Duval County Public Schools  
Office of Facilities Design and Construction  
1701 Prudential Drive, 5th Floor  
Jacksonville, Florida 32207

RE: Request for Qualifications for Industrial Hygiene and Environmental Services Consultant, OFDC-RFQ-001-16

Dear Sir/Madame:

Aerostar SES LLC (Aerostar) has a committed and talented team of personnel ready to provide the Duval County Public Schools (DCPS) with the knowledge and expertise needed to cost effectively perform all the services required for the Industrial Hygiene and Environmental Services Consultant Contract. Aerostar specializes in industrial hygiene and environmental consulting services.

Our core team selected for this contract has proven its ability to work together on various DCPS projects. Their recent local industrial hygiene and environmental services give them the background and working knowledge to successfully and cost-effectively perform under this contract. Aerostar delivers the following excellent professional experience and benefits to DCPS OFDC:

- Over 23 years of local experience providing industrial hygiene and environmental services specifically on numerous DCPS projects.
- High-performance team of professionals that has worked successfully together as an extension of the DCPS staff for the past 18 years and has local knowledge of regulatory and environmental conditions in Duval County.
- Project planning that provides the DCPS with an environmental risk management program that meets your needs and exceeds your expectations.
- Superior technical resources and staff that enable us to meet the DCPS critical schedules.
- Large local staff that allows us to quickly shift needed resources to handle the DCPS periodic upswings in workload.
- Quality Control Procedures that are streamlined to provide the DCPS information in proven formats, including in-house spreadsheets and databases, to facilitate work orders and ultimately complete projects on time and under budget.

We offer the DCPS a team with extensive experience performing all the services described in your request for proposal. Aerostar is committed once again to meeting the DCPS’ goals for performance and service. We would value the opportunity to continue a successful relationship with the DCPS.

Sincerely,

Aerostar SES LLC

[Signature]
Leon Carrero, P.G.
Senior Program Manager

11181 St. Johns Industrial Parkway N. • Jacksonville, Florida 32246 • 904-565-2820 • Fax 904-565-2830
Request for Qualifications
for Industrial Hygiene and Environmental Services Consultant

OFDC-RFQ-001-16

Prepared For:
Duval County Public Schools
Office of Facilities Design and Construction
1701 Prudential Drive, 5th Floor
Jacksonville, Florida 32207

Aerostar SES LLC

Prepared By:
Aerostar SES LLC
11181 St. Johns Industrial Parkway North
Jacksonville, Florida 32246
904-565-2820

January 21, 2016
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Introduction

Aerostar SES LLC’s (Aerostar’s) response to the Duval County Public Schools (DCPS) Office of Facilities Design and Construction (OFDC) Request for Qualifications (RFQ) for Industrial Hygiene and Environmental Services provides a complete solution to your program needs. Aerostar’s approach to this contract harnesses advanced technology, ensures accurate and efficient data collection and field verification, and provides a fully integrated solution which will be effectively used throughout the DCPS OFDC facilities.

The Aerostar solution delivers excellent professional experience and benefits to DCPS OFDC:
- Over 23 years of local experience providing industrial hygiene and environmental services specifically on numerous DCPS projects
- High-performance team of professionals that has worked successfully together as an extension of the DCPS staff for the past 18 years and has local knowledge of regulatory and environmental conditions in Duval County
- Project planning that provides the DCPS with an environmental risk management program that meets your needs and exceeds your expectations
- Superior technical resources and staff that enable us to meet the DCPS critical schedules
- Large local staff that allows us to quickly shift needed resources to handle the DCPS periodic upswings in workload
- Quality Control Procedures that are streamlined to provide the DCPS information in proven formats, including in-house spreadsheets and databases, to facilitate work orders and ultimately complete projects on time and under budget

Aerostar maintains the following Florida licenses and certifications: Engineering Firm: License Number 29894; Geological Firm: License Number GB676; Asbestos Firm: License Number ZA455; Radon Firm: Certification Number RB2023; and Pollutant Storage System Contractor: License Number PSSC1256729. Our staff also maintains EPA Lead-based Paint Risk Assessor certifications and Florida Mold Assessor and Remediator licenses. Aerostar was organized in 1992 as a multi-disciplined environmental engineering and consulting firm providing turn key industrial hygiene and environmental services. In addition, we maintain our City of Jacksonville occupational license. Aerostar is also certified by the Small Business Administration as an 8(a) Small Disadvantaged Business and by the Florida Department of Transportation as a Disadvantaged Business Enterprise.

Aerostar’s clients include municipal agencies, such as the DCPS, City of Jacksonville (COJ), JEA, Jacksonville Transportation Authority (JTA), Jacksonville Port Authority, City of Fernandina Beach, Nassau County, Nassau County School Board, and the City of St. Augustine; state agencies such as the Florida Department of Management Services, the Florida Department of Environmental Protection (FDEP), and the St. Johns River Water Management District (SJRWMD); and commercial and industrial clients, such as Flagler College, Trinity Christian Academy, St. Joe Company, Capital Crossing, Citgo Petroleum Corporation, Wal-Mart, Swisher International, Load King Manufacturing, and Rayonier. It is this broad base of local knowledge and experience that we bring to this contract.
Aerostar has provided various environmental consulting services to the DCPS since 1997, including the Industrial Hygiene and Environmental Services Consultant Contract from 2004 to 2007. Projects performed successfully for DCPS have included environmental site assessments; storage tank removal and closure assessments; mold and water intrusion assessments; lead-based paint (LBP) surveys; hazardous waste analysis and disposal; spill response; multi-media sampling; and contamination cleanups. Because of this experience, we understand the unique requirements associated with working in DCPS facilities. We value this established relationship and look forward to continuing to build a more integrated industrial hygiene and environmental consulting team with DCPS OFDC staff.

The current financial condition of Aerostar is excellent. We are relatively debt free and over the past years have continued to grow at a steady, yet conservative, rate. We have increased in size from one sole proprietor since our inception in 1992, to a staff of over 60 highly trained professionals located throughout the Southeast. We are continuing to locally hire key individuals, who increase our technical capabilities and level of service. Aerostar is the only Jacksonville firm of its size that specializes in environmental consulting projects of this nature.

Aerostar’s staff has provided the entire range of industrial hygiene and environmental services, including indoor environmental quality assessments, moisture intrusion assessments, hazardous waste management, storage tank management, LBP management, lead in drinking water surveys, radon testing, environmental site assessments, compliance audits, program development, and training. Other team members, such as laboratories and equipment suppliers, will be used on an as needed basis as dictated by the specific scope of work for each project. We maintain a list of approved vendors spanning all the services required under this program, with established rates, terms, and conditions necessary to expedite any project assignment.

We are available and ready to begin work on this contract immediately. Our qualifications are discussed in detail in the following sections.

"Aerostar goes out of its way to satisfy their customers. No exception. They will go the extra mile, figure out how to get the job done, and then do it timely, professionally, and within budget. Yes, I would use this vendor again."

Jenny Matte, GSA

"Aerostar always delivered its work products and reports prior to the agreed deadlines, and your work was always done professionally and accurately. I also found you or your assigned staff members to be readily available and accessible whenever contact with your firm was needed."

David M. Schneider, P.E. – Former Engineer Manager,
City of Jacksonville Department of Public Works
Selection Criteria A: Location

Home Office
Aerostar’s Jacksonville office was opened in November of 1992. The location and resource capabilities of our office are easily demonstrated by a brief description of the facility and equipment. We believe that Aerostar offers the DCPS the necessary coverage and accessibility required as part of this contract.

Aerostar’s local office is housed at a 14,000-square foot office and warehouse building located at 11181 St. Johns Industrial Parkway North, Jacksonville, Duval County, Florida. The purchase of this building by Aerostar key staff demonstrates our commitment to Jacksonville and the local economy.

Office Where Majority of Work will be Performed
The contract will be managed from our Jacksonville office. One hundred percent (100%) of the work will be performed from this location. All our support equipment is maintained onsite allowing us to respond to a DCPS facility within short notice. In addition to the Jacksonville office, Aerostar has offices in Pensacola and Orlando, Florida; Mobile, Alabama; Atlanta, Georgia; New Orleans, Louisiana; San Antonio, Texas; Norfolk, Virginia; and Oak Ridge, Tennessee. The Jacksonville office is conveniently located less than 2 miles from major highway systems, including J. Turner Butler Boulevard, Interstates 95 and 295; and approximately 10 miles from the DCPS Prudential Drive headquarters (Figure A.1).

Figure A.1 Office Location Map
Specialized Equipment
One of the primary factors that distinguishes the true strength of any firm is a ready source of proper equipment. Because our largest corporate office is located in Jacksonville, we maintain all of the equipment necessary to provide the services required for this contract locally. This includes air monitoring equipment, X-ray fluorescence devices (XRFs), organic vapor analyzers (OVAs), moisture meters, multi-media sampling equipment, drilling equipment, water level indicators, augers, pH meters, conductivity meters, and survey equipment.

Mitigation Plans to Accommodate Effective Performance of the Contract Requirements
Since 100% of the work will be performed locally from our Jacksonville office, the need for a Distance Mitigation Plan is not anticipated. Even so, Aerostar maintains a corporate Quality Management System that follows ISO 9001:2000 guidelines, which will be used to mitigate any potential project or contract performance issues.

Quality service will be provided through a partnership with the DCPS concerning work and schedule requirements. The best way to achieve that partnership and to accommodate effective contract performance is through frequent and proactive communication between the DCPS and Aerostar staff during the implementation of the industrial hygiene and environmental services contract. Since our project office and staff are all local, we will be able to respond immediately in person to any request for meetings or site visits.

The agreement and mutual understanding of a project’s scope and schedule are critical to its success. Aerostar works diligently to mitigate any issues in these areas in two primary ways. First, by ensuring feedback is always provided and received prior to executing a project task. Secondly, the program manager ensures that all key members are accessible on a 24-hour basis. This is especially true leading up to and during field work or property inspections.

Aerostar will continue to use established and proven protocols for communication with the DCPS. Regular communications, starting with the initial program negotiations and technical planning meetings, continuing through to contract completion and closeout, will ensure that all work is accomplished on or ahead of schedule, and with the expected quality. Proactive communication is the key to the success of every project, and the basis of every business relationship Aerostar has forged. Aerostar’s internal communication is handled much the same way as any external communication. Project staff must be accessible, and the communication must be understood. This is achieved by face to face meetings, emails, and phone calls. Aerostar maintains a very reliable intranet based computer network to facilitate internal communication.
Selection Criteria B: Past Performance

Aerostar has a strong record of project performance for City of Jacksonville agencies, including the DCPS. The Aerostar Project Team has a thorough understanding of the types of projects and services to be provided. Our Team will provide “hands on” management of the contract and each individual project. This understanding is based on years of corporate and professional experience successfully performing industrial hygiene, environmental site assessment and remediation services as both a prime and subcontractor for DCPS and a wide variety of City of Jacksonville agencies including the following:

- Duval County Public Schools
- Department of Public Works
- Department of Solid Waste and Resource Management
- Fleet Management Division
- JEA
- Jacksonville Aviation Authority
- Jacksonville Economic Development Commission
- Jacksonville Port Authority
- Jacksonville Transportation Authority
- Jacksonville Housing Authority
- Planning and Development Department
- Office of General Counsel
- Parks and Recreation
- Housing and Neighborhood Development

The majority of these projects entailed the development of project-specific approaches and work plans designed to save the user agency time and money. Over the past 23 years, Aerostar has successfully executed more than 500 projects for various City of Jacksonville public agencies.

Aerostar was previously selected by DCPS to provide industrial hygiene and environmental services and successfully performed numerous tasks under this same contract from 2004 to 2007.

Superior Reputation

Aerostar has been involved in many high profile projects where expediting project tasks and providing innovative, cost effective solutions was key to the project’s success. These projects include the Shipyards; the LaVilla Redevelopment Program; the Downtown Courthouse asbestos and mold abatement project; West Meadows Golf Course redevelopment; the construction of Kids Campus, Everbank Field, and of the Sports and Entertainment Complex; City Ash Incinerator Remedial Investigation/Feasibility Study (RI/FS); and the Assembly at Commodore Point.

Having worked in the environmental industry in Jacksonville for over 23 years, we have well-established relationships with local environmental regulators and key decision makers. These relationships and Aerostar’s reputation for integrity, technical excellence, and client advocacy are the basis of our success, and why 90% of our existing clients are repeat customers.

The following Table A.1 includes all the projects that Aerostar has completed over the past three years for City of Jacksonville agencies and DCPS. These projects demonstrate our ability to deliver multiple industrial hygiene and environmental consulting projects for a variety of Duval
County governmental agencies on time, within budget, and to their standards for quality. It also demonstrates our past performance and capabilities to self perform the full range industrial hygiene and environmental services to include indoor air quality and moisture investigation assessments, environmental compliance, and environmental assessments and remediation. Detailed project descriptions for ten of these relevant projects are presented in the SF330 provided in Section IV.B of this submittal. Brief project descriptions are also included in the following Selection Criteria C: Experience and Ability section.

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<td>11/29/12</td>
<td>Springfield Well Site</td>
<td>JEA</td>
<td>Phase I ESA</td>
</tr>
<tr>
<td>01/01/13</td>
<td>Springfield Well Site</td>
<td>JEA</td>
<td>Phase II ESA</td>
</tr>
<tr>
<td>02/21/13</td>
<td>St. Johns Bluff Pump Station</td>
<td>JEA</td>
<td>SPCC Update</td>
</tr>
<tr>
<td>03/27/13</td>
<td>Hardenbrook Lane Parcel</td>
<td>JEA</td>
<td>Phase I ESA</td>
</tr>
<tr>
<td>07/18/13</td>
<td>Arlington East WWTP</td>
<td>JEA</td>
<td>Spill Prevention</td>
</tr>
<tr>
<td>08/06/13</td>
<td>St. Johns Bluff Lift Station</td>
<td>JEA</td>
<td>SPCC Update</td>
</tr>
<tr>
<td>09/26/13</td>
<td>Strawflower Place L/S</td>
<td>JEA</td>
<td>Phase I ESA</td>
</tr>
<tr>
<td>11/05/13</td>
<td>Proposed Greenland Road WWTP</td>
<td>JEA</td>
<td>Phase I ESA</td>
</tr>
</tbody>
</table>
Table A.1 Aerostar DCPS and City of Jacksonville Agencies Past Performance Since July 1, 2012

<table>
<thead>
<tr>
<th>Start Date</th>
<th>Site Name</th>
<th>Client</th>
<th>Scope of Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>02/17/14</td>
<td>Proposed Greenland Road WWTP</td>
<td>JEA</td>
<td>Phase II ESA</td>
</tr>
<tr>
<td>02/17/14</td>
<td>Proposed Greenland Road WWTP</td>
<td>JEA</td>
<td>Asbestos Survey</td>
</tr>
<tr>
<td>03/01/14</td>
<td>Grove Park Master Lift Station</td>
<td>JEA</td>
<td>SPCC Plan</td>
</tr>
<tr>
<td>04/22/14</td>
<td>Greenland Road WWTP 2</td>
<td>JEA</td>
<td>Phase I ESA</td>
</tr>
<tr>
<td>04/29/14</td>
<td>Vacant Lot Parman Road</td>
<td>JEA</td>
<td>Phase I ESA</td>
</tr>
<tr>
<td>05/20/14</td>
<td>Woodmere WTP</td>
<td>JEA</td>
<td>SPCC Update</td>
</tr>
<tr>
<td>06/05/14</td>
<td>Greenland Energy</td>
<td>JEA</td>
<td>SPCC Update</td>
</tr>
<tr>
<td>06/13/14</td>
<td>Proposed Potable Well Site 8A</td>
<td>JEA</td>
<td>Phase I ESA</td>
</tr>
<tr>
<td>06/13/14</td>
<td>Northside and Kennedy Generating Stations</td>
<td>JEA</td>
<td>Site Assessment</td>
</tr>
<tr>
<td>07/21/14</td>
<td>8 Substations</td>
<td>JEA</td>
<td>SPCC Update</td>
</tr>
<tr>
<td>08/15/14</td>
<td>NGS#2 Fuel Oil Piping</td>
<td>JEA</td>
<td>Remedial Services</td>
</tr>
<tr>
<td>05/08/15</td>
<td>Lovegrove WWTP</td>
<td>JEA</td>
<td>SPCC Plan</td>
</tr>
<tr>
<td>05/12/15</td>
<td>Ponce DeLeon WWTP</td>
<td>JEA</td>
<td>SPCC Plan</td>
</tr>
<tr>
<td>10/30/15</td>
<td>Cecil Commerce Center North Substation</td>
<td>JEA</td>
<td>SPCC Plan</td>
</tr>
<tr>
<td>11/02/15</td>
<td>Nocatee Inline Booster Station</td>
<td>JEA</td>
<td>Phase I ESA</td>
</tr>
<tr>
<td>11/12/15</td>
<td>Main Street WTP Well 15</td>
<td>JEA</td>
<td>Phase I ESA</td>
</tr>
</tbody>
</table>

As a result of our experience, technical expertise, and direct corroboration with local and state regulatory agencies, Aerostar has obtained first-time regulatory approval for many of our environmental reports and permits. We have the in-house professional qualifications, technical expertise, and experience to provide overall environmental management and support services to the DCPS OFDC. We would like to continue to put this experience and expertise to work for you.

Local Community Involvement

Aerostar and its employees are actively involved in a variety of local professional development, trade and civic associations, as well as non-profit organizations, throughout Jacksonville. Our Senior Program Manager K. Dawn Blackledge and our Contract Manager Leon Carrero are members of Leadership Jacksonville class of 2001 and 2002, respectively. In recognition of Ms. Blackledge’s professional and technical abilities, she was appointed by Governor Bush to the State of Florida’s Board of Professional Geologists. Leon Carrero has served as President of the First Coast Hispanic Chamber of Commerce and is an active member of the Rotary Club of Southpoint.

Aerostar is an active member of the following local Professional, Civic, and Trade Associations:

Table A.2 Aerostar Professional, Civic, and Trade Associations Membership

<table>
<thead>
<tr>
<th>Association</th>
<th>Membership</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Groundwater Association</td>
<td>Jacksonville Chamber of Commerce</td>
</tr>
<tr>
<td>American Society of Civil Engineers</td>
<td>Jacksonville Community Council, Inc.</td>
</tr>
<tr>
<td>American Water Resource Association</td>
<td>Habi-JAX</td>
</tr>
<tr>
<td>Commercial Real Estate Women</td>
<td>Leadership Jacksonville</td>
</tr>
<tr>
<td>Clay County Economic Development Agency</td>
<td>Northeast Florida Builders Association</td>
</tr>
<tr>
<td>Dreams Come True</td>
<td>Northeast Florida National Association of Industrial and Office Properties (NAIOP)</td>
</tr>
<tr>
<td>FCMA Professional Progress</td>
<td>Rotary Club</td>
</tr>
<tr>
<td>First Coast Hispanic Chamber of Commerce</td>
<td>Society for Professional Marketing Services</td>
</tr>
<tr>
<td>First Coast Manufacturing Association</td>
<td>Society of American Military Engineers</td>
</tr>
<tr>
<td>Florida Association of Environmental Professionals</td>
<td></td>
</tr>
</tbody>
</table>
Selection Criteria C: Experience and Ability

The Aerostar Project Team offers specialized expertise with industrial hygiene and environmental consulting, including indoor environmental quality assessments, moisture intrusion assessments, hazardous waste management, storage tank management, LBP management, lead in drinking water surveys, radon testing, environmental site assessments, compliance audits, program development, and training for various types of DCPS facilities. Being local to Jacksonville, these services are be provided in an expedited manner to respond to any emergency situations. The Aerostar Project Team provides “hands on” management of projects, with an organizational structure custom designed to meet the needs of the DCPS OFDC.

Our Team assembled for this contract brings the DCPS a wealth of experience and knowledge, with the idea of cost-effectiveness always in the overall project performance matrix. This team has also provided solutions for numerous educational facilities over the past five years including Duval County Public Schools, Nassau County School Board, Pine Forest Healthy Start, Episcopal High School, Trinity Christian Academy, Mudge Elementary School, Van Voorhis Elementary School, Kingsolver Elementary School, Pierce Elementary School, Fort Buchanan Antilles Elementary School, and Quantico Elementary School. Our goal is to deliver maximum responsiveness to exceed the DCPS’s expectation of quality and service, and to provide project cost savings. Aerostar has chosen a successful and proactive local team fully committed to achieving the project goals of the DCPS OFDC.

Ability to Deliver Projects

Over the past 23 years, Aerostar has repeatedly demonstrated our ability to deliver multiple projects to city agencies on schedule. One of the key reasons for this distinction is our ability to combine powerful national capabilities with responsive, personal, local service. During Aerostar’s previous DCPS Industrial Hygiene and Environmental Consulting Services contract and the City of Jacksonville’s Contamination Assessment and Remediation Services contract, 100% of our projects were completed on time and within budget. Since then, Aerostar has increased our professional staff and corporate resources – as such we will deliver projects on time under similar current workload conditions.

Aerostar pledges to continue this tradition of providing quality, on-time industrial hygiene and environmental services to the DCPS during this contract. We are fully aware of the type and number of staff resources required, and have the local capabilities to respond accordingly. In addition, our team’s performance on ongoing projects for DCPS demonstrates our ability to work together effectively.

Providing industrial hygiene and environmental consulting services to facilitate real estate development and building management programs is one of Aerostar’s core areas of competence. We specialize in providing these services to public sector agencies and authorities at the federal, state and local levels.

Specific Project Experience

In this section we have included a sampling of projects that best demonstrate our past performance on similar industrial hygiene and environmental services projects. We encourage
the DCPS OFDC to contact our clients for their assessment of the quality and responsiveness of our services.

1. Industrial Hygiene and Environmental Consulting Services, Master Service Agreement, Duval County Public Schools
As part of this three-year continuing contract awarded in 2004 and completed in 2007, Aerostar provided industrial hygiene, health and safety, and environmental consulting services to the DCPS to assist their facility managers in identifying and eliminating environmental hazards that may impact the health and well-being of the teachers, students, and DCPS employees. As part of these services, Aerostar provided indoor environmental quality assessments, remediation, and emergency response services; developed an on-going program for LBP identification at schools; performed radon emission and LBP surveys at over 100 schools; prepared Phase I and Phase II Environmental Site Assessments (ESAs); prepared Site Assessment Reports for numerous sites impacted by leaking petroleum storage tanks and by former pesticide use; designed and implemented Remedial Action Plans; performed removal and cleaning of hazardous wastes at two hazardous waste storage units; and performed storage tank management services.

Aerostar was also a member of the DCPS Hurricane Emergency Action Relief Team (HEART). As part of our HEART work, Aerostar conducted indoor air quality assessments on hurricane-impacted schools after hurricanes Francis and Jeanne. The investigative strategy included visual inspection of structural components for occurrence of moisture intrusion and mold growth. Readings for relative humidity, temperature, carbon dioxide, and moisture content were collected from impacted areas. Mitigation strategies and sample results were provided to DCPS.

Contact: Bruce Ackerman, Duval County Public Schools
904-390-2363
Contract Value: $371,801

2. Continuing Contract for Consulting Services, Jacksonville Transportation Authority
Aerostar is currently contracted by JTA to provide a complete array of industrial hygiene and environmental services at JTA-owned facilities and joint JTA – FDOT projects located throughout Duval County, Florida. Aerostar has worked closely with JTA over the past 20 years to provide overall environmental compliance services related to IAQ, stormwater, hazardous waste compliance and management, and petroleum systems management. The program has included over 98 task assignments over a 20-year period addressing a wide variety of complex contamination assessment and cleanup issues. Aerostar’s ability to understand complex transportation and drainage-related construction requirements has resulted in construction bid specifications that encompass all environmental aspects, reducing costly contractor change orders associated with encountering unknown contamination issues during construction. Recent projects include mold assessments during various building renovation projects, and indoor air quality investigations following occupant concerns at three different site buildings.

Contact: Van Dyke Walker, Jacksonville Transportation Authority
904-633-8518
Performance Period: 1999 – Ongoing
Contract Value: $1,081,000

Aerostar completed a Phase I and II ESA, Asbestos Containing Material (ACM) survey, asbestos management plan, and radon survey for the Virtue Arts and Science Academy located in Jacksonville, Florida. The Phase I ESA included a site inspection, a detailed review of historical information, including aerial photographs, city directories, available building department records, regulatory information, and interviews with former owners. The results of the Phase I ESA identified on-site historical concerns from a former printing business, and off-site historical concerns from an automobile sales/service facility on a northern adjoining property, a laundry and dry cleaner on the northeastern adjoining property, and a printing facility on the northeastern and eastern adjoining properties. To evaluate these concerns, Aerostar conducted a Phase II ESA at the site. The Phase II ESA consisted of advancing six soil borings, field screening the soils with an OVA-FID, collecting a soil sample for laboratory analysis, installing six temporary wellpoints, collecting groundwater samples from the shallow and intermediate depths for laboratory analysis, and preparing a report documenting the results of the investigation. None of the target analytes were detected above cleanup target levels and the client was able to proceed with site acquisition. Aerostar also conducted an ACM survey of seven buildings to identify hazards and to assist in the proper handling of building materials during renovation activities and a survey of radon and radon decay products within the on-site buildings.

Contact: E. Shawn Ashley, Profectus Learning Systems
904-226-5297
Performance Period: September 2015 – November 2015
Project Value: $21,200

4. On-Call Environmental Consulting and Sampling Services, Balfour Beatty Communities

Aerostar is currently providing on-call environmental consulting and sampling services for multiple Navy Housing residential units in the Jacksonville area managed by Balfour Beatty. The residential units under Balfour Beatty Community management are located in on-base neighborhoods at Naval Station (NS) Mayport and Naval Air Station (NAS) Jacksonville and off-base neighborhoods in the NS Mayport area and Cecil Field area. Aerostar has conducted multiple mold assessments at residential units to evaluate mold and moisture sources and to alleviate occupant concerns. Aerostar also provided multiple lead hazard assessments and sampled for lead at residential units to identify hazards and ensure proper abatement of identified hazards. Aerostar also provided ACM surveys to identify hazards and to assist in proper handling of materials during demolition/renovation activities. The survey and sampling activities conducted by Aerostar have assisted the client with maintaining applicable regulatory compliance, preparing residences for new occupants, ensuring the reduction or elimination of specific exposure risks prior to occupancy or re-occupancy, and alleviating occupant concerns.

Contact: Petra Cartagena, Balfour Beatty Communities
904-908-0821
Performance Period: 2012 – Ongoing
Project Value: $15,323
5. Asbestos, Lead-Based Paint, and Hazardous Material Surveys, Multiple Schools Located at Fort Knox
Aerostar performed asbestos surveys, LBP surveys, and polychlorinated biphenyls (PCBs)/mercury/refrigerant surveys at Mudge Elementary School, Van Voorhis Elementary School, Kingsolver Elementary School, and Pierce Elementary School located at Fort Knox as part of an Indefinite Delivery-Indefinite Quantity (ID/IQ) Contract associated with on-going maintenance, renovation, and demolition services for the US Army Corps of Engineers. The survey area consisted of the interior and exterior of 36 structures located at the four schools totaling approximately 225,140 square feet (SF).

Contact: David Hughley, RS&H
904-534-0222
Performance Period: 2012 – 2013
Project Value: $110,959

6. Industrial Hygiene, Health and Safety, Environmental Consulting, and Environmental Engineering Services, Cable Bahamas
Beginning in January of 2013, Aerostar was contracted to provide industrial hygiene, health and safety, environmental consulting, and environmental engineering services following the discovery of suspected petroleum odors within an occupied administrative building. The odors were determined to be the result of an unleaded gasoline release of approximately 24,000 gallons emanating from an adjacent operating gasoline service station. The released fuel spread onto the subject site, specifically beneath a building which served as a primary payment, customer service, and sales center. The vapors were so severe that the building had to be evacuated, and it has not been occupied since. Aerostar provided technical support and industrial hygiene services to assist in the identification and elimination of hazards to office personnel working and customers visiting the building. Aerostar personnel mobilized to the site within 24 hours of being contacted to conduct environmental site assessment and indoor air monitoring activities.

Aerostar’s team of Indoor Air Quality (IAQ) specialists and a Certified Industrial Hygienist (CIH) were tasked with collecting air samples and in-situ readings, identifying the source of the vapors, and providing recommendations for actions to protect personnel and customers. Aerostar’s team of professional geologists and environmental engineers evaluated environmental assessment data, interim remedial actions, and remediation system design documents to ensure that all appropriate efforts were implemented by the spill’s Responsible Party (RP) and that the guidance and work effort of the RP’s environmental consultant took into account the best interests of all impacted parties, not just those of the RP.

Contact: John Gomez, P.E., Cable Bahamas
242-601-8906
Performance Period: 2013 – Ongoing
Project Value: $175,675

7. Engineering Services Associated with the Navy’s Asbestos, Lead-Based Paint, PCBs, Mold, and other Hazardous Material Programs
This 5-year, $5,000,000 ID/IQ contract with NAVFAC Southeast included developing cost estimates; performing third-party monitoring; conducting studies to determine potential hazards due to ACM, LBP, PCBs, mold, and other hazardous materials; providing recommendations and
preparing plans and specifications for abatement actions; and performing compliance status
determinations within the NAVFAC Southeast seven-state area of responsibility, including the
Bahamas, Puerto Rico, and Cuba.

Additional work included developing or modifying inter-relational databases, including
Geographic Information Systems (GIS); preparing GIS and AutoCAD drawings; preparing or
updating Operation and Maintenance (O&M) manuals; building environmental projects and
estimates for budget planning; conducting Environmental Management Systems (EMS) reviews;
performing inspection/gap analyses and/or progress reviews; conducting OEL assessments,
updates, data management and reports; preparing plans and specifications with construction cost
estimates; obtaining environmental permits; reviewing shop drawings; providing construction
consultation and construction or Title II inspection services; and preparing asbestos/LBP/radon
construction record drawings. A project specific work plan, hazardous waste management plan,
sampling and analysis plan, QA/QC plan, and health and safety plan were prepared for each
project and submitted to the Navy for approval prior to performing field activities. Aerostar
completed 56 task orders under this contract on time and on or under budget.

Contact: Tesfa Abraha, NAVFAC Southeast
904-542-6874
Contract Value: $5,000,000

8. State of Florida Petroleum Cleanup Program
As part of a 10-year contract with the FDEP Bureau of Petroleum Storage Systems, Aerostar is
providing petroleum contamination cleanup services directly to the FDEP, including site
assessment, emergency response, remedial design, and remedial implementation including
source removal, system installation, and operation and maintenance. Aerostar is currently
working on 5 active task assignments and has been awarded task assignments at 44 sites located
throughout the State of Florida. Aerostar is currently implementing four Performance Based
Cleanup (PBC) contracts, which provide guaranteed fixed price remediation services to FDEP.
Project operations have included the entire spectrum of assessment and cleanup activities: large-
scale source removals, remedial system design and construction, and pilot testing. Site cleanup
operations include a wide range of remedial technologies: groundwater pump and treat, soil
vapor extraction, air sparging, bio remediation, chemical oxidation, and dual phase extraction.
Under this contract, Aerostar performed assessment and remediation services at Highlands

Contact: Grant Willis, Florida Department of Environmental Protection
850-245-8886
Performance Period: 2005 – Ongoing
Contract Value: $3,500,000

9. Miscellaneous Environmental Remediation and Consulting Services, JEA
Aerostar has been providing environmental remediation and consulting services for the JEA
since 1997. Projects have included removal and replacement of USTs for over 35 water
treatment plants, design of remedial action plans, emergency response, source removals, and site
assessments for three electrical generating stations and numerous water and wastewater facilities
located throughout Jacksonville. Additional services have included asbestos consulting to
support a multi-million dollar utility acquisition program. Aerostar has addressed the full range of petroleum products and hazardous waste contaminants, including chlorinated solvents, and have performed sampling activities for various media including soil, sediments, groundwater, surface and stormwater. Aerostar’s aggressive cleanup approaches have reduced costs associated with assessment and remediation, considerably reducing the time to achieve site cleanup, and satisfying regulatory requirements. Aerostar’s commitment to quality and cost effective service has been the mainstay of this 19-year relationship with JEA.

Contact: Matt McClure, P.E., JEA
904-665-6253
Performance Period: 1997 – Ongoing
Contract Value: $1,700,000

10. Environmental Assessment Services for District Lands, St. Johns River Water Management District (SJRWMD)
Aerostar has been awarded four, competitive three-year continuing services contracts with the SJRWMD. Services have included, but are not limited to the following: Phase I ESAs, Phase II through IV remedial services, radon and asbestos surveys, contaminated soil and groundwater assessments, remediation design, remedial clean-up actions, groundwater monitoring, hydrologic fate and transport modeling and building demolition. Aerostar has completed 75 work orders under these contracts in the past 10 years and is currently completing two additional investigations. All work has been performed on time and on or under budget.

Contact: Carol Brown P.E., St. Johns River Water Management District
386-329-4816
Performance Period: 2005 – Ongoing
Contract Value: $846,056

Additional Project Experience at Education Facilities
The following projects further demonstrate Aerostar’s experience providing industrial hygiene and environmental services at commercial and educational facilities:

Mold Consulting Services, Marriott Sawgrass Golf Resort and Spa, Ponte Vedra, Florida
Aerostar provided mold consulting services (mold remediation protocol development and third party mold remediation verification) as part of renovation activities to six residential condominium buildings at the Marriott Sawgrass Golf Resort and Spa in Ponte Vedra, Florida, under the direction of Aerostar’s Florida Department of Business and Professional Regulation (DBPR)-licensed Mold Assessor. The protocol was developed in general accordance with the guidelines established by the American Industrial Hygiene Association (AIHA), Institute of Inspection, Cleaning, and Restoration Certification (IICRC), National Air Duct Cleaners Association (NADCA), and the US National Archives and Records Administration (NARA).

Aerostar developed a mold Remedial Protocol Specification to assist management in handling mold impacts in the facility. The specification also provided the general contractor a protocol for conducting renovations in the event that mold impacted materials were identified during renovation activities. Additionally, the plan served to provide remedial strategies for the mold remediation contractor to assist in accomplishing the following:
- Limiting the potential for worker exposure to mold and associated liability
- Removing fungal contamination from the facility
- Identifying the source of water intrusion
- Limiting costs associated with remediation activities by utilizing remediation procedures and equipment only to perform those tasks necessary to remove impacted materials, allowing the remainder of interior work to be performed safely by others

As part of the building renovation activities, a contractor conducted mold remediation activities which included the removal of mold and moisture impacted materials and final cleaning. Aerostar conducted post-remediation verification subsequent to remediation activities which included a visual inspection, temperature and relative humidity readings, and sampling, all within containment, for airborne mold within each unit. Sampling consisted of collecting spore trap air samples using Air-O-CelTM impactor slide cassettes to provide an approximation of airborne microbial spore concentrations. Sample pumps were calibrated at 15 liters per minute (1lpm) with a precision rotometer calibrated in reference to a primary calibration device. The Air-O-CelTM cassettes are designed to operate at an optimum flow rate of 15 lpm per the manufacturer’s instructions. Samples were collected for 10 minutes at a flow rate of 15 lpm for a total volume of 150 liters per the manufacturer’s recommendations. Samples were submitted to EMSL Analytical, Inc., an Environmental Microbiology Laboratory Accreditation Program (EMLAP)-accredited laboratory in Orlando, Florida, for laboratory analysis of fungal spores and other airborne particulates. Airborne spore concentrations reported for the samples collected from within each containment were compared to the corresponding samples collected outdoors. According to the U.S. Environmental Protection Agency, Office of Air and Radiation, Indoor Environments Division’s Publication Mold Remediation in Schools and Commercial Buildings, March 2001, the types and concentrations of mold in indoor air samples should be similar to what is found in the local outdoor air. Where analytical results indicated the total fungi concentrations or concentrations of specific individual genus recorded in the samples collected from individual contaminations were higher in relation to the average total spore concentration of the samples collected outdoors, remediation efforts were considered to be incomplete.

Site Assessment and Remediation Services, Susie E. Tolbert Elementary School
Aerostar performed soil and groundwater assessment activities at the Susie E. Tolbert Elementary School. An underground storage tank (UST) associated with a former heating furnace discharged petroleum to the subsurface in one of the courtyards of the school. Aerostar advanced soil borings and monitor wells in the area of the discharge to delineate the soil and groundwater impacts. The discharge was located in an area of the site that included underground utilities, air-conditioning units and paved hallways. Navigating these obstacles proved to be a significant challenge during the investigation. Soil and groundwater sampling was performed in accordance with the local and FDEP guidelines.

Aerostar excavated approximately 41 tons of petroleum-impacted soil from the site. Based on the location of the impacts and the surrounding obstacles, much of the excavation was completed by hand. Aerostar was not able to excavate soils under the hallway or the air-conditioner units, therefore, samples were collected for analysis for leaching potential and compound fractionation. Results of the soil sampling showed direct exposure concerns that warranted further remediation. Based on the direct exposure concerns in the soil and the inability to remove the impacts,
Aerostar recommended that a concrete pad be placed over the areas of concern. Aerostar proposed this approach to COI and FDEP agencies and obtained approval for the engineering controls to be installed. Following the source removal and installation of the concrete pad, Aerostar coordinated efforts with the City of Jacksonville and DCPS attorneys to submit a proposal for a No Further Action with Institutional Controls.

Asbestos Consulting Services, Fernandina Beach Middle School, Fernandina Beach, Florida
Aerostar has provided asbestos consulting services to the Nassau County School Board (NCSB) for over 10 years. Most recently, Aerostar conducted asbestos bulk and air sampling activities at the Fernandina Beach Middle School. Sampling activities were conducted by Asbestos Hazard Emergency Response Act (AHERA)-certified Asbestos Building Inspectors following sampling protocols set forth by the EPA under 40 CFR 763.86. Sampling activities consisted of identification and reinspection of suspect asbestos-containing building material (ACBM); collection of bulk samples; and interpretation of laboratory analytical data including polarized light microscopy (PLM) results and transmission electron microscopy (TEM) results. ACBMs, including thermal system insulation (TSI) on piping, vinyl floor tiles (VFT), and roofing materials, were discovered in the auditorium and locker rooms of the Fernandina Beach Middle School. Additionally, Aerostar provided third party monitoring and oversight during ACBM abatement, which included air-monitoring, clearance sampling for building re-occupancy, and material handling consultation. Air monitoring and oversight activities were conducted by AHERA-certified Contractor Supervisors who had completed the National Institute for Occupational Safety and Health (NIOSH) 582 equivalency course for Sampling and Evaluating Airborne Asbestos Dust. Sampling was performed using in house personnel pumps, high flow pumps, and calibration equipment during all phases of asbestos abatement. Air sampling during abatement activities were conducted to ensure the proper use of engineering controls to prevent the migration of asbestos fibers from the work areas. Samples collected during abatement activities were submitted for analysis by phase contrast microscopy (PCM). Following abatement of ACBMs, Aerostar performed clearance sampling to evaluate the effectiveness of the abatement activities and to prepare the areas for re-occupancy. Clearance sampling was performed in accordance with AHERA protocols. Samples were submitted for analysis by TEM. Upon completion of abatement activities and achievement of clearance criteria, a report was generated for the facility to maintain proper record keeping in accordance with the facility wide O&M plan and AHERA.

Aerostar assisted the NCSB with this challenging project, and saved the School Board time and money by:
- Providing quick response, eliminating costly contractors downtime
- Providing innovative solutions for material handling, specifically addressing asbestos in soils underneath the stage
- Performing air monitoring services in-house, eliminating additional mobilizations
- Ensuring compliance with federal and state regulations throughout the duration of the project
- Performing services during unoccupied times, specifically weekends
Aerostar conducted Environmental Surveying Services for Building Demolition/Renovation, which included surveys for ACM, LBP, and Toxicity Characteristic Leaching Procedure (TCLP) Waste Characterization for Lead of 27 buildings and associated outbuildings totaling 72,000 square feet, located at the Antilles Elementary School in Ft. Buchanan, Puerto Rico.

On-site inspection activities for ACM surveys included the identification of materials suspected to contain asbestos, collection of bulk samples of building material for analysis by PLM, calculating material quantities, and assessing material conditions. Sampling activities were conducted in accordance with AHERA and NESHAP regulations by AHERA-certified inspectors. All work was conducted under the direction of a CIH and a Puerto Rican Junta de Calidad Ambiental-certified firm. Additionally, a LBP survey was performed using an XRF Analyzer. A final report was provided for the site, which included data compilation, interpretation of laboratory results, and a description of applicable federal, state, and local regulations for material handling during demolition activities. The report also included supportive CADD figures that delineated sample and ACM material locations, material description, and NESHAP categorization of ACM.

Aerostar assisted NAVFAC SE with unique regulatory compliance requirements for asbestos surveying and abatement removal in Puerto Rico.

**Relative Experience of Proposed Professionals**

The ability to develop and implement solutions in the industrial hygiene and environmental consulting arenas requires the collaboration of many specialists. Each must be familiar with the various aspects of facilities management to contribute effectively to the overall project. Our Team understands that cost efficiency is critical to the overall objectives of this program. Aerostar has developed a streamlined project organization, including appropriate technical staff and support personnel, to be able to fully respond to the needs of the DCPS OFDC. The selection of the Aerostar Project team was dictated by each team member's previous experience on similar projects. All our key team members have worked with the DCPS OFDC in the past. All are fulltime employees located in our Jacksonville office. The following section summarizes the talents of each key team member and their roles under this contract. Resumes for each key team member and additional professional support staff are included in the SF330 in Section E. An Organizational Chart (Figure A.2) and the Team Experience Matrix (Table A.3) are also included as follows.

In addition to the team shown in the Organizational Chart, Aerostar provides supplemental resources from within the company to respond to any upswing in contract needs.
Organizational Chart

In-House Organization and Management Methods

Aerostar is organized to deliver best-in-class service to our clients. Authority for customer-centric decision-making is always placed at the lowest organizational levels possible. The company’s organizational structure is relatively flat with each technical and project manager reporting to one of the firm’s senior program managers. This organizational structure allows Aerostar to be flexible and immediately respond to the DCPS’ needs. By streamlining the number of layers of management, bureaucracy and overhead costs are reduced resulting in more responsive and cost-effective services for the DCPS.

Aerostar provides “hands-on” management of projects, with an organizational structure custom designed to meet the needs of DCPS. Our goal is to deliver maximum responsiveness to DCPS’ expectations of quality and service and to provide project cost savings. Our 23 years of corporate experience providing superior technical services to our public and private sector clients
best demonstrates our abilities. We have consistently been praised by our clients for our attention to detail, cost effectiveness, and overall project management procedures. Our ability to perform and undertake a range of differing projects simultaneously is demonstrated through project examples provided throughout this proposal.

The cornerstone of our approach to this contract is the assignment of a strong Program Director and Project Managers to coordinate all project elements. The Program Director will have first-line responsibility for technical performance, as well as cost and schedule control. Their oversight of, and participation in all contract activities will maintain consistency and continuity of tasks. At the outset of a project or task assignment, the representative Project Manager will develop a detailed project plan to perform the negotiated scope of work. The plan will identify all tasks and sub-tasks, staff assignments, intermediate deadlines, and review points. The project plan will be reviewed by the Program Director to ensure that work efforts are well conceived and staff resources properly allocated.

**Project Management**

Aerostar’s success in providing industrial hygiene and environmental consulting services in Florida over the past 23 years is based on our emphasis on proactive client service and strong project management and controls. We have a project organization and corporate culture based on doing things right the first time and completing projects on-time and within budget. We maintain an in-house group of experienced and motivated professionals with extensive knowledge of U.S. EPA and OSHA regulations and applicable sections of the State’s Florida Administrative Code (FAC). Our project personnel are encouraged to “think outside of the box” when it comes to developing innovative cost and time saving approaches to industrial hygiene and environmental consulting operations. This is why 90% of our existing work load is being performed for repeat and referral clients.

> "I would like to thank and commend you and your staff...for your outstanding performance...as well as your ability to quickly respond to emergency response for actions and provide quick, sound advice that helped to keep the project moving forward.”

**Gary Lavaron**

*BKM Design Build, Inc.*

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### Table A.3 Key Team Member Areas of Experience

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### Project Management

**Leon J. Carrero, P.G. – Program Director**

Mr. Carrero will serve as Program Director. He will be the primary contact for the DCPS OFDC staff and will be knowledgeable of the status of each project. As the Program Director, Mr. Carrero will guarantee that staff and corporate resources are allocated as projects warrant and he will be ultimately responsible for the clarity and technical accuracy of all deliverables prior to submission to the DCPS OFDC.

Mr. Carrero has 26 years experience in the environmental consulting industry and has worked closely with the DCPS on numerous other projects. As a senior project manager at Aerostar, he has conducted numerous detailed real estate environmental liability assessments involving site investigation, regulatory agency file review, and land title history review; and has managed projects related to water damage assessments following hurricane disasters in Florida, Louisiana, and Mississippi. His professional designations include member of the National Groundwater Association, Past President of the First Coast Hispanic Chamber of Commerce, an active member of the Rotary Club, and several other civic associations. He is also certified by the Army Corps of Engineers for Construction Quality Management for Contractors. He is a registered Professional Geologist in Florida and Georgia. Mr. Carrero holds both a Bachelor of Science and Master of Science Degree in geology from Wright State University.

**Leo Hearn, CIH – Certified Industrial Hygienist**

Mr. Hearn is a CIH, Certified Safety Professional (CSP), Certified Environmental Trainer (CET) and Certified Instructional Technologist (CIT). As an environmental, safety and health professional with 33 years of consulting and industrial experience, Mr. Hearn has specialized expertise in regulatory compliance issues, environmental and safety program development, audit
and assessment programs, risk-based hazard management, and employee training programs. Mr. Hearn holds both a Bachelor of Science Degree in biology and a Master of Science Degree in environmental sciences from Duke University.

**K. Dawn Blackledge, P.G. – Quality Assurance Manager**
Ms. Blackledge will serve as Quality Assurance Manager for this contract. As Quality Assurance Manager, Ms. Blackledge will be responsible for ensuring that all field work and work products conform to Aerostar's strict QA/QC policies codified in our ISO 9001 compliant corporate Quality Management Systems (QMS).

Ms. Blackledge has over 30 years of experience as an environmental engineer/hydrogeologist. She has performed over 100 industrial hygiene-related projects, from initial indoor air quality surveys to abatement oversight. She has extensive experience managing large-scale projects for public sector clients. She has directed projects related to toxic and hazardous waste site evaluations, LBP inspections, indoor air quality assessments, moisture intrusion assessments, storage tank management, environmental site assessments, hydrocarbon site assessments and remediation, mold assessment and remediation, and water damage assessments. She is experienced in a wide range of environmental applications, including industrial hygiene services, environmental permitting at the local, state, and federal levels; compliance of facilities for industrial, domestic, and stormwater regulations; and requirements for groundwater monitoring plans. She is a registered Professional Geologist in the State of Florida. Ms. Blackledge has a Bachelor of Science Degree in geological engineering from the University of Mississippi.

**Team Leaders**
John Hubbard and Frank Redway, will serve as Team Leaders for all environmental and industrial hygiene projects. They bring more than 35 years combined experience as environmental consultants working specifically in the environmental consulting and industrial hygiene fields. Their current workload will also allow them to afford your work “priority” status.

**John Hubbard – Team Leader, Industrial Hygiene Services**
Mr. Hubbard is a State of Florida Licensed Mold Assessor and Remediator and has 13 years of experience performing industrial hygiene and environmental services. His experience includes indoor environmental quality and moisture intrusion/mold assessments, radon surveys, soil and groundwater sampling, and asbestos surveys. Mr. Hubbard has performed over 150 mold abatement and inspections projects and 150 LBP surveys. He is also certified as a radon inspector. He has experience in collecting spore samples, performing mold assessments, evaluating water damage in buildings, conducting abatement of mold-impacted building materials, and supervising contractors during abatement operations and reconstruction of abated building materials. He was also a team leader for a disaster response program in Louisiana and Mississippi following Hurricane Katrina. Mr. Hubbard is an AHERA-certified Asbestos Building Inspector, Management Planner, and Contractor/Supervisor; a Florida Department of Health-certified Radon Specialist; and is NIOSH 582-Equivalent certified. Mr. Hubbard holds a Bachelor of Science Degree in biology from the University of North Carolina, Wilmington.

**Frank Redway – Team Leader, Environmental Services**
Mr. Redway has 22 years of experience as an environmental scientist for all aspects of environmental projects including Phase I/II Environmental Site Assessments, HUD assessments,
contamination assessments, remedial action plans, asbestos and LBP sampling, and indoor air quality. Mr. Redway has served as project manager for over 1,500 Phase I & II ESAs on vacant land, managed forests, farms, multi-family sites, assisted living care facilities, and commercial and industrial properties as part of real estate transactions in Florida, Georgia, and North Carolina with property sizes ranging from 0.25 acre to 4,000 acres. He has extensive experience in contract management, proposal preparation, client/regulatory interaction, technical oversight, supervision and collection of field data, and report preparation. Mr. Redway is also trained in asbestos, indoor air quality, and LBP surveys. Mr. Redway holds a Bachelor of Science Degree in geography and a Master of Science Degree in environmental engineering from University of Florida.

Key Professional and Technical Support Staff

**Paul Fitch, P.E., LAC – Environmental Engineer**

Mr. Fitch is a licensed Professional Engineer and Licensed Asbestos Consultant with over 21 years of providing engineering services for environmental projects, including DCPS. He has a strong background in asbestos management, LBP surveys and abatement monitoring; and he brings a wealth of knowledge with environmental regulations. Mr. Fitch has performed IAQ studies at local, state, and federal facilities. He has also prepared environmental site assessments and remediation, Spill Prevention Control and Countermeasure (SPCC) Plans, Stormwater Pollution Prevention Plans (SWPPP) and baseline environmental assessments for various government facilities including Jacksonville Electric Authority (JEA), Jacksonville Transportation Authority (JTA), Camp Blanding National Guard Training Facility and Naval Air Station Jacksonville. Assessment and audit experience includes compliance audits for the Fernandina Beach Municipal Airport, the Jacksonville Transportation Authority, local commercial businesses, and several apartment complexes. In the field of Industrial Safety and Health, he has performed air sampling for mold and for respirable particulates. He has performed field sampling for total spores and viable mold using current recommended methods; assisted in surveying for mold and overseeing mold remediation; and provided contractor bid review and oversight. He has also prepared O&M Plans for various governmental facilities. Mr. Fitch holds a Bachelor of Science Degree in electrical engineering from the University of Central Florida.

**Tracy Gonzo – Industrial Hygienist**

Ms. Gonzo has over 30 years experience in various disciplines including indoor environmental quality and moisture intrusion assessments. Ms. Gonzo has performed over 90 mold abatement and inspections, 175 LBP surveys and 50 LBP risk assessments. She managed the DCPS rapid mold response program for Aerostar where she responded to school facilities within 24 hours on receiving notice of potential mold growth. As part of the rapid mold response program, she also prepared a report of findings with appropriate recommendations for submittal to the DCPS Contract Manager. Ms. Gonzo is an AHERA-certified Asbestos inspector, an EPA Lead-Based Paint Inspector, EPA Lead Risk Assessor, and a Certified Mold Inspector and Mold Remediator. Ms. Gonzo holds an Associates of Arts in general studies from Okaloosa Walton Junior College of Florida.

**Miles Eckert – Industrial Hygienist**

Mr. Eckert has five years of experience in the environmental industry. During this time, Mr. Eckert has actively participated in a wide range of environmental projects, including Phase I/II
ESAs, hazardous waste compliance audits, LBP inspections, mold inspections and asbestos inspections. Mr. Eckert has performed comprehensive IAQ investigations which included visual inspections, air and tape/lift/bulk sampling, compiling field notes, coordinating with various laboratories, interpreting laboratory results, and preparing reports with recommendations for remediation of mold, particulate dust, and debris for multiple clients and properties/buildings. Mr. Eckert is an AHERA-certified Asbestos Building Inspector and Contractor/Supervisor, and is NIOSH 582 Equivalent certified. Mr. Eckert holds a Bachelor of Science Degree in biology from the University of North Florida.

**Alex Jangrell-Bratli – Industrial Hygienist**

Ms. Jangrell-Bratli has two years of professional experience in the environmental consulting industry including all phases of environmental due diligence, environmental compliance, and indoor air quality (IAQ). Ms. Jangrell-Bratli has five years of environmental laboratory analytical experience involving general chemistry and microbiological laboratory analyses. Ms. Jangrell-Bratli has completed comprehensive and limited ACMs, LBP, and mold and indoor air quality surveys throughout Florida, South Carolina, and North Carolina. Project sites included military facilities (Tyndall AFB, OLF Choctaw, MCLB Albany, and MCRD Parris Island), commercial office buildings, light-industrial buildings, and other commercial, industrial, and residential structures. She has been responsible for sample collection, interpretation of laboratory results, and report completion. Ms. Jangrell-Bratli is an AHERA-certified Asbestos Building Inspector and Lead-based inspector and risk assessor. Ms. Jangrell-Bratli holds a Bachelor of Science Degree in marine science and biology from Coastal Carolina University and a Master of Science Degree in environmental science from the University of South Florida.

**Matthew Minard – Industrial Hygienist**

Mr. Minard has four years of experience providing environmental regulatory compliance and industrial hygiene services to state, local, and federal clients. Mr. Minard has performed oversight for over 500 mold remediation projects and inspections and 60 LBP abatements and surveys. His professional experience includes AHERA and NESHAP asbestos building surveys, asbestos management plans, supervision of asbestos abatement, LBP surveys, supervision of lead abatement, training of abatement workers for lead and asbestos, air monitoring, polarized light (PL) analysis and PCM analysis. His industrial hygiene professional experience includes environmental safety consultation on a variety of projects including: hazardous waste characterization, disposal classification, air quality, acoustical monitoring, OSHA compliance with hazardous material exposure and FDEP/EPA air permitting program emission compliance. Mr. Minard also has conducted indoor air quality investigations, collected fungal samples, evaluated moisture intrusions and water damaged building materials, and provided mold spore identification. Mr. Minard is an AHERA-Certified Asbestos Building Inspector and Contractor/Supervisor, Certified Lead RRP, and is NIOSH 582 Equivalent certified. Mr. Minard holds a Bachelor of Science Degree in biology from the University of Central Florida.

**James Smith, P.E. – Environmental Engineer**

Mr. Smith is a registered Professional Engineer in the States of Florida and Georgia with 33 years of experience in the environmental industry. He has served as Project Manager and/or Senior Design Engineer for more than 500 projects at active or former gasoline service stations and large distribution terminals for both public and private sector clients. Mr. Smith has
experience working with regulators during engineering design of remediation systems, negotiating firm fixed price work orders under the FDEP Petroleum Cleanup Program, managing subcontractors, and managing Performance-Based Cleanup projects for numerous agencies. He also serves as Senior Engineer and Construction Manager for Aerostar’s DoD remedial and environmental construction programs. Mr. Smith holds a Bachelor of Science and Master of Science Degree in civil engineering from Auburn University.

**Scott Hughes, PSSC – Environmental Scientist/Project Manager**

Mr. Hughes has 23 years of experience as an environmental scientist. Mr. Hughes has extensive and varied experience related to industry with a wide range of environmental applications. He has managed environmental projects for private industry and the public sector. His experience includes design, construction and installation of underground utilities, including water and electrical service. He has experience in supervising and scheduling field personnel, supervising subcontractors, collecting and compiling field data, and preparing a wide range of technical reports. Mr. Hughes has participated in the installation of underground utility systems at over 60 commercial facilities located in the Southeastern US. Mr. Hughes is a registered Pollutant Storage System Contractor (PSSC) with the State of Florida and holds a Bachelor of Science Degree in applied physics from Jacksonville University.

**Geoff Reichold, P.G. – Environmental Geologist**

Mr. Reichold has 17 years of experience in the environmental industry related to petroleum and chlorinated solvent contaminated sites. He has managed environmental projects for private industry and the public sector. He is experienced in a wide range of environmental applications, including the requirements for design and implementation of groundwater monitoring plans. Mr. Reichold has experience in assessment and remediation of soil and groundwater by petroleum constituents. He has experience in supervising and scheduling field personnel, supervising subcontractors, collecting and compiling field data, and preparing a wide range of technical reports that include Contamination Assessment Plans (CAPs), Site Assessment Reports (SARs), Remedial Action Plans (RAPs), Emergency Response Reports, Tank Closure Reports, Air Monitoring Reports, and Monitoring Only Plans (MOPs). Mr. Reichold is responsible for managing projects in Aerostar’s FDEP Pre-Approval and Petroleum Cleanup Participation Program (PCPP) and geosciences department. His responsibilities include direct contact with FDEP and local regulators to ensure compliance with regulations, negotiate work orders, and preparation of work plans. Mr. Reichold’s responsibilities include design and supervision of monitor well installation; soil and groundwater sampling; and interpretation of geological and hydrogeological data. He has extensive experience with geoprobes and field gas chromatographs to delineate the extent of soil and groundwater contamination. Mr. Reichold has experience with UST removals; installation, operation and trouble-shooting of remediation systems, including groundwater pumping, vapor extraction, air sparging, and bioremediation. Mr. Reichold is a registered Professional Geologist in the States of Florida, Alabama, and Georgia. Mr. Reichold holds a Bachelors of Science Degree in geology from Bloomsburg University.

**Gerald Girardot, P.G. – Environmental Geologist/Project Manager**

Mr. Girardot has 29 years of environmental consulting and project management experience in the United States and abroad. Mr. Girardot has experience managing and performing all aspects of environmental restoration and environmental compliance-related projects including Phase I
through Phase IV ESAs, contamination assessments, remedial action plans, and environmental compliance audits. Mr. Girardot is responsible for preparing work plans and cost estimates for site assessments and remediation; soil, groundwater, surface water and sediment sampling oversight; design of waste treatability studies; waste characterization; oversight of remedial activities; evaluation and presentation of data; and reporting on all aspects of assessment and remediation. He also has extensive experience in preparing Environmental Site Investigation Work Plans, Quality Assurance Project Plans, Integrated Contingency Plans (ICPs) for Oil and Hazardous Substance Spill Prevention and Response, and Emergency Planning and Community Right-to-Know Act (EPCRA) Section 311/312/313 Compliance Reporting. Mr. Girardot has strong data evaluation and presentation skills using Microsoft Access, Excel, and ArcView Geographical Information System (GIS) Applications for data entry, analysis, presentation and reporting. Specialized skills also include experience in performing geophysical surveys using terrain conductivity meters, magnetometers and ground-penetrating radar. He also serves as the Project Manager for Aerostar’s current St. Johns River Water Management District (SJRWMD) Environmental Assessment of District’s Lands contract. He is a registered Professional Geologist in Florida. Mr. Girardot holds a Bachelors of Science Degree in geology from the University of Cincinnati and a Master of Science Degree in geology from Texas Tech University.

Subcontractor Support
Cantrece Jones, Owner, Acuity Design Group, LLC
Ms. Jones’ experience with marketing, community outreach, program development, public involvement and communications was developed throughout her more than 15 years in the architectural, engineering, environmental and construction industries. She has worked on several public and private sector projects, many of which included community outreach planning, community meetings, marketing campaigns and public relations to stakeholders. Ms. Jones was the Campaign Manager for the Duval County Public Schools Campaign in which new school programs were marketed to the community. Ms. Jones has also performed public relations and community outreach planning for a variety of City of Jacksonville transportation projects in conjunction with the FDOT. She has worked on a variety of environmental projects in the Jacksonville community including the FDEP “Brownfields” projects. She was responsible for communicating all of the difficult changes and issues that occurred when the community was in disarray concerning contaminated waste in their neighborhoods, parks, and schools. Ms. Jones’ administrative responsibilities include program management, supervising field personnel; conducting quality assurance/quality control reviews; preparing cost estimates and budget analyses; business development and report preparation. Ms. Jones is currently assisting Aerostar on a groundwater remediation project for the Jacksonville Port Authority.

Ability to Undertake a Range of Differing Projects
Aerostar’s ability to undertake a wide range of differing projects is accomplished through careful staffing and extensive employee training. Our employees are trained and mentored by senior staff members, and are well versed in all aspects of the environmental engineering field.

Supervision, Observing, and Monitoring Projects
The project management procedures used by Aerostar to ensure work assignments are completed on schedule and within budget are based on established procedures which we use to plan and implement each project as it moves through the site assessment and field investigation process,
including: 1) Project Vision Alignment and Kickoff Meeting, 2) Project Planning, 3) Proper Communication, 4) Project Quality Control, and 5) Project Cost Control. This process has produced superior results for the past 23 years. Project supervision, observing and monitoring is accomplished at each stage of a project using this time tested process.

**Quality Assurance and Quality Control (QA/QC)**

Aerostar’s commitment to quality is evidenced by and documented in our QMS Manual which complies with ISO 9001:2000 guidelines. Because of the variety of projects conducted, our corporate QA program is flexible and easily adaptable to the specific scope of each DCPS project. The QMS documents how Aerostar implements the QA process on a company-wide basis. It addresses the roles, responsibilities, and mechanisms for accountability within the organization. The QMS establishes project-related policies, procedures, standards, training, and guidelines aimed at producing the desired excellent level of quality in services (projects and/or deliverables), including special controls, processes, skills, or other required resources.

**Laboratory Support**

Aerostar will be using two laboratories to support this contract. EMSL will support our team from their Orlando, Florida office. IntraLabs will support our team from their headquarters in Jacksonville. Aerostar has experience working with EMSL and IntraLabs on similar projects.

**Program Understanding & Approach**

The Aerostar Project Team looks forward to the challenge of developing and implementing work plans designed to save time, money, and provide the most effective solution available to the DCPS OFPC for industrial hygiene and environmental services. A detailed discussion of the methods successfully used by Aerostar to achieve these results is provided. The approach details the mechanism used for industrial hygiene and environmental programs of this nature where managing multiple tasks is required.

**A. Indoor Environmental Quality Assessments**

Aerostar understands the significance in project planning and development when conducting industrial hygiene and IAQ evaluations. A full knowledge of occupational safety and health, along with understanding of chemical characteristics, are critical requirements to a successful evaluation. The evaluation process can range from relatively simple, inexpensive procedures to complex processes. The tools necessary to perform IAQ evaluations may include sampling tubes, personnel sampling pumps, toxic gas analyzers, and infrared gas analyzers. Controlling workplace hazards follow OSHA’s “hierarchy of control” which says “engineer the problem out, manage the hazard through work practices, manage the hazard through administrative controls, or provide personal protective equipment.” The leading resource for these solutions is practical field experience dealing with the workplace, the employee, and management. This experience is provided by the Aerostar Project Team. Developing standardized procedures for evaluation and sampling is a critical component for managing concurrent projects.

Aerostar understands that many of the IAQ issues are complaint-driven and involve potential employee claims and workman’s compensation issues. Also the potential exposure of a sensitive population, i.e. a student, adds another layer of complexity and importance. Due to the sensitive nature of these issues, IAQ investigations must be thorough, technically sound and based on the
facts at hand. Many times the cause of the problem is obvious and simple remedial solutions can be implemented quickly, and in a cost-effective manner. Other times these IAQ issues may be more complex and technically challenging. The Aerostar Project Team has the local knowledge and technical expertise to cost effectively resolve either type of IAQ scenario, specifically in an administration or school environment.

B. Moisture Intrusion Assessments
Moisture intrusion is a common source for aiding mold growth in building materials. Mold spores are found almost everywhere; however, current legal cases and media coverage of mold contamination inside buildings have catapulted this indoor environmental quality issue into the public spotlight. Mold needs a source of food and water to survive and grow. Cellulose-rich building materials including, but not limited to, wood studs, drywall, ceiling panels, carpeting, wallpaper, and insulation serve as a nutrient source for mold. When moisture levels are elevated inside a building and building products remain wet for more than two days, or during repeated events (i.e. due to a flooding event, roof leaks, high relative humidity, etc.), optimal conditions for growth may exist. Certain mold species have also been known to produce allergic reactions and illnesses in humans.

Aerostar provides a wide-variety of mold consulting services to determine if mold may be problematic inside a building or residence, including:

- Building Envelope and Condition Evaluation
- Microbiological Sampling and Data Interpretation
- Summary Reports and Recommendations
- Remedial Action Plan/Specification Development
- Project Oversight/Quality Assurance Services
- Visual Inspection and Reoccupancy Sampling

The following is a more detailed description of the services typically performed for mold assessments.

**Building Envelope and Condition Evaluation**
A walk-through inspection of the area is performed to evaluate the heating, ventilation and air-conditioning (HVAC) characteristics and comfort parameters (temperature, relative humidity, carbon monoxide, and carbon dioxide). Results of this characterization are compared to ASHRAE 55-2000 and ASHRAE 62.1 2004 guidelines. Multiple locations may be assessed for comfort parameters on each floor and will represent morning and afternoon temporal separation.

The walk-through inspection also includes an evaluation of the building envelope and potential moisture intrusion pathways. By measuring temperature, relative humidity, and carbon dioxide levels, we can determine whether conditions are optimal for mold growth inside the building. Aerostar uses direct reading instruments for a variety of building materials such as wood, drywall, and concrete to determine moisture levels of these materials. A thermal imaging camera is also used to evaluate temperature differences across media within the building.