


AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 3/11/2026
Meeting Date: 3/23/2026
Submitted By: Codey Sibley
Department: Facilities Management
Signature of Elected Official/Department Head:




Description:
Consider and Approve Proposal by Abadon Environmental in the Amount of
\$26,680 for Asbestos Abatement of the Vacant Bank Building, 110 North Main
Street; with Authorization for County Judge to Sign.

(May attach additional sheets if necessary)

Person to Present: Codey Sibley

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL
(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 3 minutes

Session Requested: (check one)
 Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:
 County Attorney IT Purchasing Auditor
 Personnel Development Services Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**



ABADON ENVIRONMENTAL .LLC

2,20 2026

Ms. Brandy Ford
Facilities Management
Johnson County Public Works
1 N. Main Street, Room 304
Cleburne, Texas 76033

**Asbestos Abatement of
VACANT BANK BUILDING
110 NORTH MAIN STREET CLEBURNE, TEXAS 76033**

Abadon Environmental (AE) appreciates the opportunity to present this proposal for the abatement of asbestos containing material(s) at above referenced site as further identified in the scope of work section of this proposal.

Abadon will perform the work per local, state and federal guidelines, including regulations of the Environmental Protection Agency (EPA), Occupational Safety & Health Administration (OSHA), and the Texas Department of State & Health Services (DSH S).

Our bid includes combined insurance coverage of \$ 2,000,000 limits on General Liability & General Aggregate (including contractors pollution liability). Microbial (mold) services, Employers Workman's Compensation Liability of \$ 1,000,000 limits.

Abadon is licensed by the Texas Department of State Health Services (DSHS) as an **Asbestos Abatement Contractor**.

Notification of regulatory agencies (DSHS / EPA) is required prior to performing work. **Upon a signed notice to proceed, Abadon will file the mandatory ten (10) working day notification to DSHS for the owner. The DSHS fee is not included with our bid and is to be paid by owner or others.** DSHS will send this removal fee invoice directly to the building owner representative for direct payment. Fees are determined by the quantity of asbestos to be abated.

Abadon appreciates the opportunity to submit this proposal, and we look forward to the opportunity to demonstrate our professional capabilities. **To proceed, please return one signed copy of this proposal, issue a notice to proceed or purchase order so that we may schedule the work.**

Cordially,

Daniel Mendez

Estimator

SCOPE OF WORK This bid proposal includes the following environmental services:

- A. Scope of Work to be Completed.** The following items and quantities are included as part of Abadon bid proposal. Abadon has included abatement of the following materials and associated quantities (sf = square feet, lf = linear feet). See attached **Abadon Scope of work. Asbestos Abatement Proper Removal of the following.**
1. **1,690 ft of 9" x 9" vinyl floor tile and black mastic, and black mastic under 1' x 1' vinyl floor tile. Some of this material is under carpet in north end hallway outside restrooms, teller room, work room, I.T. closet, safe room, two lobby offices, and hallway outside restroom on the south end & 954 ft of black mastic under carpet on the north end except for restrooms and break room. \$10,576**
 2. **48 ft of black mirror mastic in the restrooms & 674 ft of joint compound and texture on sheetrock walls/ceilings (flat pattern) in custodial closet and south end hall closet by restroom & 504 ft2 of joint compound on sheetrock walls (pre-fab) in north end hallway, kitchen wall, and women's restroom. Additional material may be in the men's restroom behind the ceramic wall tile. \$4,904**
 3. **1,000 ft of paint/texture on concrete block walls in custodial closet, north hall closet, work room and safe room. Additional material may be behind sheetrock on the north end in the office areas. \$8,000**
 4. **16 linear feet of window/door caulking. Additional material may be on windows on the roof area. \$1,600**
 5. **160 ft of cement board siding on the exterior drive-thru portico. Additional material may be above roof line and soffits in the front entry of the building. \$1,600**
3. **Prep – Per OSHA / EPA / TDSHS regulations and specifications.**
- B. Site Specific Bid Qualifications:**
1. Where applicable, owner or others to remove all contents and / or furnishings from the affected work areas
 2. Bid based on power and water at the site.

C. Personnel Protective Equipment:

1. 3M or Honeywell (North) Brand ½ fmask negative pressure respirators and / or Honeywell (Survivair) Power Air Purifying Respirators (PAPR)
2. Protective suites, safety glasses, hard hats, safety gloves, safety vests.

D. Air Testing / Consulting (by owner): Per state regulations, owner to provide and pay for separately an independent third party, state licensed consultant to monitor / design the project. Owner's air lab to provide compliance air testing and a final inspection of the abatement work. Bid based on Phase Microscopy (PCM) analysis for clearance with an industry accepted air clearance criteria of 0.01 f/cc. Cost for the air-testing lab / consultant are **not included Abadon bid** per state regulations.

PROJECTION DURATION:

Project duration for asbestos abatement is estimated at **Six (6) workdays**. Abadon will work **Monday – Sunday, day shifts, and up to 10 hours per work shift(s)**

WASTE TRANSPORT – DISPOSAL:

Asbestos wastes generated will be packaged, labeled, manifested, transported and disposed of by Abadon for the owner to an EPA / DSHS approved landfill. The original (signed) copy of the waste manifest will be sent back to the owner directly by the landfill once burial is complete and landfill signs acknowledging disposal. Only where available, Abadon will use the owner's on-site waste container to dispose of any non-asbestos trash / wastes unless otherwise indicated or requested.

Bid Qualifications – Responsibilities of Owner / Others:

1. **Utilities:** Bid based on the client / owner providing adequate site water & electrical sources for the proposed work. If not available Abadon to provide for cost plus 10% or see Alt. Add.
2. **Parking:** Allow for placement, when applicable, of asbestos disposal containers next to the structure and parking for Abadon employees.
3. **Containment Watch** or Security excluded for when Abadon is not on site.
4. **HVAC System:** When applicable, owner to coordinate and shut down the HVAC System or System(s) requiring shutdown to allow for the abatement process.
5. **Contents:** When applicable, owner in advance to remove any sensitive equipment, furnishings, salvage, items blocking access, contents from the work area(s).
6. **Refurbishment:** Abadon base bid does not include refurbishing finishes, painting, re-insulation, reinstallations, restorations or replacements unless specifically stated.
7. **Tape Damage:** Damage to surfaces may occur from securing poly with adhesives as required to contain the work per consultant design or regulations. Window tint may be damaged if Abadon is required to tape to it by consultant. Repairs excluded.
8. **Accessibility:** Materials to be physically accessible, openly exposed, not requiring demolition to access unless specified.
9. **Insurances:** Abadon carries \$ 1,000,000 General Liability & General Aggregate. Any additional coverage's can be provided upon formal request. When requested, owner to be listed as an additional insured and provided with a Waiver of Subrogation. Property / Builder's risk insurance by owner.
10. **Air Testing – Consultant:** DSHS regulations require the owner to provide and pay for all air testing, consulting services independently. Air lab excluded. Bid based on PCM type air clearance. Design, sampling, air monitoring and consulting excluded. Abadon reserves right to adjust pricing or approve of owner selected air lab, consultant, project design-work plan, specifications when not provided / available at time of bid. Owner to request air lab to provide Abadon with a copy of all air results for our records upon completion.
11. **OSHA airs:** Bid based on owner's on-site air lab collecting Abadon OSHA required air tests.
12. AIDJs bid proposal is to be incorporated into any project / contract documents.
13. **Notice:** Owner or their agent to notify subcontractors, employees, tenants affected by the asbestos abatement work prior to Abadon mobilization as required by OSHA.
14. **Delays:** Abadon will be excused for any delay beyond our reasonable control, such as, Acts of God, labor disputes, accidents, inclement weather, acts of public authority, acts of the Owner, or other unforeseen contingencies.
15. **Status:** Abadon status is that of an independent contractor and to provide services only as indicated by the owner or their representatives.
16. **Fees:** DSHS removal fee, taxes special assessments / charges to be paid by owner.
17. **Project start date and duration shall be mutually agreed upon.**
18. Abadon reserves the right to adjust pricing / time for a change in regulatory enforcement.
19. **Site Conditions:** Bid based on conditions existing at time of bid. If conditions vary or area altered Abadon reserves the right to adjust our bid if they affect our work.
20. **Multi-Layer:** Bid based on a single layer of material(s) unless specifically identified. If multilayer materials (i.e. sheetrock, flooring), etc. are encountered an additional charge will apply to remove each additional layer.
21. Bid based on Abadon bid proposal being incorporated into any contract documents and shall prevail and supersede over any conflicts.
22. **See Page 2 Site Specific Bid Qualifications**
23. **Other hazardous materials,** if present, are excluded.

COMPENSATION FOR SERVICES:

• Mobilization / Project Setup	\$ Included
• Asbestos Abatement (See Page 2 Scope of Work Includes Labor, Insurances, Overhead, Profit)	\$ Included
• Materials (Poly, tapes, suites, filters, solvents, bags, etc)	\$ Included
• Trade Equipment (decon unit, negative air units, vacuums)	\$ Included
• Asbestos Waste	
• Manifest, Transportation & Disposal	\$ Included _____
Total Lump Sum Base	\$26,680

* Asbestos abatement is tax exempt per the Texas sales and use tax section 151.0048(a) (3)(A) of the Texas Tax Code. Abadon pays sales tax on materials.

THE FOLLOWING ARE PROJECTED ESTIMATES FOR THE SERVICES BELOW. ABADON ENVIRONMENTAL WILL NOT BE HELD LIABLE IF ACTUAL PRICES VARY.

TERMS: Completion / Net 30 Days / 10% monthly finance charge or maximum allowed by law on amounts past due 30 days / No Retainer / Bonding Excluded (add 6% to bid for Abadon to provide P&P Bonds). **Proposal Valid for 30 Days.** Client to pay costs and expenses, including reasonable attorney fees, incurred by Abadon should collection proceedings be necessary.

Please sign below to indicate your acceptance of this proposal, and to serve as your “notice to proceed” with the work. Acceptance also serves as **authority for Abadon to file any required notifications to regulatory agencies (DSHS)**, and to sign the waste disposal manifest on the owner’s behalf unless instructed otherwise.

_____	_____
Company Name	Purchase Order # (if applicable)
_____	_____
Print Name Authorized Representative	Title
_____	_____
Signature	Date

/ / 2026

APPROVED AS TO FORM AND CONTENT:

JOHNSON COUNTY:

Christopher Boedeker
Christopher Boedeker
As Johnson County Judge

3-23-26
Date

Attest: *April Long*
County Clerk, Johnson County



3-23-26
Date

Abadon Environmental COMPANY:

Ismael Rubi
Authorized Representative of Company

03/06/2026
Date

Printed Name: Ismael rubi Title: Office manager



Resource Environmental Consulting, Inc.

9330 LBJ Freeway, Suite 900

Dallas, Texas 75243

Office: (972) 385-4535

email: dlee@recenviro.com

February 26, 2026

Ms. Brandy Ford
Facilities Management
Johnson County, Public Works Department
411 Marti Drive
Cleburne, Texas 76031

RE: **Proposal for Services - Asbestos Abatement Monitoring**
Sheriff's Office
1102 E. Kilpatrick Street
Cleburne, Texas 76031
REC Proposal No.: 26153

Ms. Ford:

Resource Environmental Consulting, Inc. (REC) is pleased to present this proposal to provide Asbestos Abatement Monitoring Services to Johnson County. The scope of work and cost estimates to complete the project are presented below.

SCOPE OF WORK

REC's scope of work will be conducted during the abatement contractor's removal of the following asbestos-containing materials identified in REC's Asbestos Survey Report dated, December 4, 2025:

- 1,690 ft² of 9" x 9" vinyl floor tile and black mastic, and black mastic under 1' x 1' vinyl floor tile. Some of this material is under carpet in north end hallway outside restrooms, teller room, work room, I.T. closet, safe room, two lobby offices, and hallway outside restroom on the south end.
- 48 ft² of black mirror mastic in the restrooms.
- 954 ft² of black mastic under carpet on the north end except for restrooms and break room.
- 674 ft² of joint compound and texture on sheetrock walls/ceilings (flat pattern) in custodial closet and south end hall closet by restroom.
- 504 ft² of joint compound on sheetrock walls (pre-fab) in north end hallway, kitchen wall, and women's restroom. Additional material may be in the men's restroom behind the ceramic wall tile.
- 1,000 ft² of paint/texture on concrete block walls in custodial closet, north hall closet, work room and safe room. Additional material may be behind sheetrock on the north end in the office areas.
- 16 linear feet of window/door caulking. Additional material may be on windows on the roof area.
- 160 ft² of cement board siding on the exterior drive-thru portico. Additional material may be above roof line and soffits in the front entry of the building.

The proposed scope of work has been separated into the following three tasks:

Task I - REC will prepare asbestos abatement specifications that will detail all abatement activities required of the contractor. The specifications will be written to ensure strict compliance with Texas Asbestos Health Protection Rules.

Task II - REC will provide on-site air monitoring and analysis during all abatement activities throughout the duration of the project. Air monitoring will include baseline, ambient and final clearance sampling in accordance to the Texas Asbestos Health Protection Rules. On-site air analysis will be conducted using Phase Contrast Microscopy (PCM) in accordance with the NIOSH 7400A Method.

Task III - REC will review the abatement contractor's post-job submittals, including waste manifests and will prepare a final report documenting all abatement activities and procedures, and air sampling data. The final report will be issued to within five (5) business days after completion of the project.

ESTIMATED COST

The estimated work tasks presented herein are to be performed in accordance to the following schedule of fees.

TASK NO.	DESCRIPTION	FEE
Task I	Asbestos Abatement Specifications	\$500.00
Task II	Project Consulting & Air Monitoring	\$4,200.00
Task III	Final Report	\$200.00
		Total: \$4,900.00

To accept this proposal, please issue a purchase order to REC.

ASSUMPTIONS

The following assumptions are made for the project:

- The Texas Department of State Health Services will assess a state fee and the invoice in the amount of \$958 will be sent directly to Johnson County after completion of the project. These fees are not included in REC's proposal.
- A mandatory ten (10) business day notification is required to be filed to the Texas Department of State Health Services prior to the start of any abatement activity.

REC appreciates the opportunity to be of service to Johnson County and is looking forward to working with you on this project. If you have any questions, or require additional information, please do not hesitate to contact me at (972) 385-4535.

Sincerely,
RESOURCE ENVIRONMENTAL CONSULTING, INC.



Dyana M. Lee
President
TDSHS Licensed Asbestos Consultant #10-5341