



City of Schulenburg Partial Selective Interior Demolition City of Schulenburg City Hall

Technical Documents and Specifications

October 2025
Bid Set Phase

Prepared for: City of Schulenburg
PGAL Project No. 1008586.00

Prepared by: PGAL
3131 Briarpark Drive, Suite 200
Houston, Texas 77042

T 713 622 1444
F 713 968 9333



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Advertisement and Invitation for Bids

The City of Schulenburg will receive sealed bids for the Partial Selective Interior Demolition to a two story building located at 531 N. Main Street in Schulenburg, Texas until 11:00 AM on Tuesday November 4, 2025 at the temporary offices of City Hall, 605 Upton Avenue, in Schulenburg, Texas 78956. The bids will be publicly opened and read aloud at 11:00 AM on Tuesday November 4, 2025 at said office.

A non-mandatory pre-proposal meeting with site walk will be conducted at 11:00 AM on Tuesday October 21, 2025 at 605 Upton Avenue, in Schulenburg, Texas 78956.

Bids are invited for the Partial Interior Demolition to a two story building located at 531 N. Main Street as described in the specifications, including partial interior demolition drawings and related documents.

Bid/Documents, including Technical Specifications & Drawings can be obtained from CivCastUSA website by searching City of Schulenburg at CivCastUSA.com.

A bid bond in the amount of 5% of the bid, issued by an acceptable surety, shall be submitted with each bid. A certified check or bank draft payable to the City of Schulenburg or negotiable U.S. Government Bonds (as par value) may be submitted in lieu of the Bid Bond.

The successful bidder must ensure that employees and applicants for employment are not discriminated against because of race, color, religion, sex, age or national origin.

The City reserves the right to reject any or all bids or to waive any informalities in the bidding.

Bids may be held by the City for a period not to exceed seventy (70) days from the date of the bid opening for the purpose of reviewing the bids and investigating the bidder's qualifications prior to the contract award.

Basis of award will be to the lowest, responsive and responsible bidder who provides goods or services using the following criteria:

- the proposal price, including alternate and additive/deductive alternate bids;
- the historical quality of the bidder's goods or services; and
- the bidder's past responsible performance, safety and working relationship with the city and other entities.

Published:

Thursday October 16, 2025

Thursday October 23, 2025

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

- A. Bidder: _____.
- B. Project Name: City of Schulenburg – City Hall Partial Selective Interior Demolition Project.
- C. Project Location: 531 N. Main Street Schulenburg, Texas 78956.
- D. Owner: City of Schulenburg.
- E. Architect: PGAL, Inc.

1.2 CERTIFICATIONS AND BASE BID

- A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by PGAL dated October 2025 and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

1. _____ Dollars (\$ _____) Total Base Bid

1.3 TIME OF COMPLETION

- A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect and shall fully complete the Work by December 31, 2025.
- B. The undersigned Bidder proposes and agrees to complete the Work of the Contract Documents within contract schedule.

1.4 ACKNOWLEDGEMENT OF ADDENDA

- A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:
 - 1. Addendum No. 1, dated _____.
 - 2. Addendum No. 2, dated _____.
 - 3. Addendum No. 3, dated _____.
 - 4. Addendum No. 4, dated _____.

1.5 CONTRACTOR'S LICENSE

- A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in Fayette County, Texas, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.6 HOUSE BILL 1295

- A. The contractor will be required to file a disclosure of interest report required by House Bill 1295 with Texas Ethics Commission prior to executing agreement with the City.

1.7 BID BOND

- A. The undersigned shall provide a bid bond for 5% of the total bid amount with the bid payable to City of Schulenburg. The Contractor shall submit the Bid Bond on AIA A310 -2010 form.

1.8 SUBMISSION OF BID

- A. Respectfully submitted this ____ day of _____, 2025.
- B. Submitted By _____ (Name of bidding firm or corporation).
- C. Authorized Signature: _____ (Handwritten signature).
- D. Signed By: _____ (Type or print name).
- E. Title: _____.
- F. Street Address: _____.
- G. City, State, Zip _____.
- H. Phone: _____.
- I. License No.: _____.

END OF DOCUMENT 004113

SECTION 017419 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes administrative and procedural requirements for the following:
 - 1. Recycling nonhazardous **demolition and construction** waste.
- B. Related Requirements:
 - 1. Section 024119 "Selective Demolition" for disposition of waste resulting from partial demolition of buildings, structures, and site improvements.

1.2 DEFINITIONS

- A. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.
- B. Demolition Waste: Building and site improvement materials resulting from demolition or selective demolition operations.
- C. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.
- D. Recycle: Recovery of demolition or construction waste for subsequent processing in preparation for reuse.
- E. Salvage: Recovery of demolition or construction waste and subsequent sale or reuse in another facility.
- F. Salvage and Reuse: Recovery of demolition or construction waste and subsequent incorporation into the Work.

1.3 ACTION SUBMITTALS

- A. Waste Management Plan: Submit plan within **30** days of date established for **the Notice to Proceed**.

1.4 INFORMATIONAL SUBMITTALS

- A. Records of Donations: Indicate receipt and acceptance of salvageable waste donated to individuals and organizations. Indicate whether organization is tax exempt.

- B. Records of Sales: Indicate receipt and acceptance of salvageable waste sold to individuals and organizations. Indicate whether organization is tax exempt.
- C. Recycling and Processing Facility Records: Indicate receipt and acceptance of recyclable waste by recycling and processing facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.
- D. Landfill and Incinerator Disposal Records: Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.
- E. Qualification Data: For waste management coordinator.

1.5 WASTE MANAGEMENT PLAN

- A. General: Develop a waste management plan according to ASTM E 1609 and requirements in this Section. Plan shall consist of waste identification, waste reduction work plan, and cost/revenue analysis. **Distinguish between demolition and construction waste.** Indicate quantities by weight or volume, but use same units of measure throughout waste management plan.
- B. Waste Identification: Indicate anticipated types and quantities of **demolition, site-clearing and construction** waste generated by the Work. Include estimated quantities and assumptions for estimates.
- C. Waste Reduction Work Plan: List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery, and handling and transportation procedures.
 - 1. Salvaged Materials for Reuse: For materials that will be salvaged and reused in this Project, describe methods for preparing salvaged materials before incorporation into the Work.
 - 2. Salvaged Materials for Sale: For materials that will be sold to individuals and organizations, include list of their names, addresses, and telephone numbers.
 - 3. Salvaged Materials for Donation: For materials that will be donated to individuals and organizations, include list of their names, addresses, and telephone numbers.
 - 4. Recycled Materials: Include list of local receivers and processors and type of recycled materials each will accept. Include names, addresses, and telephone numbers.
 - 5. Disposed Materials: Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility.
 - 6. Handling and Transportation Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location where materials separation will be performed.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 PLAN IMPLEMENTATION

- A. General: Implement approved waste management plan. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.
- B. Waste Management Coordinator: Engage a waste management coordinator to be responsible for implementing, monitoring, and reporting status of waste management work plan.
- C. Training: Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work occurring at Project site.
 - 1. Distribute waste management plan to everyone concerned within **three** days of submittal return.
 - 2. Distribute waste management plan to entities when they first begin work on-site. Review plan procedures and locations established for salvage, recycling, and disposal.
- D. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 - 1. Designate and label specific areas on Project site necessary for separating materials that are to be salvaged, recycled, reused, donated, and sold.
 - 2. Comply with Section 015000 "Temporary Facilities and Controls" for controlling dust and dirt, environmental protection, and noise control.

3.2 SALVAGING DEMOLITION WASTE

- A. Salvaged Items for Reuse in the Work:
 - 1. Clean salvaged items.
 - 2. Pack or crate items after cleaning. Identify contents of containers.
 - 3. Store items in a secure area until installation.
 - 4. Protect items from damage during transport and storage.
 - 5. Install salvaged items to comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make items functional for use indicated.
- B. Salvaged Items for **Sale and Donation: Not permitted** on Project site.

3.3 RECYCLING DEMOLITION AND CONSTRUCTION WASTE, GENERAL

- A. General: Recycle paper and beverage containers used by on-site workers.

- B. Procedures: Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at Project site to the maximum extent practical according to approved construction waste management plan.
 - 1. Provide appropriately marked containers or bins for controlling recyclable waste until they are removed from Project site. Include list of acceptable and unacceptable materials at each container and bin.
 - a. Inspect containers and bins for contamination and remove contaminated materials if found.
 - 2. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.
 - 3. Stockpile materials away from construction area. Do not store within drip line of remaining trees.
 - 4. Store components off the ground and protect from the weather.
 - 5. Remove recyclable waste from Owner's property and transport to recycling receiver or processor.

3.4 RECYCLING CONSTRUCTION WASTE

- A. Packaging:
 - 1. Cardboard and Boxes: Break down packaging into flat sheets. Bundle and store in a dry location.
 - 2. Polystyrene Packaging: Separate and bag materials.
 - 3. Pallets: As much as possible, require deliveries using pallets to remove pallets from Project site. For pallets that remain on-site, break down pallets into component wood pieces and comply with requirements for recycling wood.
 - 4. Crates: Break down crates into component wood pieces and comply with requirements for recycling wood.
- B. Gypsum Board: Stack large clean pieces on wood pallets or in container and store in a dry location.

3.5 DISPOSAL OF WASTE

- A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.
 - 1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- B. Burning: Do not burn waste materials.
- C. Disposal: Remove waste materials from Owner's property and legally dispose of them.

END OF SECTION 017419

SECTION 024119 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Partial interior demolition and removal and disposal of the waste materials as described on the drawings.

1.2 DEFINITIONS

- A. Remove: Detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.
- B. Remove and Salvage: Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner **ready for reuse**.
- C. Remove and Reinstall: Detach items from existing construction, prepare for reuse, and reinstall where indicated.
- D. Existing to Remain: Existing items of construction that are not to be permanently removed and that are not otherwise indicated to be removed, removed and salvaged, or removed and reinstalled.

1.3 PREINSTALLATION MEETINGS

- A. Predemolition Conference: Conduct conference at **Project site**.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For refrigerant recovery technician.
- B. Predemolition Photographs or Video: Submit before Work begins.
- C. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician.

1.5 CLOSEOUT SUBMITTALS

- A. Landfill Records: Indicate receipt and acceptance of hazardous wastes by a landfill facility licensed to accept hazardous wastes.

1.6 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Certified by an EPA-approved certification program.

1.7 FIELD CONDITIONS

- A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.
- B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- D. Hazardous Materials: It is expected that hazardous materials will be encountered in the Work. Refer to the environmental report for extent of hazardous materials.
 - 1. Hazardous materials will be removed by the Contractor and handled and disposed of in accordance with all state and federal regulations.
 - 2. If additional suspected hazardous materials not defined in the environmental report are encountered, do not disturb; immediately notify Architect and Owner. Additional guidance will be provided by the City.
- E. Storage or sale of removed items or materials on-site is not permitted.
- F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
 - 1. Maintain temporary fire-protection facilities in service during selective demolition operations.

1.8 WARRANTY

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials so as not to void existing warranties.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI/ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting selective demolition operations.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- C. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Promptly submit a written report to Architect.
- D. **Engage a professional engineer to perform** an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective building demolition operations.
- E. Survey of Existing Conditions: Record existing conditions by use of **preconstruction photographs**.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.
- B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.
 - 1. **Owner** will arrange to shut off indicated services/systems when requested by Contractor.
 - 2. Arrange to shut off indicated utilities with utility companies.
 - 3. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
 - 4. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated to be removed.
 - a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
 - b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material.
 - c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
 - d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
 - e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.

- f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
 - g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material.
- C. Refrigerant: Remove refrigerant from mechanical equipment to be selectively demolished according to 40 CFR 82 and regulations of authorities having jurisdiction.

3.3 PREPARATION

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
- B. Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
- C. Temporary Shoring: Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

3.4 SELECTIVE DEMOLITION, GENERAL

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
 - 1. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.
 - 2. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 - 3. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain **fire watch and** portable fire-suppression devices during flame-cutting operations.
 - 4. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
 - 5. Dispose of demolished items and materials promptly.
- B. Removed and Salvaged Items:
 - 1. Clean salvaged items.
 - 2. Pack or crate items after cleaning. Identify contents of containers.
 - 3. Store items in a secure area until delivery to Owner.
 - 4. Protect items from damage during transport and storage.

- C. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition **and cleaned** and reinstalled in their original locations after selective demolition operations are complete.

3.5 DISPOSAL OF DEMOLISHED MATERIALS

- A. General: Except for items or materials indicated to be **recycled**, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site **and legally dispose of them in an EPA-approved landfill**.
 - 1. Do not allow demolished materials to accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 - 3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
 - 4. Comply with requirements specified in Section 017419 "Construction Waste Management and Disposal."
- B. Burning: Do not burn demolished materials.
- C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

3.6 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 024119



Limited Lead-Based Paint Survey Report

**Downtown City Hall Building
535 North Main Street
Schulenburg, Texas 78956**



Prepared for:

PGAL
3131 Briarpark Drive, Suite 200
Houston, Texas 77042

Prepared by:

Professional Service Industries, Inc.
3730 Dacoma Street
Houston, Texas 77092
(713) 224-2047

October 10, 2025

PSI Work Order: 05232500-1

A handwritten signature in blue ink that reads "Jack Marshall".

Jack Marshall
Lead-Based Paint Inspector
20700911

A handwritten signature in black ink that reads "Christopher M. Hundley".

Christopher M. Hundley
Principal Consultant

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Personnel and Firm Accreditations



1.0 INTRODUCTION

Professional Service Industries, Inc. (PSI), an Intertek company, has performed a limited lead-based paint survey at the request of PGAL.

1.1 AUTHORIZATION AND ACCESS

Authorization to perform the limited lead-based paint survey was given by PSI's receipt of email authorization from Mr. Jeff Gerber, not a signed copy of PSI Proposal Number 0523-461722, between the PGAL and PSI, dated September 24, 2025.

Access to the subject property was provided by Jeff Gerber, AIA, LEED AP BD+C. PSI personnel had no escort during this survey .

1.2 PROPERTY INFORMATION

| | |
|---|---|
| Property Name: | Downtown City Hall Building |
| Property Address: | 535 North Main Street, Schulenburg, Texas 78956 |
| Property Contact: | Jeff Gerber, AIA, LEED AP BD+C |
| Number of Floors (excluding basements/attics): | 2 |
| General Construction Type: | Brick on Concrete Slab |
| Reported Year of Construction: | Unknown |
| Building Additions, Years Constructed: | Unknown |
| Additional Buildings or Structures: | No |

1.3 DESCRIPTION OF THE PROJECT AREA

This project included the following buildings and/or areas:

PSI understands that the City Hall building is a two-story structure and currently vacant. According to the Fayette County Appraisal District, the site encompasses approximately 0.48 acres of land developed with a building containing 8,838 square feet. The property identification number is 46338, and the geographic identification number is 66-0080-0000231-040. Hereinafter, this property will be referred to as the Project Area.

The area or areas identified above are hereinafter referred to as the Project Area.



PSI understands that the Project Area is being considered for renovation If found to be sound or demolition.

1.4 PURPOSE OF SURVEY

The purpose of the limited lead-paint survey was to provide information regarding the potential presence of accessible and exposed lead-based paints in the Project Area.

1.5 LIMITATIONS AND/OR DEVIATIONS FROM THE SCOPE OF WORK

These services are not intended to meet the strict requirements of the U.S. Environmental Protection Agency (EPA), U.S. Department of Housing and Urban Development (HUD) or State of Texas regulations regarding child-occupied facilities or target housing. This survey is not intended to be defined as a lead inspection per applicable regulations.

PSI did not encounter access issues or areas that were omitted from consideration due to safety concerns or other considerations.

No other significant exceptions to, or deviations from, the scope of work were made during this survey.



2.0 METHODOLOGIES

2.1 REVIEW OF CLIENT-PROVIDED DOCUMENTATION

PSI requested from the client any prior lead-based paint inspection, lead-based paint risk assessments, other lead-based paint-related survey reports, abatement records, or building specifications or drawings concerning the Project Area.

The following report was provided to PSI for review:

| | |
|----------------------|--|
| Report Title: | Limited Asbestos Survey - 2nd Floor/Roof |
| Prepared For: | City of Schulenburg |
| Prepared By: | SETX Environmental Inc. |
| Report Date: | June 18, 2024 |
| Summary: | No Asbestos was Detected |

2.2 WALK-THROUGH METHODOLOGY

PSI performed a walk-through of the Project Area to be surveyed, and documented, with written notes and photographs, painted areas, painted or primed structural steel areas, or areas of deteriorated paint observed. If present, PSI estimated the amount of the painted areas (if in excess of 1,000 square feet), painted or primed structural steel, and areas of deteriorated paint observed. PSI also provided an opinion, based on the age of the Project Area, whether the observed paints are potentially lead-based paint. If deteriorated paints were observed, PSI provided an opinion as to the cause of the deteriorated paints.

2.3 SAMPLING OR TESTING METHODOLOGIES

If painted surfaces in excess of 1,000 square feet of area, painted or primed structural steel or deteriorated paints were observed during this assessment, samples and/or additional testing was performed to determine if the paints were lead-based paint.

2.3.1 XRF TESTING

X-Ray Fluorescence (XRF) testing of interior components in the Project Area was performed in general accordance with the U.S. Department of Housing and Urban Development, Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, July 2012 (HUD guidelines), Chapter 7 (Lead-Based Paint Inspections), The survey was performed by lead-based paint risk assessment trained personnel who are certified in the State of Texas **and** EPA accredited, and whose accreditations are appended.



XRF field testing was performed with Heuresis Corporation, Pb2000i instrument (Serial Number 2305) : State License Number LO4946 #25, on September 30, 2025. The use of a portable, non-destructive testing device is advantageous when numerous tests must be performed because of its brief testing time and relatively low cost compared to laboratory methods.

XRF values were collected by placing the XRF device on the test surface and opening the shutter to expose the paint or surface coating to gamma radiation. XRF devices are typically capable of penetrating up to approximately 3/8 of an inch to determine lead content. At the conclusion of each test, the shutter was closed and the display on the control console showed the lead concentration in milligrams per square centimeter (mg/cm^2) for manual tabulation. It should be noted that per the Performance Characteristic Sheet (PCS) for this XRF device, there is no inconclusive range or substrate correction needed.

The accuracy and precision of any measurement is determined by the length of each test, instrument calibration verifications against known standards or control blocks, measurement conditions, and mathematical laws of random error. Even when XRF equipment is properly operated within the manufacturer's specification, unusual substrates, paint additives, uneven paint applications, electrical fields, lead components in wall cavities, and many other variables may cause significant fluctuations in apparent test values. Due to the limitations and inherent problems associated with XRF field testing, confirmation (paint-chip) sampling and assessment of XRF data is typically recommended before major abatement activities are started.

Calibration verification (quality control) readings are taken each time the XRF was turned on and off and every four hours during the inspection process. Each time calibration verification readings are made; three nominal readings are taken on the XRF manufacturer's provided reference block and recorded. The calibration verification reading should not differ from reference by more than the calibration verification tolerance specified by the manufacturer. This comparison is referred to as the calibration verification test.

XRF test data, including calibration verifications against standards, was recorded on XRF Testing Data Tables to generate a record of the field findings, which are appended. Data collected for a reading included: a reading number; whether the reading was interior or exterior; the room equivalent where the reading was taken; the wall direction of the reading (as applicable); the component that was tested; the condition of the paint at the reading location; the substrate of the component that was tested; and the paint color at the reading location.

In addition, the reading value in mg/cm^2 and an indication of whether the reading indicated a lead-based paint or surface coating is also recorded on the XRF Testing Data Table. XRF results were classified as positive or negative by the following rules:

- "Positive" is defined as a reading that had a lead concentration of $1.0 \text{ mg}/\text{cm}^2$ or greater.
- "Negative" is defined as a reading that had a lead concentration of less than $1.0 \text{ mg}/\text{cm}^2$.



XRF Data Table Explanation

| Column Title | Contents and Abbreviations |
|-------------------|--|
| Reading Number | Sequential number of the test |
| Interior/Exterior | Interior or exterior of building |
| Room # | Area or space being tested |
| Component | The object or surface being tested |
| Substrate | The underlying material to which the paint or varnish has been applied |
| Paint Color | The color of the painted or varnished area tested |
| Paint Condition | The condition of the paint per the HUD Guidelines |
| XRF Reading | The result of the test in mg/cm ² |
| Result | Either Positive or Negative as defined earlier in this report |



3.0 ADDITIONAL CONSIDERATIONS

According to state and federal guidelines, a paint or surface coating is considered to be “lead-based” or “leaded paint” if its lead concentration is greater than or equal to 1.0 mg/cm^2 or 0.5%. However, any painted surface where lead was detected above a laboratory reporting limit, but below the regulatory concentrations, contains lead. This includes those paints that also meet the definition of lead-based paint.

The U.S. Occupational Safety and Health Administration (OSHA) regulates workers exposure to lead concentrations based on the permissible exposure limit of 50 micrograms per cubic meter (mg/m^3). Therefore, in order to satisfy OSHA requirements, worker protection and monitoring may be required for work activities that disturb paints that contain lead in any amount. In accordance with the OSHA Construction Standard for Lead (29 CFR 1926.62), it is the contractors’ responsibility to protect their workers when an employee may be occupationally exposed to lead.

Please note that OSHA does not have a definition for LBP as their regulations apply to all construction work where an employee may be occupationally exposed to lead in any concentration. In addition, OSHA does not consider XRF to be an acceptable method of analysis, therefore OSHA cannot recognize XRF readings below 1.0 mg/cm^2 as safe under workplace situations.



4.0 FINDINGS

4.1 CLIENT-PROVIDED DOCUMENTATION FINDINGS

Client-provided documentation did not identify areas of lead-based paint in the Project Area.

4.2 WALK-THROUGH FINDINGS

4.2.1 PAINTED SURFACES

PSI observed the following colors of paint covering surfaces more than 1,000-square feet of the Project Area:

Based on the reported age of the building, the painted surfaces could be lead-based paint.

Photographs documenting the Project Area and the area or areas of the painted surfaces observed during the survey are appended.

4.2.2 PAINTED OR PRIMED STRUCTURAL STEEL

PSI observed the following painted or primed structural steel in the Project Area:

| Location of Painted or Primed Structural Steel | Color | Estimated Area |
|--|-------|----------------|
| Between the Floors Near the Front Entrance | Red | 300 SF |

Based on the reported age of the building, the painted or primed structural steel observed could be lead-based paint.

Photographs documenting the Project Area and the areas of painted or primed steel observed during the survey are appended.

4.2.3 DETERIORATED PAINTED SURFACES

Deteriorated paints were not observed during the walk-through of the Project Area at the time of the field activities.

Based on the reported age of the building, the deteriorated paints could be lead-based paint.

Photographs documenting the Project Area and the area or areas of deteriorated paints observed during the survey are appended.



4.3 SAMPLING OR TESTING FINDINGS

4.3.1 PAINT-CHIP SAMPLING FINDINGS

No paint-chip samples were collected during this assessment.

4.3.2 XRF TESTING FINDINGS

Below are summaries of the number of readings collected and, if identified, any positive XRF readings identified during this limited survey. Results in **bold** are considered to be lead-based paint. **OR** If no XRF testing was performed, then Hide the next two tables and use: No XRF data was collected during this assessment.

Summary

| Negative for LBP | Positive for LBP | Calibration Verifications | Total Number of Tests |
|------------------|------------------|---------------------------|-----------------------|
| 162 | 17 | 6 | 185 |

Positive XRF Reading Results

| Reading Number | Room Number or Area | Color | Substrate | Component |
|----------------|------------------------------|------------|--------------|-------------------------|
| 004 | Second Floor Store Room 1 | Dark Brown | Metal | Ceiling Trim |
| 016 | Second Floor Store Room 1 | Dark Brown | Metal | Ceiling Fire Suppressor |
| 019 | Second Floor Record Room | Dark Brown | Metal | Ceiling Trim |
| 022 | Second Floor Record Room | Dark Brown | Metal | Ceiling Metal |
| 023 | Second Floor Record Room | Dark Brown | Metal | Ceiling Fire Suppressor |
| 048 | Second Floor Restroom | White | Wood | Window Frame |
| 055 | Second Floor Mechanical Room | White | Wood | Window Frame |
| 064 | Second Floor Back Office | White | Metal | Ceiling Fire Suppressor |



| Reading Number | Room Number or Area | Color | Substrate | Component |
|----------------|-------------------------------------|---------------|----------------|----------------------------|
| 065 | Second Floor Back Office | Dark Brown | Wood | Window Frame |
| 066 | Second Floor Back Office | Dark Brown | Wood | Wall Trim |
| 075 | Second Floor Administration Area | White | Metal | Ceiling Fire Suppressor |
| 112 | Second Floor Stairwell | Dark Brown | Wood | Window Frame |
| 115 | First Floor Safe Room | Red | Metal | Door Frame |
| 123 | First Floor Conference Area | Tan | Drywall | Wall |
| 145 | First Floor Mayors Office | Tan | Drywall | Wall |
| 150 | First Floor Office 1 | White | Metal | Ceiling Metal |
| 175 | First Floor Lobby | White | Metal | Ceiling Fire Suppressor |

Complete XRF data tables are appended.



5.0 WARRANTY AND RELIANCE

5.1 STANDARD OF CARE AND WARRANTIES

The field, testing and/or laboratory results reported herein are considered sufficient in detail and scope to form a reasonable basis for a limited lead-based paint survey. PSI warrants that the findings contained herein have been prepared in general accordance with accepted professional practices at the time of its preparation as applied by professionals in the community. Future changes in the state of the art or in applicable regulations cannot be anticipated and have not been addressed in this report.

The limited lead-based paint survey was intended to provide information regarding the location of lead-based paint in the Project Area. Our report is based on commonly known and reasonably ascertainable information, including limited, ground-level visual survey of the subject property, or a portion thereof, except where otherwise explicitly indicated.

PSI has assumed that factual information provided to us by the Client, or obtained from governmental sources, the public domain, interviews, and other sources is accurate, unbiased and complete. PSI assumes no liability for the accuracy of data provided to us by others and does not warrant or guarantee that the information provided by these sources is accurate, unbiased or complete.

Our services were not intended to be technically exhaustive. There is a possibility that with the proper application of methodologies, conditions may exist on the property that could not be identified within the scope of the limited survey or that were not reasonably identifiable from the available information. The report may not represent all conditions at the subject property or project area as it only reflects the information gathered from specific locations. No limited survey can wholly eliminate uncertainty regarding the potential for lead-based paint in connection with the subject property.

Test results are valid only for the material tested at the time of the sample collection. PSI recognizes that raw field and/or laboratory test data are not necessarily sufficient to make all abatement and management decisions. The observations and results of the report are time dependent, are subject to changing site conditions, and revisions to Federal, state, and local regulations. This report speaks only as of its date.

PSI did not provide any service to investigate or detect the presence of moisture, mold or other biological contaminants in or around any structure, or any service that was designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. The testing or sampling methods utilized by PSI in performing its services may result in the disturbance or dispersal of mold spores. Client acknowledges that mold is ubiquitous to the environment with mold amplification (fungal growth) occurring when building materials are impacted by moisture. Client further acknowledges that site conditions are outside of PSI's control, and that mold amplification (fungal growth) will likely occur, or continue to occur, in the presence of moisture. As such, PSI cannot and shall not be held responsible for the occurrence or reoccurrence of mold amplification (fungal growth).

No other warranties are implied or expressed.



5.2 RELIANCE

PGAL, PSI's client, may rely on this report.

5.3 THIRD PARTY RELIANCE

This report was prepared pursuant to a contract between PSI and its client. That contractual relationship included an exchange of information about the property that was unique and serves as the basis upon which this report was prepared. Because of the importance of these understandings, our assessment may not be sufficient for the intended purposes of another party.

Reliance or any use of this report by anyone other than those parties identified above for which it was prepared, except with express written permission, is prohibited and therefore not foreseeable to PSI. Any unauthorized reliance on or use of this report, including any of the information or conclusions contained herein, will be at the third party's risk. No warranties or representations expressed or implied in this report are made to any such third party.

Third party reliance letters may be issued:

- upon timely request;
- subject to the permission of our original client; and
- payment of the then-current fee for such letters.

All third parties relying on our report, by such reliance, agree that such reliance is limited by our proposal and/or General Conditions, as applicable.

XRF Testing Data

XRF Analytical Sampling Results for 353 N. Main St

| Reading Number | Location | Structure | Condition (Intact) D (Deteriorated) | Substrate | Color | Results | |
|----------------|----------------------------------|--------------------------------|---|--------------|-------------------|-----------------|-------------|
| 001 | C-1 | - | - | - | - | - | 1 |
| 002 | C-2 | - | - | - | - | - | 1.1 |
| 003 | C-3 | - | - | - | - | - | 1.1 |
| 004 | Second Floor Store Room 1 | Ceiling Trim | D | Metal | Dark Brown | | 3.4 |
| 005 | Store Room 1 | Window Frame | I | Wood | White | Negative | 0.1 |
| 006 | Store Room 1 | Windowsill | I | Wood | White | Negative | 0 |
| 007 | Store Room 1 | Wall | D | Concrete | White | Negative | 0.2 |
| 008 | Store Room 1 | Wall Panel | D | Wood | White | Negative | 0 |
| 009 | Store Room 1 | Wall Baseboard 8" | D | Wood | White | Negative | 0 |
| 010 | Store Room 1 | Door Glass | D | Metal | White | Negative | 0 |
| 011 | Store Room 1 | Door | D | Wood | White | Negative | 0 |
| 012 | Store Room 1 | Door Frame | D | Wood | White | Negative | 0 |
| 013 | Store Room 1 | Wall Trim | D | Wood | White | Negative | 0 |
| 014 | Store Room 1 | Wall Panel Trim | D | Wood | White | Negative | 0 |
| 015 | Store Room 1 | Wall | D | Plaster | White | Negative | 0 |
| 016 | Store Room 1 | Ceiling Fire Suppressor | I | Metal | Dark Brown | Positive | 1.2 |
| 017 | Store Room 1 | Ceiling | D | Wood | Dark Brown | Negative | 0.4 |
| 018 | Store Room 1 | Floor | D | Wood | Dark Brown | Negative | 0.2 |
| 019 | Second Floor Record Room | Ceiling Trim | D | Metal | Dark Brown | Positive | 2.1 |
| 020 | Record Room | Ceiling Smooth | D | Wood | Dark Brown | Negative | 0.1 |
| 021 | Record Room | Ceiling | D | Wood | Dark Brown | Negative | 0 |
| 022 | Records Room | Ceiling Metal | D | Metal | Dark Brown | Positive | 1.8 |
| 023 | Records Room | Ceiling Fire Suppressor | D | Metal | Dark Brown | Positive | 1.4 |
| 024 | Record Room | Wall Panels | D | Wood | White | Negative | 0.1 |
| 025 | Record Room | Wall | D | Plaster | White | Negative | 0 |
| 026 | Record Room | Wall | D | Brick | White | Negative | 0 |
| 027 | Record Room | Wall | D | Drywall | White | Negative | 0 |
| 028 | Record Room | Wall Panel Trim | D | Wood | White | Negative | 0 |
| 029 | Record Room | Wall Trim | D | Wood | White | Negative | 0 |
| 030 | Record Room | Glass Door | D | Metal | White | Negative | 0 |
| 031 | Record Room | Door Frame | D | Wood | White | Negative | 0 |
| 032 | Record Room | Door | D | Wood | White | Negative | 0 |
| 033 | Record Room | Room Divider | I | Wood | Dark Brown (Vani. | Negative | 0 |
| 034 | Record Room | Door | D | Wood | Dark Brown | Negative | 0 |
| 035 | Record Room | Door Frame | D | Wood | Dark Brown | Negative | 0.1 |
| 036 | Record Room | Floor | D | Wood | Dark Brown | Negative | 0 |
| 037 | Second Floor Hall | Ceiling Roof Drain | D | Metal | Black | Negative | 0.2 |
| 038 | Hall | Ceiling Fire Suppressor | D | Metal | Daark Brown | Negative | 0 |
| 039 | Hall | Wall | D | Drywall | White | Negative | 0.1 |
| 040 | Hall | Door to Records | D | Wood | Dark Brown | Negative | 0 |
| 041 | Hall | Door Frame | D | Wood | Dark Brown | Negative | 0 |
| 042 | Hall | Sliding Door to Hall | D | Metal | White | Negative | 0.4 |
| 043 | Hall | Sliding Door Lock (Latch) | D | Metal | White | Negative | 0 |
| 044 | Hall | Wall | D | Concrete | White | Negative | 0.3 |
| 045 | Hall | Wall Trim | D | Wood | White | Negative | 0 |
| 046 | Hall | Door Restroom (RR) | D | Wood | White | Negative | 0 |
| 047 | Hall | DoorTrim | D | Wood | White | Negative | 0 |
| 048 | Second Floor Restroom | RR Window Frame | D | Wood | White | Positive | 12.1 |
| 049 | Second Floor Restroom | RR Fire Suppressor | D | Metal | Dark Brown | Negative | 0 |
| 050 | Second Floor Restroom | Ceiling | D | Wood | White | Negative | 0 |
| 051 | Second Floor Restroom | RR Wall | D | Wood | Dark Brown | Negative | 0.1 |
| 052 | Second Floor Restroom | RR Wall | D | Plaster | White | Negative | 0 |
| 053 | Second Floor Restroom | RR Wall Trim | D | Wood | Dark Brown | Negative | 0.4 |
| 054 | Second Floor Mechanical Room | Ceiling Molding | D | Wood | White | Negative | 0 |
| 055 | Mechanical Room | Wall Window Frame | D | Wood | White | Positive | 1.9 |
| 056 | Mechanical Room | Wall | D | Plaster | White | Negative | 0.1 |
| 057 | Mechanical Room | Wall Panel | D | Wood | White | Negative | 0 |
| 058 | Mechanical Room | Wall Trim | D | Wood | White | Negative | 0.1 |
| 059 | Mechanical Room | Wall Baseboard | D | Wood | White | Negative | 0 |
| 060 | Mechanical Room | Electrical Conduit | I | Metal | White | Negative | 0.1 |
| 061 | Mechanical Room | Door | D | Wood | White | Negative | 0.6 |

| | | | | | | | |
|------------|------------------------------------|--|----------|-----------------|-------------------|-----------------|-------------|
| 062 | Mechanical Room | Door Frame | D | Wood | White | Negative | 0 |
| 063 | Mechanical Room | Floor | D | Wood | Red | Negative | 0.1 |
| 064 | Second Floor | Back Office Ceiling Fire Suppressor | D | Metal | White | Positive | 1.5 |
| 065 | Back Office | Window Frame | D | Wood | Dark Brown | Positive | 12.6 |
| 066 | Back Office | Wall Trim | D | Wood | Dark Brown | Positive | 3.1 |
| 067 | Back Office | Wall Panel | D | Wood | Dark Brown | Negative | 0 |
| 068 | Back Office | Wall Trim | D | Wood | White | Negative | 0 |
| 069 | Back Office | Wall Panel | D | Wood | White | Negative | 0 |
| 070 | Back Office | Wall | D | Plaster | White | Negative | 0.1 |
| 071 | Back Office | Wall Baseboard | D | Wood | Dark Brown | Negative | 0 |
| 072 | Back Office | Floor | D | Wood | Red | Negative | 0.2 |
| 073 | Back Office | Door | D | Wood | Red | Negative | 0 |
| 074 | Back Office | Door Trim | D | Wood | Red | Negative | 0 |
| 075 | Second Floor | Administration Area Ceiling Fire Suppressor | D | Metal | White | Positive | 1.7 |
| 076 | Administration Area | Window Frame | D | Wood | White | Negative | 0.1 |
| 077 | Administration Area | Window Trim | D | Wood | White | Negative | 0.1 |
| 078 | Administration Area | Ceiling Crown Molding | D | Wood | White | Negative | 0 |
| 079 | Administration Area | Wall | D | Drywall | White | Negative | 0.1 |
| 080 | Administration Area | Wall Trim | D | Wood | White | Negative | 0 |
| 081 | Administration Area | Wall | D | Plaster | White | Negative | 0.1 |
| 082 | Administration Area | Wall | D | Drywall | White | Negative | 0.1 |
| 083 | Administration Area | Wall Baseboard | D | Drywall | White | Negative | 0.1 |
| 084 | Administration Area | Wall Baseboard | D | Wood | White | Negative | 0 |
| 085 | Administration Area | Door Sliding | D | Metal | White | Negative | 0.3 |
| 086 | Administration Area | Floor | D | Wood | Grey | Negative | 0.3 |
| 087 | Administration Area | Ceiling - HVAC Duct | D | M (Fiber Glass) | White | Negative | 0.1 |
| 088 | Sampled Voided | | | | | | Void |
| 089 | Administration Area | Sliding Door Frame | D | Metal | White | Negative | 0.3 |
| 090 | Second Floor Mayor's Office | Ceiling Grid | D | Metal | White | Negative | 0.1 |
| 091 | Mayor's Office | Ceiling Grid Closet | D | Metal | Silver | Negative | 0.1 |
| 092 | Mayor's Office | Shelf | D | Wood | White | Negative | 0 |
| 093 | Mayor's Office | Wall | D | Drywall | White | Negative | 0 |
| 094 | Mayor's Office | Display Shelf | D | Wood | Varnish Dark Brov | Negative | 0 |
| 095 | Mayor's Office | Closet Door | D | Wood | Dark Brown | Negative | 0.1 |
| 096 | Mayor's Office | Closet Door Frame | D | Wood | Dark Brown | Negative | 0.1 |
| 097 | Mayor's Office | Carpet Wall Trim | D | Wood | Dark Brown | Negative | 0 |
| 098 | Mayor's Office | Door Office Trim | D | Wood | Dark Brown | Negative | 0.1 |
| 099 | Mayor's Office | Door Trim | D | Wood | Dark Brown | Negative | 0 |
| 100 | Second Floor City Manager's Office | Ceiling Grid | D | Metal | Silver | Negative | 0 |
| 101 | City Manager's Office | Wall | D | Plaster | White | Negative | 0 |
| 102 | City Manager's Office | Wall | D | Plaster | White | Negative | 0.7 |
| 103 | City Manager's Office | Door | D | Wood | Dark Brown | Negative | 0.1 |
| 104 | City Manager's Office | Door Frame | D | Wood | Dark Brown | Negative | 0 |
| 105 | Second Floor Front Hallway | Ceiling Grid | D | Metal | Silver | Negative | 0 |
| 106 | Front Hallway | Wall | D | Drywall | White | Negative | 0.3 |
| 107 | Front Hallway | Door | D | Wood | Dark Brown | Negative | 0.1 |
| 108 | Front Hallway | Door Frame | D | Wood | Dark Brown | Negative | 0.1 |
| 109 | Front Hallway | Wall | D | Plaster | White | Negative | 0 |
| 110 | Second Floor Stairwell | Stairwell Rails | D | Wood | Dark Brown | Negative | 0.1 |
| 111 | 2-Stairwell | Wall Stairwell | D | Drywall | White | Negative | 0 |
| 112 | Stairwell | Window Frame Stairwell | D | Wood | Dark Brown | Positive | 15.3 |
| 113 | First Floor | Safe Room Ceiling Grid | D | Metal | Silver | Negative | 0.1 |
| 114 | Safe Room | Wall Ceiling | D | Concrete | White | Negative | 0.1 |
| 115 | Safe Room | Door Frame | D | Metal | Red | Positive | 7 |
| 116 | First Floor Conference | Ceiling Grid | D | Metal | Silver | Negative | 0 |
| 117 | Conference | Ceiling Grid | D | Metal | White | Negative | 0 |
| 118 | Conference | Ceiling Trim | D | Metal | White | Negative | 0.1 |
| 119 | Conference | Ceiling | D | Metal | White | Negative | 0.2 |
| 120 | Conference | Ceiling Fire Suppressor | D | Metal | Black | Negative | 0 |
| 121 | Conference | Ceiling Structure Steel | D | Metal | Red | Negative | 0.3 |
| 122 | Conference | Ceiling Structure Steel | D | Metal | Black | Negative | 0.2 |
| 123 | Conference | Wall | D | Drywall | Tan | Positive | 1.4 |
| 124 | Conference | Wall | D | Drywall | White | Negative | 0.1 |

| | | | | | | | | |
|-----|----------------------|-----------------|-------------------------|---|---------------|------------|----------|------|
| 125 | First Floor | Safe Room | Ceiling | D | Metal | Silver | Negative | 0.1 |
| 126 | Safe Room 2 | | Wall | D | Masonry Brick | White | Negative | 0.1 |
| 127 | Safe Room 2 | | Wall | D | Brick | White | Negative | 0 |
| 128 | Safe Room 2 | | Wall | D | Concrete | White | Negative | 0 |
| 129 | Safe Room 2 | | Door Frame | D | Metal | Tan | Negative | 0.1 |
| 130 | Safe Room 2 | | Door | D | Metal | Tan | Negative | 0 |
| 131 | First Floor | Break | Ceiling Grid | D | Metal | Silver | Negative | 0.1 |
| 132 | Room & RR | | Wall | D | Drywall | Tan | Negative | 0.1 |
| 133 | Break Room & RR | | Wall | D | Plaster | White | Negative | 0.1 |
| 134 | Break Room & RR | | Window Frame | D | Metal | Dark Brown | Negative | 0.2 |
| 135 | Break Room & RR | | Windowsill | D | Wood | White | Negative | 0 |
| 136 | Break Room & RR | | Door | D | Metal | White | Negative | 0 |
| 137 | Break Room & RR | | Door Frame | D | Metal | White | Negative | 0.1 |
| 138 | Break Room & RR | | Door Frame | D | Wood | White | Negative | 0 |
| 139 | Break Room & RR | | Pantry Shelf | D | Wood | White | Negative | 0 |
| 140 | Break Room & RR | | Pantry Door | D | Wood | White | Negative | 0 |
| 141 | Break Room & RR | | Pantry Door Frame | D | Wood | White | Negative | 0 |
| 142 | First Floor | Mayor's Office | Ceiling Grid | D | Metal | White | Negative | 0 |
| 143 | Mayor's Office | | Ceiling Grid | D | Metal | White | Negative | 0 |
| 144 | Mayor's Office | | Wall Dry Wall | D | Drywall | White | Negative | 0 |
| 145 | Mayor's Office | | Wall | D | Drywall | Tan | Positive | 1.5 |
| 146 | Mayor's Office | | Door | D | Wood | White | Negative | 0.1 |
| 147 | Mayor's Office | | Door Frame | D | Wood | White | Negative | 0 |
| 148 | First Floor | Hannah's Office | Ceiling Grid | D | Metal | Silver | Negative | 0 |
| 149 | Hannah's Office | | Wall | D | Drywall | Tan | Negative | 0.1 |
| 150 | First Floor Office 1 | | Ceiling Panel | D | Metal | White | Positive | 10.7 |
| 151 | Office 1 | | Ceiling Grid | D | Metal | Silver | Negative | 0 |
| 152 | Office 1 | | Wall | D | Drywall | Tan | Negative | 0 |
| 153 | Office 1 | | Windowsill | D | Wood | Tab | Negative | 0 |
| 154 | Office 1 | | Window Frame | D | Wood | White | Negative | 0 |
| 155 | Office 1 | | Door | D | Wood | White | Negative | 0 |
| 156 | Office 1 | | Door Frame | D | Wood | White | Negative | 0 |
| 157 | First Floor Office 2 | | Wall | D | Drywall | Tan | Negative | 0 |
| 158 | Office 2 | | Windowsill | D | Wood | White | Negative | 0 |
| 159 | Office 2 | | Ceiling Grid | D | Metal | Silver | Negative | 0 |
| 160 | Office 2 | | Windowsill | D | Metal | White | Negative | 0 |
| 161 | Office 2 | | Door Frame | D | Wood | White | Negative | 0 |
| 162 | First Floor Office 3 | | Wall | D | Plaster | White | Negative | 0.1 |
| 163 | Office 3 | | Wall | D | Drywall | Tan | Negative | 0 |
| 164 | Office 3 | | Windowsill | D | Wood | Tan | Negative | 0 |
| 165 | Office 3 | | Window Frame | D | Wood | White | Negative | 0 |
| 166 | Office 3 | | Ceiling Grid | D | Wood | Silver | Negative | 0 |
| 167 | Office 3 | | Door Frame | D | Wood | White | Negative | 0 |
| 168 | First Floor Office 4 | | Wall | D | Drywall | Tan | Negative | 0.1 |
| 169 | Office 4 | | Windowsill | D | Wood | White | Negative | 0.1 |
| 170 | Office 4 | | Ceiling Grid | D | Metal | White | Negative | 0 |
| 171 | Office 4 | | Window Frame | D | Wood | White | Negative | 0 |
| 172 | Office 4 | | Door | D | Wood | White | Negative | 0 |
| 173 | Office 4 | | Door Frame | D | Wood | White | Negative | 0 |
| 174 | First Floor Lobby | | Night Deposit | D | Concrete | White | Negative | 0 |
| 175 | Lobby | | Ceiling Fire Suppressor | D | Metal | White | Positive | 1.1 |
| 176 | Lobby | | Ceiling Grid | D | Metal | White | Negative | 0 |
| 177 | Lobby | | Wall | D | Drywall | White | Negative | 0.1 |
| 178 | Lobby | | Door | D | Wood | White | Negative | 0 |
| 179 | Lobby | | Door Frame | D | Wood | White | Negative | 0 |
| 180 | Lobby | | Window Frame | D | Wood | White | Negative | 0 |
| 181 | Lobby | | Wall | D | Plaster | White | Negative | 0.1 |
| 182 | Lobby | | Wall | D | Plaster | Tan | Negative | 0 |
| 183 | C-4 | | - | - | - | - | - | 1.1 |
| 184 | C-5 | | - | - | - | - | - | 1.1 |
| 185 | C-6 | | - | - | - | - | - | 1 |

Photographs



Photo 1: Photo 1, Second Floor Store Room 1, Sample 4 Ceiling Trim. Sample 16 Fire Suppressor System



Photo 2: Photo 2, Second Floor Records Room, Sample 19, Ceiling Trim, Sample 22 Ceiling Metal, Sample 23 Fire Suppressor System



Photo 3: Photo 3, Second Floor Restroom Window Frame, Sample 48



Photo 4: Photo 4 Second Floor Mechanical Room Window Frame, Sample 55.



Photo 5: Photo 5, Second Floor Back Office, Sample 64 Ceiling Fire Suppressor System, Sample 65, Window Frame, Sample 66, wall Trim.



Photo 6: Photo 6, Second Floor Administration Area Fire Suppressor System, Sample 75



Photo 7: Photo 7, Second Floor Stairwell Window Frame, Sample 112



Photo 8: Photo 8, First Floor In Side Safe Room, Sample 115



Photo 9: Photo 9, First Floor Conference Room Wall, Sample 123



Photo 10: Photo 10, First Floor Mayor's Office Wall, Sample 145



Photo 11: Photo 11, First Floor Office 1 Ceiling, Sample 150.



Photo 12: Photo 12, First Floor Lobby Area Fire Suppressor System, Sample 175

Laboratory Accreditation Documentation



AIHA Laboratory Accreditation Programs, LLC

acknowledges that

Intertek-PSI, Inc.

850 Poplar St Pittsburgh, PA 15220-2828

Laboratory ID: LAP-100373

along with all premises from which key activities are performed, as listed above, has fulfilled the requirements of the AIHA Laboratory Accreditation Programs, LLC (AIHA LAP) accreditation to the ISO/IEC 17025:2017 international standard, General Requirements for the Competence of Testing and Calibration Laboratories in the following:

LABORATORY ACCREDITATION PROGRAMS

| | | |
|-------------------------------------|----------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> | INDUSTRIAL HYGIENE | Accreditation Expires: July 01, 2026 |
| <input checked="" type="checkbox"/> | ENVIRONMENTAL LEAD | Accreditation Expires: July 01, 2026 |
| <input checked="" type="checkbox"/> | ENVIRONMENTAL MICROBIOLOGY | Accreditation Expires: July 01, 2026 |
| <input type="checkbox"/> | FOOD | Accreditation Expires: |
| <input type="checkbox"/> | UNIQUE SCOPES | Accreditation Expires: |
| <input type="checkbox"/> | BE FIELD/MOBILE | Accreditation Expires: |

Specific Field(s) of Testing/Method(s) within each Accreditation Program for which the above named laboratory maintains accreditation is outlined on the attached Scope of Accreditation. Continued accreditation is contingent upon successful on-going compliance with ISO/IEC 17025:2017 and AIHA LAP requirements. This certificate is not valid without the attached Scope of Accreditation. Please review the AIHA LAP website (www.aihaaccreditedlabs.org) for the most current Scope.

Cheryl O Morton
Managing Director, AIHA Laboratory Accreditation Programs, LLC



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

Intertek-PSI, Inc.

850 Poplar St Pittsburgh, PA 15220-2828

Laboratory ID: LAP-100373

Issue Date: 06/01/2024

Expire Date: 07/01/2026

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

Environmental Microbiology Laboratory Accreditation Program (EMLAP)

Initial Accreditation Date: 07/01/2005

| EMLAP Scope Category | Field of Testing (FOT) | Component, parameter, characteristic, material, or product tested | Method | Method Description <i>(for internal methods only)</i> |
|----------------------|------------------------------|---|--------|--|
| Fungal | Air - Direct Examination | Spore Trap | WI-620 | In House: Direct Microscopic Examination of Spore Traps |
| Fungal | Bulk - Direct Examination | Bulk | WI-621 | In House: Direct Microscopic Examination of Surface and Bulk Samples |
| Fungal | Surface - Direct Examination | Swab, Tape Lifts | WI-621 | In House: Direct Microscopic Examination of Surface and Bulk Samples |

A complete listing of currently accredited EMLAP laboratories is available on the AIHA LAP, LLC website at:
<http://www.aihaaccreditedlabs.org>



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

Intertek-PSI, Inc.

850 Poplar St Pittsburgh, PA 15220-2828

Laboratory ID: LAP-100373

Issue Date: 06/01/2024

Expire Date: 07/01/2026

The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

Industrial Hygiene Laboratory Accreditation Program (IHLAP)

Initial Accreditation Date: 03/01/1987

| IHLAP Scope Category | Field of Testing (FOT) | Technology sub-type/Detector | Published Reference Method/Title of In-house Method | Component, parameter, characteristic, material, or product tested |
|--------------------------------|---------------------------------|------------------------------|---|---|
| Asbestos/Fiber Microscopy Core | Phase Contrast Microscopy (PCM) | - | NIOSH 7400 | Asbestos/Fibers |

A complete listing of currently accredited IHLAP laboratories is available on the AIHA LAP, LLC website at: <http://www.aihaaccreditedlabs.org>



AIHA Laboratory Accreditation Programs, LLC

SCOPE OF ACCREDITATION

Intertek-PSI, Inc.

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Laboratory ID: LAP-100373

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The laboratory is approved for those specific field(s) of testing/methods listed in the table below. Clients are urged to verify the laboratory's current accreditation status for the particular field(s) of testing/Methods, since these can change due to proficiency status, suspension and/or withdrawal of accreditation.

The EPA recognizes the AIHA LAP, LLC ELLAP program as meeting the requirements of the National Lead Laboratory Accreditation Program (NLLAP) established under Title X of the Residential Lead-Based Paint Hazard Reduction Act of 1992 and includes paint, soil and dust wipe analysis. Air and composited wipes analyses are not included as part of the NLLAP.

Environmental Lead Laboratory Accreditation Program (ELLAP)

Initial Accreditation Date: 06/01/1996

| Component, parameter, characteristic, material, or product tested | Technology sub-type/Detector | Method | Method Description <i>(for internal methods only)</i> |
|---|------------------------------|------------------|--|
| Airborne Dust | AA | NIOSH 7082 | N/A |
| Paint | AA | EPA SW-846 3050B | N/A |
| | | EPA SW-846 7000B | N/A |
| Settled Dust by Wipe | AA | EPA SW-846 3050B | N/A |
| | | EPA SW-846 7000B | N/A |
| Soil | AA | EPA SW-846 3050B | N/A |
| | | EPA SW-846 7000B | N/A |

A complete listing of currently accredited ELLAP laboratories is available on the AIHA LAP, LLC website at: <http://www.aihaaccreditedlabs.org>

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Last Updated Mar 27, 2013

DSHS/HHSC

Application Summary

Application summary notes

5/9/25, 10:29 AM

Page 1 of 2

Application Detail

| | |
|-------------------|---------------------------|
| License Type: | Asbestos Laboratory |
| License Number: | 300047 |
| Application: | Renew Asbestos Laboratory |
| Application Date: | 05/09/2025 (mm/dd/yyyy) |

Addresses

Main Address

| | |
|-----------------|---|
| Address: | 850 POPLAR STREET OUT OF STATE/UNKNOWN PITTSBURGH, PA 15220 United States |
| Phone Number: | 304-670-8925 |
| Extension: | 286 |
| E-mail Address: | morgan.ryan@intertek.com |

Physical Addr

| | |
|-----------------|---|
| Address: | 850 POPLAR STREET OUT OF STATE/UNKNOWN PITTSBURGH, PA 15220 United States |
| Phone Number: | 304-670-8925 |
| Extension: | 286 |
| E-mail Address: | morgan.ryan@intertek.com |

Mailing Address

| | |
|---------------|---|
| Name: | Ryan, Morgan |
| Address: | 850 POPLAR STREET OUT OF STATE/UNKNOWN PITTSBURGH, PA 15220 United States |
| Phone Number: | 304-670-8925 |

Extension: 286

E-mail Address: morgan.ryan@intertek.com

License Attributes Existing

| | |
|-----------------------------------|---|
| Specialty or Product/Service Type | Transmission Electron Microscopy |
| | Polarized - Light Microscopy |
| | Phase - Contrast Microscopy |

Fees

| | |
|-------------------|-----------------|
| Total Amount Due: | \$443.00 |
|-------------------|-----------------|

United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101350-0

Intertek-PSI, Inc.
Pittsburgh, PA

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communiqué on ISO/IEC 17025).*

2025-07-01 through 2026-06-30

Effective Dates



A handwritten signature in blue ink, appearing to read "R. K. Kueh".

For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Intertek-PSI, Inc.
PSI, Inc.
850 Poplar Street
Pittsburgh, PA 15220
Morgan Ryan
Phone: 304-670-8925
Email: morgan.ryan@intertek.com
<http://www.intertek.com>

ASBESTOS FIBER ANALYSIS

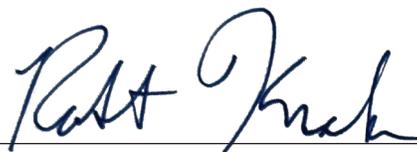
NVLAP LAB CODE 101350-0

Bulk Asbestos Analysis

| <u>Code</u> | <u>Description</u> |
|-------------|---|
| 18/A01 | EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples |
| 18/A03 | EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials |

Airborne Asbestos Analysis

| <u>Code</u> | <u>Description</u> |
|-------------|--|
| 18/A02 | U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A. |



For the National Voluntary Laboratory Accreditation Program

DSHS/HHSC

Asbestos Program Online Payment

Amount Paid: 443.00
Authorization Number: 03802W
Batch Trace Number 537RG1568732PRD
Payment Date: 09-May-25 10.31 AM
Payor Name: PROFESSIONAL SERVICE

Your application summary will be emailed to the email address provided.

| Application Number | Description | Applicant Name | Fee Trace Number |
|--------------------|---------------------------|--------------------------------------|----------------------|
| 1614-1813 | Renew Asbestos Laboratory | PROFESSIONAL SERVICE INDUSTRIES, INC | 443.00 537RG1568732P |

Personnel and Firm Accreditations



TEXAS
Health and Human
Services

**Texas Department of State
Health Services**

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License Details

"License" means a license, certificate, registration, permit, or other form of authorization, including a renewal of the authorization, that: a person must obtain to practice or engage in a particular business, occupation, or profession; or a facility must obtain before a particular business, occupation, or profession is practiced or engaged in within the facility. A "License Rank" is the level of license; a "License Modifier" provides additional information on the scope of the license.

A license may have one or two statuses. The first status is normally "Current" which means the license is in good standing. If the first status is "Expired" or "Null and Void", or if either status shows "Inactive", the licensee may not practice in the profession and/or operate as a licensed business.

For more information regarding this license, including any disciplinary information displayed below, please contact the appropriate board or program office. A list of DSHS licensing board and programs may be found at: <http://www.dshs.state.tx.us/Licensee-Registrant-Permittee.aspx> or click the link at the bottom of this page.

Press "Previous Record" to display the previous license.

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License Number: 2110038

Current Date: 10/05/2025 12:29 PM

| | |
|----------------------|-------------------------------------|
| Name: | PROFESSIONAL SERVICE INDUSTRIES INC |
| License Type: | Lead Firm |
| License Status: | Current |
| Expiry Date: | 09/06/2027 |
| Effective Rank Date: | 09/06/2005 |

Addresses

| | | |
|---------------------|---------|--|
| Main Address | Address | SAN ANTONIO , TX BEXAR 78216 US |
|---------------------|---------|--|

Phone Number: 2103429377

| | | |
|----------------------|---------|--|
| Physical Addr | Address | 3 BURWOOD LANE SAN ANTONIO , TX BEXAR 78216 US |
|----------------------|---------|--|

| | | |
|------------------------|---------|---|
| Mailing Address | Address | Professional Service Industries, Inc. 3 BURWOOD LANE SAN ANTONIO , TX BEXAR 78216 US |
|------------------------|---------|---|

Phone Number: 2103429377

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Last Updated Mar 27, 2013



Texas Department of State Health Services

BE IT KNOWN THAT

JACK MARSHALL

is certified to perform as a

Lead Abatement Supervisor

in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295 relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.



Certification Number: 2080576

Expiration Date: 08/29/2026

Control Number: 6883

Jennifer Shuford, MD
Jennifer Shuford, MD,
MPH, Commissioner of
Health

(Void After Expiration Date)

VOID IF ALTERED · NON-TRANSFERABLE

SEE BACK

- ★ Please contact this office immediately if any information on this certificate is incorrect.

- ★ The certification renewal application with all required documents and fee are due every two years BEFORE the anniversary date. Please note that it is the responsibility of the certification holder to send a completed renewal application with all required documents and renewal fee before the expiration date, whether a renewal notice is received or not. Failure to submit the completed renewal application with all required documents and fee before the expiration date will result in a late fee and must be submitted before the certification will be issued.

- ★ No certification or accreditation may be sold, assigned, or transferred. Any certificates which have been altered may be revoked.

Cert # 2080576
JACK MARSHALL
107 BERWICK ST
VICTORIA TX 77904

- ★ If you have any questions or desire additional information concerning the application process or this certification, please contact the Environmental and Sanitation Business Filing and Verification Unit at (512) 834-6600. In order to serve you better, DSHS would like you to complete the short online survey <https://www.surveymonkey.com/r/RLUsurvey>. The information you provide will assist DSHS in its efforts to continually improve and become more responsive to the needs of its customers. Thank you in advance.

Department of State Health Services certifies that

JACK MARSHALL

is certified as a

Lead Abatement Supervisor

Certification No: 2080576

Control No: 6883

Expires: 8/29/2026



J. A. Shuford, M.D.

Jennifer A. Shuford M.D., M.P.H
Commissioner of Health