

May 6, 2020



Webb County
1620 Santa Ursula Ave
Laredo, TX 78040-3801

Attn: Mr. Luis Perez Garcia, III, P.E., County Engineer
P: 956-286-6091
E: lperezgarcia@webbcountytx.gov

RE: PROPOSAL FOR LIMITED EXTERIOR WALL ASSESSMENT
Webb County Detox Facility
4101 Juarez Avenue
Laredo, Webb County, Texas 78201
Terracon Proposal No. PFB206069

Dear Mr. Perez Garcia:

Terracon Consultants, Inc. (Terracon) is pleased to submit this proposal to Webb County (Client) to perform a Limited Exterior Wall Assessment. *We understand that we have been chosen to provide these services for this publicly funded project. Therefore, by providing cost information we are not in violation of the Texas Professional Services Procurement Act.* We are presenting this proposal to confirm our understanding of the services to be performed for this project, to obtain written authorization to provide these services, and to present a fee estimate to provide these services.

1.0 PROJECT INFORMATION

The subject building consists of a single-story, former juvenile detention facility which is to be renovated to serve as the Webb County Detox Facility, located at 4101 Juarez Avenue in Laredo, Webb County, Texas. On the basis of the information provided to us by our Client during a telephone conversation held on Wednesday, April 29, 2020, Terracon understands that water was observed emitting through a hole in the interior side concrete masonry unit (CMU) block wall of the north elevation. Furthermore, water damaged gypsum board has also been observed within the office spaces located along the north wall of the facility.

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Texas Professional Engineers No. F-3272

terracon.com

Geotechnical



Environmental



Construction Materials



Facilities

It is our understanding that the original windows located along the north elevation were removed and the openings in-filled with CMU block some time ago; however, the exact date is not known. We understand that the in-fill walls were coated with a paint product that was reported to have water repellent properties; however, the exact product applied to the walls is not known at this time. From our review of a partial set of the original construction drawings prepared by Turner Hickey & Associates, the project architectural firm, dated March 30, 1987, the exterior walls within this portion of the facility are comprised of pre-cast concrete panels with an exposed aggregate finish. The wall panels are supported on a concrete grade beam and attached to structural steel framing and cast in-place concrete columns. The existing roof system consists of pre-cast concrete planks with a thermoplastic olefin (TPO) roof membrane.

Our Client has requested that Terracon provide a fee proposal to assess the condition of the north wall to determine if water has become trapped within the CMU block as well as the source(s) of the water infiltration and damage to the gypsum board.

2.0 SCOPE OF SERVICES

Based on our understanding of the project, Terracon proposes the following scope of services:

Background Review

- Terracon will review available reports, construction drawings, plans, specifications, documentation of prior repairs, modifications, etc., to better understand the construction of the building.

Visual Observations and Limited Field Testing

- Terracon will perform visual observations of the north wall from the interior and the exterior to document existing conditions. Terracon will supplement our visual observations with digital photographs, some of which may be included in our written report. Our observations will be limited to the readily visible and accessible elements.
- Moisture scanning will be performed with a hand-held moisture meter to assess the presence of moisture within the interior gypsum board where visible deterioration of the paint is noted.
- Terracon will perform two openings through the interior gypsum board to confirm the wall construction and assess the interstitial wall space for indications of water damage and/or corrosion to framing members. These wall openings will be made at select locations to be coordinated with our Client and will not exceed a height of 5-ft above the finish floor elevation. Please note that the wall openings will be temporarily covered with the sections of removed drywall and plastic membrane material. Terracon will not be responsible for permanent repairs.
- Terracon will perform MAT Absorption Testing on the exterior block wall in general accordance with RILEM Test Method 11.4. The test procedure will utilize RILEM Tubes

(Mat Tubes) sealed to the north exterior wall at several locations. This test will measure the rate of water absorption into the tested block substrate.

- ☒ Conduct a limited infrared thermographic imaging survey along the north wall to assess if there are anomalies that may indicate the presence of trapped moisture within the wall in the vicinity of the distressed wall finishes and where the previous window openings were in-filled. The survey will be performed in general accordance with ASTM C1060, Standard Practice for Thermographic Inspection of Insulation installations in Envelope Cavities of Framed Buildings.
- ☒ Digital images of anomalies encountered during the survey will be included in a written report and the location of the anomalies will be indicated on a roof and/or elevation plan, or a photograph if a plan is not available, to be included in the report. Depending on the duration and the ambient temperature the survey may need to be completed during the evening, weather permitting.

Analysis and Reporting

- ☒ Following completion of this scope of work, Terracon will document the findings of our site activities in a written report. The report will include a discussion of our field activities and our observations. The report will include photographs of unique or notable conditions and our opinions regarding the source(s) of the suspected water infiltration. The information gathered as part of this initial, limited study will be used to develop a detailed scope of work which may include, but not be limited to spray water testing of select locations of the north exterior wall, will be submitted as a supplemental agreement for our Client's review and approval for additional services.

3.0 CLIENT PROVISIONS

Terracon understands that the Client agrees to provide safe and timely access to all site areas and spaces necessary to complete our scope of services.

Prior to or at the time of our site visit we request copies of the following items, if available, to aid in our study:

- ☒ Any pertinent building documents that may aid in our investigation such as previous engineering reports, maintenance and repair documents, etc.
- ☒ Provide a safe work place for testing staff at all times and provide access to the building interior spaces including but not limited to the mechanical rooms, storage areas, roof areas, and secured areas that are pertinent to our scope of work. Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement.

4.0 COMPENSATION

Terracon will provide the scope of services, described herein, for a **lump sum fee of \$5,800.00**. With the exception of the infrared thermographic imaging survey, this proposal is based on the understanding that our field work will be performed during normal business hours (8:00 AM through 5:00 PM, Monday through Friday). Furthermore, these proposed fees are based on the project information available through the project documents and our experience with similar projects. Fees for additional services provided outside of the Scope of Services outlined in this proposal will be based on a new proposal for additional services.

The following items are **not included** in our fee estimate for the project:

- Standby time and additional mobilization charges resulting from delays caused by the client, property manager, on-site personnel or tenants, or other members of the project team.
- Additional services requested by the Client but not within the scope defined herein. Terracon will obtain authorization from the client for services outside of the defined project scope prior to proceeding.

5.0 SITE ACCESS AND SAFETY

At Terracon, safety is paramount. This is evident through our culture of being Incident and Injury Free®. As part of Terracon's focus on employee well-being and safety, and in accordance with Terracon's safety rules and practices, **all Terracon personnel will wear Personal Protective Equipment (PPE) while on the project site**. PPE will include steel-toe boots, high visibility safety vests, hard hats, work gloves, and safety glasses. **Please let us know of any additional site-specific safety requirements which will be applicable to our services.**

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

6.0 SCHEDULE

Terracon can generally begin the field assessment within four working days after receipt of the signed Agreement for Services. Terracon anticipates the field assessment can be completed within one working day, weather and access permitting. A written report will be submitted within five working days after the completion of the field assessment. Verbal information can be provided at the request of our Client following the completion of the field assessment.

7.0 AUTHORIZATION

This proposal may be accepted by executing the Agreement for Services attached to the end of this proposal. If this proposal meets your approval, please complete the Acceptance block of the attached Agreement for Services form and return to Terracon. Authorization may be expedited by emailing the executed Agreement for Services to Jesse.Aguilar@terracon.com.

We look forward to providing this service to Webb County. If you have any questions concerning this proposal, or if we can assist you in any other matter, please call our office at 210-714-2102.

Sincerely,

Jesse H.
Aguilar

Digitally signed by Jesse H. Aguilar
DN: cn=Jesse H. Aguilar, c=US,
o=Terracon, ou=Terracon SAT
Facilities,
email=jesse.aguilar@terracon.com
Date: 2020.05.06 10:16:07 -05'00'

Jesse H. Aguilar, P.E.
Senior Associate / Department Manager III
Facilities Engineering Division

John A. Posenecker, P.E.
Principal, Department Manager
Facilities Engineering Division

Copied: Above (Email Only)

Attachment: Agreement for Services