

P.O. Box 270713  
Corpus Christi, Texas 78427-0713

(361) 852-9651 \* Fax (361) 852-3321

March 24, 2017

Turner Ramirez Architects  
Attn: Mr. Brian Bienek  
5525 S. Staples Suite A-7  
Corpus Christi, TX 78411

Subject: McKinzie Jail Annex – Probation Areas

Dear Mr. Bienek,

We propose to complete the probation area interior remodel work per review plans A1.11 (dated 3/2/17) and A1.12 (dated 3/3/17). Includes all supervision, haul off & disposal, temporary toilet, and City permit fee. Additional clarifications and qualifications are listed below.

1. **Demolition Scope:** Demolition will include removal, haul off, and disposal of all existing flooring, partition wall at RR P110, counter tops at RR P110, built in base cabinet at P111, exterior door at Lobby P101, and partition wall with door at Dorm P113. Note: The existing epoxy floor at P110 and P109 will be removed so that the LVT will bond properly.
2. **Gypsum Drywall Assemblies:** Includes framing and sheetrock removal and replacement associated with the following areas; patch back at sink removal in P101 & P102; create new opening for pass thru window at P108; create new door opening at restroom P109; new partition wall at restroom P110; new partition wall at P111; patch back at removed base cabinet at P111; patch back at wall removal in P113; patch back after shower valve replacement at P114; patch back at ceilings in rooms P110, P111, P112 to allow for new HVAC & electrical installations to be completed. Note: Above each side of the door jambs leading to the waiting room P100 there will be new vertical expansion joints cut into the sheetrock prior to re-painting.
3. **FRP:** Includes a continuation of the FRP wainscot as needed in rooms P110 and P109 due to the demolition and partition wall.
4. **Toilet Partitions:** The existing gray phenolic toilet partitions will be dismantled and reconfigured to fit the new partition layout required.
5. **Painting:** Includes all associated tape, float, texture, and painting work for all gypsum drywall assembly work noted above, all existing walls in the work areas that are shown to remain, and at the three new doors.
6. **Flooring:** Includes new vinyl base through-out the work areas designated. Includes new LVT flooring at all rooms designated on the floor plan. Note: Carpet will be installed at office P102 and office P106 in lieu of LVT as discussed on-site with the County representative.
7. **Glass & Glazing:** Includes removal and replacement of both glass shower doors at P110. Includes new sliding receptionist window at P108.
8. **Exam Curtains:** Includes providing and installing new privacy exam curtains as shown at the Clinic P105.

9. Ceramic Tile: Includes patching the shower wall at room P114 that will be demolished as needed for the shower valve and shower head replacement work.

10. Door Units: Includes new doors as shown at P109, P115, and P101. Note that we have not included any access control work at this time. This is typically handled directly by the County's approved vendor and can be added to our work order in the future if needed. If it is not to be handled by a third party please provide specifications for required work.

11. Millwork: Includes (2) new plastic clad vanity units with support structure below for restrooms P109 and P110. Includes new pass thru plastic laminate counter top at room P108.

12. Toilet Accessories: Includes new toilet paper dispensers, new paper towel dispensers, new mirrors, and new soap dispensers as indicated.

13. Plumbing: Includes demolition of existing fixtures as shown at P110, P101, and at the sink in room P102 (not shown but required per walk thru). The shower valve and shower head at room P114 will be replaced. New sinks will be provided in the counter tops at rooms P109 and P110. Water closet reconfiguration is included as shown.

14. Electrical: Includes all lighting, demolition for new floor plan, and reconfiguring switch gear for new layout as shown.

15. HVAC: Includes new restroom exhaust fans at rooms P110 and P109 with associated roofing dry in work as needed. Includes new supply & return configurations as required at P111, P112, P109, P110. Proposal assumes existing structural is adequate for support of the fans.

Note: All construction debris will be removed and the areas will be turned over in a safe condition suitable for occupancy. However, as the County has indicated before, those in custody of the facility are capable of working as needed and can be utilized for the final mopping, wiping down of counter tops, removing labels, etc. in lieu of having a cleaning crew charge from a third party source.

Note: Excludes removal of furniture, equipment, etc. necessary to complete the construction.

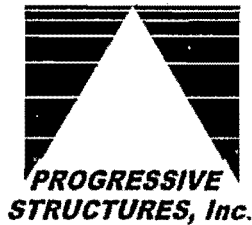
Estimated Construction Time Frame (8 – 10 weeks).

**Total Price: \$ 130,110.00**

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Sincerely,

**Craig  
Baldree**  
Digitally signed by Craig Baldree  
DN: cn=Craig Baldree, o=County of Santa Clara, ou=County of Santa Clara, email=craig.baldree@scacounty.org  
**Craig Baldree**



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March 24, 2017

Turner Ramirez Architects  
Attn: Mr. Brian Bienek  
5525 S. Staples Suite A-7  
Corpus Christi, TX 78411

Subject: McKinzie Jail Annex – Patrol Area Abatement

Dear Mr. Bienek,

We propose to complete the patrol area asbestos abatement and related demolition as described below.

1. Obtain city permit utilizing drawings and asbestos report provided by Turner Ramirez Architects.
2. Remove ceiling tiles as needed to expose the ductwork. Complete abatement of duct insulation and duct mastic based on existing ductwork drawings provided by Turner Ramirez Architects. Protect ends of ductwork with plastic to prevent migration of particles during abatement into ductwork. Demolish walls as scheduled due to the asbestos containing mastic being in contact with the base plate. Complete abatement of the flooring and floor mastic through-out the patrol area.
3. Provide abatement oversight and air monitoring as required by State code. Provide State notification and final report.
4. Dispose of all demolished material to an approved disposal site.
5. Receptacles in the walls scheduled to demolish will be disconnected by a licensed electrical contractor. Any phone/data etc. located in these walls will be removed as needed by the County IT Dept.

Note: Per the on-site walk thru, it is assumed that shutting off the HVAC units servicing the patrol area will provide for a contained work area that will not affect surrounding occupied spaces. No re-routing of a/c ductwork or any other HVAC work is included in the proposal.

Note: As discussed during the on-site walk thru, no sheet metal abatement or demolition is assumed at this time. The asbestos report did not identify material concealed by the existing ductwork.

Note: We exclude any removal of furniture, equipment, etc. necessary for the work to be completed.

Estimated Abatement and Demolition Time Frame (4 weeks).

**Total Price: \$ 60,815.00**

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_

Sincerely,  
Craig  
Baldree  
Craig Baldree

Digitally signed by Craig Baldree  
DN: cn=Craig Baldree,  
ou=Progressive Structures, Inc.,  
ou,email=Craig@psgrand.com,  
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Date: 2017.03.27 14:56:53 -0500