00	\$70.00	\$7,980.00	\$66.50	\$7,581.00
3.28	IAQ Technician After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$60.00	\$60.00	\$60.00	\$60.00	\$70.00	\$70.00	\$66.50	\$66.50
3.29	IAQ Technician Consultant recognized paid holidays	1	Price per Hour	\$60.00	\$60.00	\$60.00	\$60.00	\$75.00	\$75.00	\$71.25	\$71.25
3.30	Mold Assessment Consultant Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	1	Price per Hour	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$76.00	\$76.00
3.31	Mold Assessment Consultant After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$80.00	\$80.00	\$80.00	\$80.00	\$85.00	\$85.00	\$80.75	\$80.75
3.32	Mold Assessment Consultant Consultant recognized paid holidays	1	Price per Hour	\$80.00	\$80.00	\$80.00	\$80.00	\$70.00	\$70.00	\$66.50	\$66.50
3.33	Mold Assessment Technician Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	1	Price per Hour	\$60.00	\$60.00	\$60.00	\$60.00	\$70.00	\$70.00	\$66.50	\$66.50
3.34	Mold Assessment Technician After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$60.00	\$60.00	\$60.00	\$60.00	\$70.00	\$70.00	\$66.50	\$66.50

**ERC Environmental & Construction Services, Inc.**  
Houston, TX  
HUB - Yes  
CO-OP - Yes

*The Burrell Group*  
Dallas, TX  
HUB - Yes  
CO-OP - Yes

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

Alternate Award

Line #	Description	QTY	UOM	Ensolium, LLC Dallas, TX HUB - No CO-OP - Yes			Terracon Consultants, Inc. Dallas, TX HUB - No				
				Original	Extended	BAFO	Extended	BAFO	Original	Extended	BAFO
3.25	IAQ Consultant After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$150.00	\$150.00	\$150.00	\$150.00	\$140.00	\$140.00	\$140.00	\$140.00
3.26	IAQ Consultant Consultant recognized paid holidays	1	Price per Hour	\$200.00	\$200.00	\$200.00	\$200.00	\$187.50	\$187.50	\$180.00	\$180.00
3.27	IAQ Technician Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	114	Price per Hour	\$80.00	\$9,120.00	\$80.00	\$9,120.00	\$90.00	\$10,260.00	\$90.00	\$10,260.00
3.28	IAQ Technician After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00	\$90.00
3.29	IAQ Technician Consultant recognized paid holidays	1	Price per Hour	\$150.00	\$150.00	\$150.00	\$150.00	\$135.00	\$135.00	\$135.00	\$135.00
3.30	Mold Assessment Consultant Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	1	Price per Hour	\$100.00	\$100.00	\$100.00	\$100.00	\$125.00	\$125.00	\$125.00	\$125.00
3.31	Mold Assessment Consultant After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$150.00	\$150.00	\$150.00	\$150.00	\$145.00	\$145.00	\$145.00	\$145.00
3.32	Mold Assessment Consultant Consultant recognized paid holidays	1	Price per Hour	\$200.00	\$200.00	\$200.00	\$200.00	\$187.50	\$187.50	\$180.00	\$180.00
3.33	Mold Assessment Technician Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	1	Price per Hour	\$80.00	\$80.00	\$80.00	\$80.00	\$85.00	\$85.00	\$85.00	\$85.00
3.34	Mold Assessment Technician After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$90.00	\$90.00	\$90.00	\$90.00	\$115.00	\$115.00	\$115.00	\$115.00

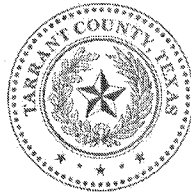
RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

		Primary Award					Secondary Award				
Line #	Description	QTY	UOM	Original	Extended	BAFO	Extended	Original	Extended	BAFO	Extended
				<b>ERC Environmental &amp; Construction Services, Inc.</b> Houston, TX HUB - Yes CO-OP - Yes				The Burrell Group Dallas, TX HUB - Yes CO-OP - Yes			
3.35	Mold Assessment Technician	1	Price per Hour	\$60.00	\$60.00	\$60.00	\$60.00	\$75.00	\$75.00	\$71.25	\$71.25
3.36	Consultant recognized paid holidays										
3.36	Air Quality Oversight for ten (10) hours per day by IAQ Technician	1	Price per Hour	\$60.00	\$60.00	\$60.00	\$60.00	\$95.00	\$95.00	\$90.25	\$90.25
3.37	Administrative Assistant										
3.37	Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	16	Price per Hour	\$35.00	\$560.00	\$35.00	\$560.00	\$40.00	\$640.00	\$38.00	\$608.00
3.38	Administrative Assistant										
3.38	After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$40.00	\$40.00	\$35.00	\$35.00	\$40.00	\$40.00	\$38.00	\$38.00
3.39	Administrative Assistant										
3.39	Consultant recognized paid holidays	1	Price per Hour	\$40.00	\$40.00	\$35.00	\$35.00	\$40.00	\$40.00	\$38.00	\$38.00
	Total				\$108,593.00		\$107,991.00		\$137,731.00		\$130,844.45

RFP No. F2025136 Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services  
Original and Best and Final Offer Pricing

Alternate Award

Line #	Description	QTY	UOM	Ensolium, LLC Dallas, TX HUB - No CO-OP - Yes			Terracon Consultants, Inc. Dallas, TX HUB - No		
				Original	Extended	BAFO	Original	Extended	BAFO
3.35	Mold Assessment Technician Consultant recognized paid holidays	1	Price per Hour	\$150.00	\$150.00	\$150.00	\$127.50	\$127.50	\$127.50
3.36	Air Quality Oversight for ten (10) hours per day by IAQ Technician	1	Price per Hour	\$80.00	\$80.00	\$80.00	\$85.00	\$85.00	\$85.00
3.37	Administrative Assistant Regular Hours (Monday – Friday 8:00 AM to 5:00 PM)	16	Price per Hour	\$60.00	\$960.00	\$60.00	\$35.00	\$560.00	\$560.00
3.38	Administrative Assistant After Hours (Monday – Friday 5:01 PM to 7:59 AM and weekends)	1	Price per Hour	\$75.00	\$75.00	\$75.00	\$35.00	\$35.00	\$35.00
3.39	Administrative Assistant Consultant recognized paid holidays	1	Price per Hour	\$100.00	\$100.00	\$100.00	\$60.00	\$60.00	\$60.00
	Total			\$152,215.00	\$152,215.00		\$150,680.82	\$150,680.82	\$150,650.82



**TARRANT COUNTY**  
DEPARTMENT OF FACILITIES MANAGEMENT

June 27, 2025

Gwen Peterson  
Senior Buyer  
Tarrant County Purchasing

Subject: RFP F2025136 - Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services

Re: Approval of Highest Scoring Proposal

Ms. Peterson,

Tarrant County Facilities Management (TCFM) has reviewed and discussed the proposal and accompanying documentation submitted in response to RFP F2025136 – Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services.

Based on our review of the documents submitted, it is our belief that all can achieve the scope of work shown in RFP F2025136 - Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services. TCFM recommends awarding Primary: ERC Environmental & Construction Services, Inc., Secondary: The Burrell Group, Alternate: Ensolum, LLC for RFP F2025136 - Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services

Sincerely,

*Frank T. Lopez*

Frank T. Lopez  
Assistant Director Building Services  
Tarrant County Facilities Management



## TAKINGS IMPACT ASSESSMENT CHECKLIST

Complete this form for any county action that involves the adoption of a regulation, policy, guideline, court resolution, or order.

Project/Regulation Name: RFP No. F2025136 - Annual Contract for Asbestos Abatement and Indoor Air Quality Consulting Services - Facilities Management - Various Vendors - Per Contract Terms

County Department: PURCHASING

Contact Person: Melissa Lee, C.P.M., A.P.P.

Phone Number for Contact Person: (817) 884-3245

Type of TIA Performed: SHORT TIA or FULL TIA. Circle one after answering the questions in Sections II and III below.

\*\*\*\*\*

### I. Stated Purpose

Attach to this checklist an explanation of the purpose of the regulation, policy, guideline, court resolution, or order.

\*\*\*\*\*

**Note: The remainder of this Takings Impact Assessment Checklist should be completed in consultation with the Criminal District Attorney's Office.**

### II. Potential Effect on Private Real Property

1. Does the county action require a physical invasion, occupation, or dedication of real property?

Yes \_\_\_\_\_ No √

2. Does the county action limit or restrict a real property right, even partially, or temporarily?

Yes \_\_\_\_\_ No √

If you answered yes to either question, go to Section III. If you answered no to both, STOP HERE and circle SHORT TIA at the top of the form.

\*\*\*\*\*