



CITY OF HOUSTON
HCD Purchasing Unit 3200

PO NUMBER MUST APPEAR ON ALL PAYMENT AND
DELIVERY CORRESPONDENCE

**POSSIBLE DUPLICATE COPY DO NOT DUPLICATE SHIPMENT
OR SERVICE**

PURCHASE ORDER

Vendor Address
Vendor Address Number 116922
QC LABORATORIES INC.
10810 NW FREEWAY
HOUSTON TX 77092
USA

Mail Invoice to
COH HOUSING & COMMUNITY DEV
FINANCIAL SERVICES SEC, ACCT PAY
PO Box 1562
HOUSTON TX 77251-1562

Information
Purchase Order Number/Date 4500304673-1 / 06/21/2019
CoH Vendor Number 116922
Page 1 of 2
Buyer's Name Coryie J. Gilmore 457
Buyer's Telephone Number
Buyer's Fax Number
Buyer's E-mail Address

**CONFIRM RECEIPT AND ACCEPTANCE OF PURCHASE ORDER
TO BUYER'S E-MAIL ADDRESS**

Shipping Address HOUSING & COMMUNITY DEVELOPMENT
PROCUREMENT SERVICES
2100 TRAVIS, 9TH FLOOR
HOUSTON TX 77002
USA

Terms of payment : Pay net 30 w/o deduction Currency USD

Shipping Terms FOB(Free on board) /DESTINATION

PHASE I ESA's Requested by Ms. Rupa Sen, Real Estate Manager HCDD
rupa.sen@houston.tx.gov
832-394-6217 Office

All corresponding documents attached to line 10 and also at the header

Item	Quantity	UM	Material # / Description	Unit Cost	Extended Cost
10	1.00	AU	91843 ENVIRONMENTAL CONSUL Phase I ESA - 9100 Fondren Rd	2,500.00 / AU	2,500.00
	Gross Price		2,500.00 USD	1 AU	1.000 2,500.00
			*** Item partially delivered ***		
			Expected value of unplanned services:	2,500.00	
			Delivery Date: 12/13/2019		
20	1.00	AU	91843 ENVIRONMENTAL CONSUL Phase I ESA - 3400 Linn St	2,500.00 / AU	2,500.00
	Gross Price		2,500.00 USD	1 AU	1.000 2,500.00
			*** Item partially delivered ***		
			Expected value of unplanned services:	2,500.00	
			Delivery Date: 12/13/2019		



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PURCHASE ORDER

PO number/date 4500304673 -1 / 06/21/2019 Page 2 of 2

Item	Quantity	UM	Material # / Description	Unit Cost	Extended Cost
30	1.00	AU	91843 ENVIRONMENTAL CONSUL Phase I ESA - Robertson / Frawley	2,500.00 / AU	2,500.00
	Gross Price		2,500.00 USD	1 AU	2,500.00
*** Item partially delivered ***					
Expected value of unplanned services: 2,500.00					
Delivery Date: 12/13/2019					
Total ****					USD 7,500.00

The Terms and Conditions specified on <http://purchasing.houstontx.gov> will apply.

I hereby certify a certificate of the necessity of this expenditure is on file in this department.

I hereby certify that the expenditure for the above goods has been duly authorized and appropriated and that sufficient funds are available to liquidate same.

Subroto Sumer

Mayor

Jimmy Adams

Chief Procurement Officer

C. B. Brown

Controller

Housing and Community Development



PROCUREMENT REQUEST FORM



*Note: The Procurement Request form is to solicit quotes through an Informal (Small Purchase) bid process for purchasing transactions \$100,000 or less using Federal Funds (2 CFR 200.31) and \$3,000 to 49,000 using non-Federal funds (COH AP 5-8, Executive Order 1.14). Signature of this document is still required.
* Required Fields (must be completed)*

Description of Purchase *	Phase I ESA	HCDD Division: *	Commercial
Deadline Date of Request: *	6/12/2019	Purchase Type: *	Service Under <50K
Requester Name: *	Sen. Rupa - GSD; <input checked="" type="checkbox"/> <input type="checkbox"/>	Created:	6/7/2019
Requester Phone Number: *	832-394-6217		

Brief Description of Scope of Work for Goods/Services:

SCOPE OF ENVIRONMENTAL PHASE 1 ESA

Description of the property – 7.73 Acres (4336,737 Square Feet) of land located at 9100 Fondren Road, City of Houston, Harris County, TX 77074

Note: Please allow a minimum of three (3) days for bid responses.

DR 16 FINANCE USE ONLY	PROCUREMENT USE ONLY
Fund Number: 5030 <input checked="" type="checkbox"/>	Status: Pending
Funding Source: CDBG- DR 2014 <input type="checkbox"/>	Purchase Order No#:
Cost Center: 320003002 <input type="checkbox"/>	Name of Vendor:
G/L Account: 522430 <input type="checkbox"/>	Date Processed: 6/20/19
Business Area: 3200 <input type="checkbox"/>	Date Received: 6/12/19
Internal Order: N3200075-19	Total Amount: \$2500.00
BFY: FY2019 <input type="checkbox"/>	Procurement Staff: Corjie Baltimore 107630
Grant: 32000075-2019	Priority:
Funds Reservation:	Notify Department: <input type="text" value="Procurement"/>
Funds Approval Mgr: <input type="text"/>	Notify Department: <input type="text" value="Finance"/>

Justification of Need for Goods/Services Requestors Signature: Date: _____	Procurement Notes: Supervising Manager (Purchase under \$5,000) Manager: 6/11/19 Date: _____
Buyer's Signature: Corjie Baltimore 107630 Date: 6/20/19	Funds Approval Signature: Date: 6/12/19
Procurement DPU Signature: Date: 6/20/19	(Purchase over \$5,000) CFO Signature: _____ Date: _____
Assistant or Deputy Director: _____ Date: _____	Director Signature (Only Consultant Services) Director or Designee: _____ Date: _____



CITY OF HOUSTON
HCD Purchasing Unit 3200

REQUEST FOR QUOTATION

Vendor Address
Vendor Address Number 116922
QC LABORATORIES INC.
10810 NW FREEWAY
HOUSTON TX 77092
USA

Return Quote to:

Information
THIS IS NOT A PURCHASE ORDER

RFQ Number/RFQ Date 6000086598 / 06/12/2019
CoH Vendor Number 116922
Page 1 of 2
Buyer's Name Coryie J. Gilmore 457
Buyer's Telephone No 832-394-6306
Buyer's Email Address Coryie.gilmore@houstontx.gov
Collective Number CJG 022
Requirement Number C.GILMORE

CONFIRM RECEIPT OF REQUEST FOR QUOTATION TO BUYER'S E-MAIL ADDRESS

Quotes are due by close of business on: 06/19/2019
Quotes are valid until close of business on: 09/19/2019

Shipping Address City of Houston
HOUSTON TX 77002
USA

Delivery Date: 09/19/2019

Item	Quantity	UM	Material/Description	Net Unit Price	Extended Price
10	1.00	AU	91843 ENVIRONMENTAL CONSUL PHASE I - 9100 FONDREN RD *See ITEM 10 Attachment for Scope of Work and Location Map*		<u>\$2,500.00</u>
20	1.00	AU	91843 ENVIRONMENTAL CONSUL PHASE I - 1100 FRAWLEY ST *See ITEM 20 Attachment for Scope of Work and Location Map*		<u>\$2,500.00</u>
30	1.00	AU	91843 ENVIRONMENTAL CONSUL PHASE I - 3400 LINN ST *See ITEM 30 Attachment for Scope of Work and Location Map*		<u>\$2,500.00</u>

DESCRIPTIVE LITERATURE MUST BE SUBMITTED IF QUOTING OTHER THAN WHAT IS SPECIFIED

Total \$7,500.00



CITY OF HOUSTON
HCD Purchasing Unit 3200

REQUEST FOR QUOTATION

Page: 2 of 2

RFQ number/date 6000086598 / 06/12/2019

1 - Successful bidder/contractor shall produce proof of insurance (Certificate of Insurance) and all drug detection/deterrence documentation required to show compliance with the City of Houston Insurance and Drug Detection and Deterrence policies within three days of notification. (SERVICE / LABOR ONLY)

2 - If Item or Equipment Quoted, indicate manufacturer and submit part/model and specifications. (MATERIAL ONLY)"

The Terms and Conditions specified on <http://purchasing.houstontx.gov> will apply.

Payment Term:

Bidder offers an early payment discount of 2%/10 days, 1%/20 days, net 30 days to apply after receipt of invoice or receipt of goods or services, whichever is later. If the bidder does not select "No" below, it will be deemed to have accepted the City's early payment discount term. Discount offer is not factored into award calculation.

No. Select "No" if the bidder chooses not to offer an early payment discount. If "No" is selected, bidder will be paid net 30 days after receipt of invoice or receipt of goods or services, whichever is later.

Supplier's Printed Name: QC Laboratories, Inc.

Supplier's Title: Vice President

Address: 10810 NW Fwy, Houston, TX 77092

Telephone Number: 713-695-1133

Fax Number: 713-695-0808

E-mail Address: bcopus@qclabs.com

Supplier's Signature: *Bob Copus* (Bob Copus)

Date: 6/19/2019

SCOPE OF ENVIRONMENTAL PHASE 1 ESA

Description of the property – 7.73 Acres (±336,737 Square Feet) of land located at 9100 Fondren Road, City of Houston, Harris County, TX 77074 (As shown on Exhibit A)

The Phase I ESA must comply with both the Environmental Protection Agency's (EPA) All Appropriate Inquiry (AAI) rules found in Title 40 of the Code of Federal Regulations, Part 312, and the American Society for Testing and Materials (ASTM) E1527-13 standards. The general scope of work for a Phase I ESA should include but is not limited to: Inspection of the assessment area by experienced environmental professionals; Site photo documentation; Review of state and federal databases for the subject property and adjacent properties; Review of reasonably available historical topographic maps, historical aerial photographs, Federal Emergency Management Agency (FEMA) floodplain maps, and other publicly available resources; Interviews with existing landowners, city officials, and/or other individuals who may have knowledge of current and historical activities on the subject property; Recommendation of the potential need for additional assessment (such as a Phase II ESA) to identify the type and location of any potential contaminants; Identification of the presence or likely presence of a Recognized Environmental Condition (REC) that may trigger an environmental liability on, restrict the use of, or affect the marketability or value of the subject property. The Phase I ESA must also confirm that the property meets HUD regulation 24 CFR 58.5(i)(2)(i) to ensure that the property is free from hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property.

QC LABORATORIES, INC.
STATEMENT OF CAPABILITY

QC Laboratories, Inc. is certified as a Small Business Enterprise (SBE).

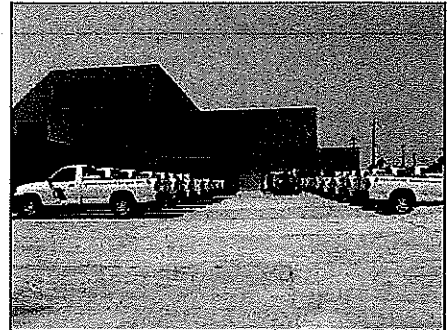
NAICS Code: 541380

Professional Geoscientist Firm – Licensed by the Texas Board of Professional Geoscientists

Professional Engineering Firm (Texas)

QCL was recently selected, thru the RFQ process, by the City of Houston – General Services Department to provide Environmental Consulting Services for the City of Houston.

QCL is located at 10810 Northwest Freeway in Houston, Texas. QC Laboratories, Inc. (QCL) is comprised of four different service divisions: Environmental, Geotechnical Engineering, Construction Materials Testing, and Non-Destructive Examination (NDE). QCL employs approximately 55 professionals and was founded in 1993. Although each of the service divisions detailed above are stand-alone divisions, crossover on projects occurs often which requires teamwork and shared expertise. Our approach is to operate a decentralized organization with an emphasis on Customer Service and Active Project Management, supported by a strong technical staff, that allows us to serve our customer needs.



Environmental Core Competencies:

The QCL environmental team consists of environmental professionals, professional geoscientists, geologists, asbestos professionals, mold professionals, laboratory technicians, and administrative professionals who are committed to serving our clients. Environmental Services provided by QC Laboratories, Inc. includes:

- Phase I Environmental Site Assessments
- Phase II Environmental Sub-Surface Investigations
- Phase III Remediation Consulting
- Soil Sampling Services, Underground Storage Tank Removal Consulting Services
- Wetlands/Cultural Resources/Endangered Species
- Asbestos Inspection Services
- Asbestos Abatement Project Management & Asbestos Air Monitoring Services
- Asbestos Abatement Project Design Services
- Asbestos Consulting Services
- Mold Consulting & Testing / Indoor Air Quality Testing
- PCB testing and consulting services, Electro-magnetic field testing, Lead Paint Testing & Radon Testing



QCL PROJECT EXPERIENCE

QCL has extensive project experience with many cities, counties, independent school districts, community colleges, universities, and other governmental agencies. QCLs' experience includes providing Phase I environmental site assessments, Phase II subsurface investigations, underground storage tank consulting services, asbestos consulting services, asbestos inspection services, asbestos project management services, asbestos air monitoring services, PCB testing and consulting services, mold consulting services, lead paint sampling services, electro-magnetic field testing, and indoor air quality services.

RELATED PROJECT EXPERIENCE – GOVERNMENT

Project Name: McHard Road Extension
QCL Client: City of Pearland, Texas
Mr. Anthony Vu – Acquisition Manager
E: avu@peralandtx.gov, P: 281.652.1794

Project Name: Fire Station #7
QCL Client: City of Pearland, Texas
Mr. Anthony Vu – Acquisition Manager
E: avu@peralandtx.gov, P: 281.652.1794

Services Provided:

These two projects are currently being performed. The scope of services includes the performance of a Phase I Environmental Site Assessment of the subject properties in accordance with ASTM 1527-13.

Project Name: Wallisville Road Right Of Way Widening
QCL Client: Harris County
C/O Van De Wiele & Vogler Engineering
Mr. Erik Spencer
E: espencer@vandewiele-eng.com, P: 713.782.0042

Services Provided:

This project was conducted in 2018. The scope of services included the performance of a Phase I Environmental Site Assessment of the subject properties in accordance with ASTM 1527-13. QCL provided the below services for Harris County, assigned by the County, and subcontracted by Van De Wiele.



Project Name: Schiel Road Expansion - From East of SH-99 to West of Fairfield Place Drive, Cypress, Texas

QCL Client: Harris County
C/O Landtech
Mr. Joseph Wozny
E: jwozny@landtech-inc.com
P: 713-861-7068

This project was conducted in 2018 and 2019. QCL provided the below services for Harris County, assigned by the County, and subcontracted by Landtech:

- Phase I Environmental Site Assessment
- Wetlands Determination & Jurisdictional Determination,
- Threatened & Endangered Species Assessment,
- Cultural Resources Investigation

Project Name: Maries Cookies, Baytown, Texas – Lee College Campus Expansion

QCL Client: Lee College, Baytown, Texas
Mr. Mike Sparkes
E: msparkes@lee.edu, P: 281.425.6320

Services Provided:

This project was conducted in 2017. The scope of services included the performance of a Phase I Environmental Site Assessment, in accordance with ASTM 1527-13, and a Phase II Subsurface Investigation. The purpose of this Limited Phase II Subsurface Investigation was to evaluate the soil and groundwater condition of the subject site and assess whether the historical uses at the subject site had adversely impacted the soil and/or groundwater beneath. The QCL Phase I Environmental Site Assessment identified historical activities as having the potential to have negatively impacted the subject site.

The Limited Subsurface Investigation consisted of advancement of two (2) soil borings and collection of soil and groundwater samples. A total of four (4) soil samples were collected for laboratory analyses, two (2) samples from each boring. Soil samples were collected at depths based upon the evaluation of field observations in conjunction with information regarding the historical use of the subject site. Soil and groundwater samples were submitted to an analytical laboratory for analyses:



Project Name: Sherman Elementary School, HISD, Houston, Texas
QCL Client: Houston Independent School District
Lloyd A. Hart, AIA - Retired
E: lhart@houstonisd.org, P: (713) 556-9290

Services Provided:

This project was conducted in 2012. The scope of services included the performance of a Phase I Environmental Site Assessment and a Phase II Subsurface Investigation at the existing school campus. The Phase I was conducted in accordance with ASTM 1527-13. Based upon the findings of the Phase I Assessment, QCL advanced four (4) temporary groundwater-monitoring wells on the southwest portion of the subject site. The well locations were selected to delineate potential impacts from the identified adjoining properties of concern. Based on QCL's experience of the surrounding areas, groundwater was expected to be encountered between twenty (20) to forty (40) feet below grade surface. Continuous soil samples were collected and examined in the field with a calibrated photoionization detector (PID). One soil sample was collected from each of the borings, resulting in four (4) soil samples, for laboratory analysis at the zone exhibiting the highest PID reading. Additionally, groundwater samples were obtained from each well, resulting in the collection of four (4) water samples. Soil and groundwater samples were submitted to an analytical laboratory for analyses:

Project Name: 4.87 Acre Tract of Land, 6522 Flintrock Road, Houston, Texas
QCL Client: Archdiocese of Galveston-Houston
Mr. Kenneth Sykes
E: ksykes@archgh.org, P: 713.659.5461

Services Provided:

This project was conducted in 2018. The scope of services included the performance of a Phase I Environmental Site Assessment of the subject properties in accordance with ASTM 1527-13.

RELATED PROJECT EXPERIENCE – PRIVATE SECTOR

Project Name: West Loop Building, 4848 Guiton, Houston, Texas
QCL Client: Williamsburg Enterprises
Mr. Spencer Harkness
E: sh@williamsburgent.com, P: 281.241.7968

Services Provided:

This project was conducted in 2019. The scope of services included the performance of a Phase I Environmental Site Assessment of the subject properties in accordance with ASTM 1527-13.



Project Name: Proposed Bank Site, Fulshear, Texas
QCL Client: Brazos Valley Schools Credit Union
Ms. Yvonne Kershner
E: ykershner@bvscu.org, P: 281.644.3600

Services Provided:

This project was conducted in 2019. The scope of services included the performance of a Phase I Environmental Site Assessment of the subject properties in accordance with ASTM 1527-13.

Project Name: 69 Acres of Undeveloped Land, US Highway 90A, Richmond, Texas
QCL Client: Clay Development
Mr. Copeland Rhea
E: crhea@claydevelopment.com

Services Provided:

This project was conducted in 2018. The scope of services included the performance of a Phase I Environmental Site Assessment of the subject properties in accordance with ASTM 1527-13.

Project Name: Proposed Multi-Family Development – 10.95 Acres of Land
QCL Client: CSRP, Inc.
Ms. Kathryn Harris
E: kharris@csrp.com, P: 713.333.1626

Services Provided:

This project was conducted in 2019. The scope of services included the performance of a Phase I Environmental Site Assessment of the subject properties in accordance with ASTM 1527-13.



QCL TEAM ASSIGNED TO THE COH PHASE I PROJECTS:

Bob Copus, P.G., CAPM

Vice President - Environmental Services

Certifications and Specialized Training:

BS – Geology & Environmental Science
Licensed Professional Geoscientist (#3692) – Texas Jurisdiction
Texas DSHS Licensed Asbestos Consultant – DSHS License #10-5445
Corrective Action / LPST Project Manager – License #PM0000347
Texas DSHS Licensed Asbestos Consultant – DSHS License #10-5445

Professional Qualifications:

Mr. Copus has a total of 30 years of environmental consulting experience. He has provided environmental due diligence services, including but not limited to, Phase I Environmental Site Assessments, Phase II Subsurface Investigations, and Phase III Remediation Consulting. Mr. Copus is the firm's Professional Geoscientist (P.G.) and provides consulting on QCL's geotechnical engineering projects.

Project Experience (Existing Clients):

Lee College – Phase I Site Assessments & Phase II Subsurface Investigations
Diocese of Houston/Galveston – Phase I Site Assessments
CSR, Inc. – Phase I Site Assessments
Baker Katz – Phase I Site Assessments

Paul Hailey

Environmental Services Manager

Certifications and Specialized Training

Product Design & Manufacturing Engineering (3 Years of Study)
Loughborough University, Leicestershire LE11 3TU, United Kingdom
Texas DSHS Licensed Asbestos Inspector, Project Manager, Air Monitoring Technician
Texas DSHS Licensed Mold Assessment Consultant (MAC1119)
40-Hour Hazwop Certified – Houston Area Safety Council
Naturally-Occurring Radioactive Material (NORM) Surveyors Course (June 27, 2008)
Texas Risk Reduction Program (TRRP) Training Courses – TRRP Rule: Step-by-Step (10/22-23/2007) & Guidance and Policy (10/24/2007)

Professional Qualifications:

Mr. Hailey has a total of 21 years of environmental consulting experience. Mr. Hailey provides environmental due diligence consulting services. Mr. Hailey has performed hundreds of Phase I and Phase II Environmental Investigations and submitted properties into State or Federally sponsored remediation programs, including: Innocent Owner/Operator Program (IOP) and Texas Voluntary Cleanup Program (TX-VCP).

Project Experience:

City of Pearland – Phase I Site Assessments
Clay Development – Phase I Site Assessments
Williamsburg Enterprises – Phase I Site Assessments
Midway Corp. – Phase I Site Assessments





LABORATORIES, INC.
Engineering and Testing Services

June 19, 2019

Ms. Coryie Gilmore
Senior Buyer
City of Houston
Housing & Community Development Department
2100 Travis Street, 9th Floor
Houston, TX 77002
E: coryie.cook@houstontx.gov Ph: 832.394.6306

Reference: Phase I Environmental Site Assessments - QCL Proposal No.: 7237
Site No. 1: 9100 Fondren Road, Houston, TX
Site No. 2: 1100 Frawley Street, Houston, TX
Site No. 3: 3400 Linn Street, Houston, TX

We are pleased to submit our proposal for providing a Phase I Environmental Site Assessment for the properties referenced above. This proposal has been prepared in general accordance with the Request for Quotation received on June 12th, 2019.

Scope of Work:

The scope of work for the above project includes providing a Phase I Environmental Site Assessment in accordance with ASTM 1527-05/1527-13 and meets HUD 24 CFR 58.5 (i)(2)(i) & (ii).

The objective of the ESA is to identify obvious, actual, and potential sources of contamination that could become an environmental liability. The Phase I -ESA will address the following:

1. Site visit to observe conditions of the property and adjacent properties
2. Interviews with individuals familiar with the site to assess the site history and past land use
3. Environmental Agency Database Review to identify presence of regulated activities at the site and identify adjacent or nearby properties which may pose environmental concern.
4. Review of Texas Railroad Commission oil and gas database.
5. Interviews with municipal departments for possible environmental concerns, where applicable
6. Review of Historical use of properties based on Aerial Photographs, Ownership Records and/or City Directory Listings, Review of any previous ESA Reports and information made available to us.
7. USGS topographic map review to determine the local topography
8. Evaluation of general Geologic formations and hydrology underlying the site
9. Flood Plain Map Review
10. Preparation of a written report that includes findings, opinions, conclusions and supporting documents

10810 Northwest Freeway, Houston, Texas 77092
Tel: 713-695-1133 / Fax: 713-695-0808

www.qclabs.com

Phase I Fee:

A lump sum fee for this project has been developed based on the information made available to us, work scope and procedures stated herein and our understanding of the site conditions. The lump sum fee for the Phase I Environmental Site Assessments referenced above is **\$7,500.00**

Environmental liens and/or Activity and Use Limitations (AULs) are required for all ASTM E1527-05/1527-13 compliant Phase I ESA and is outside the scope of work proposed herein. Users/clients may have this information on record for other aspects of the property and can provide this required information to QC for inclusion in the Phase I ESA at no additional cost, or QC can engage a title company to provide the required information as an additional scope of work to be conducted concurrent to the Phase I ESA. An additional cost will be incurred by the client if this service is performed by QC.

Please note that the scope of work does not include Sampling and Testing of soil and water samples to determine the concentration levels of any contaminants or hazardous materials. If conditions specific to this site mandate such a requirement, we will discuss you with the various options, and contact you for your authorization prior to proceeding with the additional work.

Schedule:

One electronic copy of each completed Phase-I ESA report will be submitted to you within fifteen (15) business days of authorization to proceed. Paper copies of reports will be invoiced at \$50.00 each.

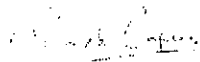
Client Responsibilities:

The proposed fee estimates and schedule in this proposal are based on Client responsibilities that include, but are not limited to, providing timely access to the Site, accurate information on the Site location, and available documentation and information as described in attached Client Questionnaire.

We appreciate the opportunity to submit this proposal and look forward to the successful completion of the project. If you should have any questions or require additional information, please contact us at your convenience.

Very Truly Yours,

QC Laboratories, Inc.



Robert Copus, P.G., CAPM
Vice President - Environmental Services

