



Casey Slone Construction, L.L.C.

May 29, 2024

Judge Rodger McLane
Panola County
110 S. Sycamore Street
Carthage, Texas 75633

Re: Panola County Historic Jail – 213 N. Shelby Street

Judge McLane,

The following is a description of work and proposal for the above referenced project. The proposal is based on our site visit and discussions. There were no plans or specifications received at time of proposal submission. The scope below is for a full masonry restoration of the existing jail.

Scope

1. Furnish temp construction fencing, barricading, etc. for project.
2. Clean all masonry/stone surfaces by power washing using restoration chemicals to remove all dirt, stains, growth, mortar residue and stains. This ensures proper bonding of waterproofing materials.
3. Remove/replace all defective mortar joints associated with brick/stone surfaces. All repairs shall match existing color, size, and profile.
4. Repair/replace broken, cracked, chipped or missing brick/stone elements. All repairs shall match existing color, size, texture and profile.
5. Caulk where concrete walk meets the building only on south elevation.
6. Apply transparent water repellent to all masonry and stone surfaces after all masonry repairs are completed.
7. Provide a 20-year Material Warranty for the water repellent will be issued to the owner after completion of the project. This may take up to 60 days to receive from manufacturer.

Clarifications to Scope

*All necessary supervision, labor, equipment, materials, and insurances are included. All workmen on site are fully covered by general liability and worker's comp insurance.




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- *No permitting as this is considered a cosmetic and maintenance project. If City demands some type of permit, we reserve the right for added cost. None known at this time.
- *No performance/payment bond cost included.
- *Access must be granted at each entry when working in the general area.
- *All work to be performed during normal business hours. No overtime or holiday work included.
- *Scope does NOT include repairs or cleaning of existing or new windows, window frames, wood sills, bars around windows, exterior doors, gutter/downspouts, roofing, concrete or brick walks.
- *Existing gutter/downspouts will remain installed as directed by owner for existing roof warranty.
- *Dumpster/portable toilet and staging area must be granted near work areas. This area can be enclosed by construction fence. Equipment will remain in the work zone during construction.
- *No seeding or sod upon completion of construction.
- *In crossing existing sidewalks/drives/paving with construction equipment, effort will be taken in attempt to protect such but should cracking and damage occur, repairs are not included in proposal. CSC is not aware of structural stability of these areas. CSC will take existing photos of all walks/drives/paving prior to mobilization. We would propose doing a pre-construction meeting and site walk with owner representative to identify any potential issues.
- *Unforeseen conditions/discoveries – in the event any unforeseen condition/discovery occurs, work will cease, owner will be notified, and contractor and owner will come up with an agreeable solution and cost for such.
- *Payment – monthly progress billings.

Total Amount of Proposal.....\$63,390.00

Upon award of contract, scheduling done after lead time on materials.

If you have any questions, please feel free to contact me.

Sincerely,

Casey Slone

Accepted by: 
County Judge

Commissioners' Court - June 4, 2024

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