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903/572-1741 FAX 903/572-3191

April 19, 2021

Judge Brian Lee
100 West First Street, Suite 200
Mount Pleasant, TX 75455

SENT VIA email: titusjudge@gmail.com
RE: Proposal for Courts Building Renovation

Dear Judge Lee,

Thank you for the opportunity to offer this proposal for providing the plans for the repair and renovation of the Titus County Courts Building.

Based on our previous discussions, we are to provide a package of information for the County's use in obtaining competitive bids for the work described below.

THE PROJECT

The project includes repairs and renovation work resulting from water damage from busted pipes during the freeze of February 2021. The repairs consist of replacing flooring and drywall and retexturing and repainting most of the walls.

Additional renovation work includes redesign, rezoning and replacement of the HVAC system, applying spray-foam insulation to the roof and within the wall cavities, constructing new cabinets in selected offices, installing a new acoustical tile ceiling, install new lighting, installing two (2) new freeze proof hose bibs and repairing or replacing three (3) exterior door thresholds.

Minor work is planned for the exterior including clearing caulked weep holes in the masonry on the south façade, caulking and repainting exterior wood siding and the repair of roof leaks at the entry vestibule.

DESIGN TEAM

PCD will develop plans to define the repair and replacement of interior and exterior finishes and requested upgrades. WLJ Engineering of Gilmer will design the HVAC system and lighting replacement. After plans are complete PCD will provide a bid form for the County's use in obtaining competitive bids.

B. Lee
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SCHEDULE

We project the bid documents and plans to be complete in approximately one month.

FEE

PCD and WLJ propose to do the work on an hourly basis. Total fees are projected to be less than \$50,000.

If you agree with the scope of work and the associated terms, please indicate your acceptance of this proposal by signing in the space provided and returning one signed copy to Priefert Complex Designs at the address shown on this correspondence, by email to gcalvert@priefert.com . If you have any questions regarding this proposal, please feel free to contact me at (903) 572-1741 ext. 238. Again, thank you for the opportunity to assist.

Sincerely,



Glen M. Calvert, P.E.
General Manager



Judge Brian Lee

Approved this day in
Commissioners' Court

Brian Lee

From: Glen Calvert <gcalvert@priefert.com>
Sent: Tuesday, April 20, 2021 11:13 AM
To: Brian P. Lee (titusjudge@gmail.com)
Cc: Wade Clark
Subject: Titus County Justice Center - Entry Vestibule

Brian,

The WJ engineer has questioned the glass and doors of the entry vestibule. All of the glass in the entry way is single-pane and there are significant gaps around the doors. This is letting in lots of heat and cold. To adequately correct this, the doors and glazing in the walls would need to be replaced.

If we leave the entry way as-is, you will likely see an increase in the HVAC cost due to infiltration. The additional renovation cost of the HVAC would likely cover the cost of the improved glazing and doors. Also, the county would likely save \$ on a monthly basis due to improved HVAC efficiency and temperature control.

Thoughts??

Glen M. Calvert, P.E.

General Manager

Priefert Complex Designs

www.priefertcomplexdesigns.com

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