

**MINUTES OF THE COLORADO COUNTY
COMMISSIONER'S COURT REGULAR MEETING**

March 11, 2024

- __9. Award of construction contract for the interior construction of new Colorado County EMS Station No. 3 to be funded by American Rescue Plan (ARP) funds. (Furrh)**

Motion by Judge Prause to award a construction contract for the interior construction of new Colorado County EMS Station No. 3 to be funded by American Rescue Plan (ARP) funds to Southern Prairie; seconded by Commissioner Neuendorff; 5 ayes 0 nays; motion carried; it was so ordered.

(See Attached)

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March 11, 2024



**Services for EMS Station #3 Interior Construction
for Colorado County, TX**

**MINUTES OF THE COLORADO COUNTY
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**Company Name:
Southern Prairie Construction, LLC**

**Project Team Manager:
Joey Polak
(361) 772-3094**

**Submittal Date:
January 31, 2024**

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Southern Prairie Construction
7915 Hwy 71
Garwood, TX 77442
(979) 758-2563
southernprairie@outlook.com

January 30, 2024

Colorado County EMS
Attn: Michael Furrh
305 Radio Ln. #101
Columbus, TX 78934

RE: Proposal for the new EMS Station #3 Interior Construction

Mr. Furrh,

Southern Prairie Construction is pleased to present this proposal for your review. Our mutual goal of bringing EMS Station #3 to Colorado County is why we look forward to partnering with you to complete your project.

Southern Prairie Construction (SPC) consists of three owners, Craig Faltysek, Scott Krpec, and Joey Polak. These gentlemen call Colorado County home and look forward to seeing the Emergency Medical Services expand throughout the county. SPC is most qualified for your project because of the combined years of commercial project management. Together with a total of approximately 50 years, SPC has offered outstanding general contractor services. The central point of SPC's mission is providing an excellent customer experience while extending high quality and professional services to your project.

Southern Prairie Construction values the importance of our relationship with all of our clients, vendors, and sub-contractors. We have a positive working history with all the subcontractors that we hire. Each subcontractor is respectful and understands our mission to provide excellent customer experience.

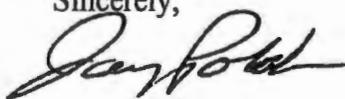
Southern Prairie Construction grants the County of Colorado and its representative authorization to contact any previous client for the purpose of ascertaining an independent evaluation of our team.

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Please take a moment to review our proposal and consider allowing us to partner with Colorado County EMS to positively impact the community by building a new EMS Station for Colorado County.

Sincerely,



Joey Polak
Southern Prairie Construction

Enclosure

**MINUTES OF THE COLORADO COUNTY
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Southern Prairie Construction
7915 Hwy 71
Garwood, TX 77442
(979) 758-2563
southernprairie@outlook.com

January 30, 2024

Colorado County EMS Maintenance
Attn: Michael Furrh
305 Radio Ln. #101
Columbus, TX 78934

RE: Proposal for the new EMS Station #3 Interior Construction

Description: Interior Construction for the 120 x 52-foot building with two (2) pull through bays, one (1) back in bay

Scope of Work:

1. Interior metal stud framing
 - a. Walls to be 10'
 - b. Ceilings to be 9' acoustical tile ceiling
 - c. Storage rooms and office on East side of building to be decked for storage
 - d. 5-inch base
 - e. R -panel and insulate the common wall inside the bay to the living quarters to deck.
2. 2x2 ceiling tiles
3. Hollow medal frames/ solid core 1-3/4 inch plastic laminate doors, standard wilsonart doors color TBD, grade 1 hardware throughout.
4. Foam insulation on exterior walls of HVAC space and foam insulation throughout ceiling
5. 5/8" Sheetrock tape and float
6. Job built stained cabinets. 3/4 inch plywood. soft close hinges and door guides
7. Job built lockers and desk to be built per plan in each dorm room
8. Granite countertops
 - a. White porcelain undermount sinks in bathroom
 - b. Stainless steel undermount double basin kitchen sink
9. LVT flooring or equivalent throughout living area and two offices on the NE side of the building
 - a. (Flooring Allowance \$7.00 sq ft labor and material)
10. Electrical – See attached description
 - a. (Electrical Fixtures allowance \$6,500)
11. HVAC- See attached description

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- 12. Sidewalks and driveway- included up to 10,000 sq ft
 - a. All flatwork to be ADA compliant
 - b. To include striping and ADA signage
- ✓13. Sherwin Williams paint
 - a. Semi-gloss trim
 - b. Eggshell paint for walls (one paint color for walls)
 - c. paint ceiling in bay area
- 14. Signage for interior rooms/ dedication plaque (Allowance \$2,500)
- 15. Tile Showers/backsplash - includes hardie backer
- 16. No glass doors, shower openings to be curtains
- 17. One restroom to be ADA compliant
- ✓18. Window covers for dorm rooms (allowance \$3,000)
- 19. Plumbing
 - a. Per plan per code
 - b. Pex, branch, and tee
 - c. All fixtures provided by builder (toilets, faucets, 50-gallon water heater)
 - d. Connect sewer to existing septic system
- 20. Low Voltage wiring allowance \$10,000
- 21. Appliance allowance \$10,000
- 22. Exterior building signage allowance \$15,000
- 23. Builder to be responsible for all construction clean up and removal
- 24. County to be responsible for sitework/grading after flatwork

Total Estimated Cost: \$648,530

**MINUTES OF THE COLORADO COUNTY
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March 11, 2024

Rosenbaum Electric, LLC

1029 Tumlinson Rd
Columbus, Texas 78934
TECL# 34943
(979)-732-76939 Blake MSTR LIC# 461681
(979)-732-1009 Ben MSTR LIC# 63596
blakehrosenbaum@hotmail.com

Quote

Date	Quote #
1/17/2024	5077

Bill To:

Southern Prairie Construction
7915 Hwy 71
Garwood, Texas 77442

EMS - Eagle Lake

Description	Amount
<p>Materials & Labor: Install 2 panels and breakers. Install metal boxes, plugs, switches, dimmers, GFCI's, cover plates. Install MC type wire and EMT pipe. Install LED recess lighting. Install combination smoke/carbon detectors. Install 3 data chase pipes. Install LED emergency lighting and exit signs. Install LED shop lighting. Install 5 garage door plugs. Install 5 ambulance plugs. Install 2 LED wall packs. Install 4 brass floor trims. Install power and disconnects for 240 volt appliances. Install 3 bath exhaust fans and vent out.</p> <p>Additional items included in this quote that are not on print: 6 additional LED shop lights. 7 additional LED recess lights. 2 additional smoke/carbon detectors. 5 ambulance circuits. LED emergency lights and exits.</p>	<p>\$</p>

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Description	Amount
<p>Items not included in this quote: Metering service. The purchasing of ceiling fans, vanity lights, outdoor wall sconces. Cat5, T.V., and data wiring. Generator.</p>	
	<p align="right">Tax Exempt</p>

**All payments must be paid within 30 days of services rendered.
 All materials are property of Rosenbaum Electric, LLC until paid in full.**

Thank You

**MINUTES OF THE COLORADO COUNTY
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March 11, 2024

Rosenbaum Electric, LLC

1029 Tumlinson Rd
Columbus, Texas 78934
TECL# 34943
(979)-732-7639 Blake MSTR LIC #461681
(979)-732-1009 Ben MSTR LIC #63596
blakehrosenbaum@hotmail.com

Quote

Date	Quote #
1/18/2024	5078

Mall To:

Southern Prairie Construction
7915 Hwy 71
Garwood, Texas 77442

EMS - Eagle Lake - underground power

Description	Amount
<p>Materials and Labor:</p> <p>Install 320 amp meter rack with main breakers. Install AEP secondary parallel conduits underground. Install EMS parallel conduits from meter rack to building. Install main breaker panels on outside wall of EMS building. Install grounding system. All EMS owned wire will be copper type.</p> <p>Note 1: Rosenbaum Electric, LLC has proposed this project with AEP on design of incoming power but design has not been approved. AEP may change design and in addition, EMS (county) may be subject to cost from AEP.</p> <p>Work will meet or exceed Local and National Electrical Codes.</p> <p>This quote is property of Rosenbaum Electric, LLC and should not be used for bidding.</p>	<p>\$</p>

A 3.5% convenience fee will be added for credit card transactions.
All payments must be paid within 10 days of services rendered.
All materials are property of Rosenbaum Electric, LLC until paid in full.

Thank You

**MINUTES OF THE COLORADO COUNTY
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March 11, 2024

Rosenbaum Electric, LLC

1029 Tumlinson Rd
Columbus, Texas 78934
TECL# 34943
(979)-732-7639 Blake MSTR LIC #461681
(979)-732-1009 Ben MSTR LIC #63596
blakehrosenbaum@hotmail.com

Quote

Date	Quote #
1/18/2024	5079

Mail To:

Southern Prairie Construction
7915 Hwy 71
Garwood, Texas 77442

EMS - Eagle Lake - Generator

Description	Amount
<p>Materials and Labor: Install Generac 48 KW generator. Install transfer switch in accordance with the emergency generator panel. Concrete pad and battery. Install underground power and controls. Freight and shipping.</p> <p>Note 1: This generator will allow EMS to run necessary items - 1 heat/A.C. unit, essential plugs and lights, ambulance plugs, etc.</p> <p>All work will meet or exceed Local and National Electrical Codes.</p> <p>This quote is property of Rosenbaum Electric, LLC and should not be used for bidding.</p>	\$

A 3.5% convenience fee will be added for credit card transactions.
All payments must be paid within 10 days of services rendered.
All materials are property of Rosenbaum Electric, LLC until paid in full.

Thank You

MINUTES OF THE COLORADO COUNTY
COMMISSIONER'S COURT REGULAR MEETING

March 11, 2024



Toepperwein A/C & Refrigeration
TACLA015200E TACLB015200R
P O Box 147
Columbus, TX 78934 USA
(979) 732-1081
toepperweinac@yahoo.com
toepperweinservices.com

ADDRESS

Joey Polack
Southern Prairie Construction LLC

5562

DATE 01/28/2024

DATE	SERVICES	AMOUNT
	Colorado county EMS: We propose to furnish all the labor and materials necessary for the installation of 2 ea. heat pump with 2 speed equipment and a whole house dehumidifier. Included: Comfortmaker/ Carrier equipment, sheet metal trunkline, r8 flex to drops, step down supply grills. refrigerant line sets, drains, thermostats, Santa Fe dehumidifier, 4 ea. Panasonic exhaust fans exhausted out doors, professional job, 1 year parts and labor.	

TACLA015200E * TACLB015200R

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EMS Station Interior Construction- Eagle Lake, TX	
Cost Breakdown	Amount
Framing (metal studs/ceiling)	\$ 50,000.00
Millwork	\$ 22,000.00
Plumbing	\$ 18,000.00
Electric	\$ 68,000.00
Mechanical	\$ 30,300.00
Sheetrock	\$ 25,000.00
Paint	\$ 30,000.00
Doors/Hardware	\$ 28,200.00
Flooring	\$ 20,000.00
Countertops, showers, backsplash	\$ 38,000.00
Driveway Flatwork and Bollards	\$ 64,000.00
Rough clean/ Dumpster/ porta can	\$ 11,500.00
Generator	\$ 33,904.00
300 Amp Service	\$ 25,220.00
Signage (interior and exterior)	\$ 17,500.00
Appliance Allowance	\$ 10,000.00
Low Volt Wiring	\$ 10,000.00
Electrical Fixture Allowance	\$ 6,500.00
Striping/ADA Signage	\$ 3,500.00
Profit	\$ 109,524.80
Overhead	\$ 27,381.20
Total Estimated Cost	\$ 648,530.00

**will include
 3500 psi, #4
 1/2" rebar tied
 on 12" centers,
 expansion js.
 every 15' (per
 phone call for
 clarification)*

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Progress Payments	Amount
<i>Framing</i>	\$ 50,000.00
Plumbing/Electric/Mechanical/Low Volt Wire	\$ 126,300.00
Sheetrock/Doors/Hardware (1/2 profit-overhead)	\$ 121,653.00
Millwork/Paint	\$ 52,000.00
Driveway Flatwork/ Bollards	\$ 64,000.00
Countertops, showers, backsplash	\$ 38,000.00
Flooring/Appliance/Electrical Fixture	\$ 36,500.00
Generator/300 Amp Service	\$ 59,124.00
Signage/Striping/Rough Clean/Dumpster (1/2 profit-overhead)	\$ 100,953.00
Total Cost	\$ 648,530.00

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Proposed Schedule

Framing- 2 weeks
Plumbing/Electric/Mechanical/Low Volt Wire- 3 weeks
Sheetrock/Doors/Hardware- 2 weeks
Millwork/Paint- 3 weeks
Driveway Flatwork/ Bollards- Done within first 3 weeks
Countertops, showers, backsplash- 2 weeks
Flooring/Appliance/Electrical Fixture- 1 week
Generator/300 Amp Service- 1 week
Signage/Striping/Rough Clean/Dumpster-1 week
Punch out/completion- 2 weeks

Total Time for Completion: Approximately 5 Months

***This schedule excludes lost production days due to bad weather and/or other unforeseeable circumstances beyond our control.**

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Summary of Relevant Projects

Project Manager: Craig Faltysek
Name of Project: 4 Corners Community Center
Client: Fort Bend County
Total Project Cost: 7 million dollars
Project Description: Gymnasium, classroom, dance studio, offices
Project Consistency: Project stayed on budget and schedule

Project Manager: Scott Krpec
Name of Project: St. Paul's Lutheran Church- Recreation/classroom addition
Client: St. Paul's Lutheran Church
Total Project Cost: \$300,000
Project Description: Exterior main structure for the recreation/classroom addition
Project Consistency: Project stayed on budget and schedule
Reference List: Five-Oaks Construction- David Wiggs- 281-685-9692

Project Manager: Joey Polak
Name of Project: Glueck Tree Farm Conference room/ break room/ cafeteria
Client: Glueck Tree Farm
Total Project Cost: \$250,000
Project Description: New build Conference room/ break room/ cafeteria
Project Consistency: In Progress- on time and on budget
Reference List: Erin Glueck- 979-733-4575

Project Manager: Joey Polak and Scott Krpec
Name of Project: Martinka Barn
Client: Stephen and Rhonda Martinka
Total Project Cost: \$250,000
Project Description: Reconstruct existing metal building into a residence
Project Consistency: In Progress- on time and on budget
Reference List: Rhonda Martinka- 979-541-6533

Project Manager: Joey Polak, Craig Faltysek, Scott Krpec
Name of Project: Mathis Home
Client: Brandon and Ashley Mathis
Total Project Cost: \$750,000
Project Description: New Single-Family Residence
Project Consistency: In Progress- on time and on budget
Reference List: Brandon Mathis- 979-758-4615

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Design Team Resume

Scott Krpec

Owner: SK Fabrications

Owner: Southern Prairie Construction

Responsibilities: In charge of metal building construction from scheduling to ordering. Oversees foundation placement and metal building formation.

Craig Faltysek

Owner: Southern Prairie Construction

Responsibilities: Manages job start to finish. Schedules sub-contractors job oversight.

Joey Polak

Owner: Southern Prairie construction

Responsibilities: Job management oversight. Main contact for job.

Margaret Crawford

Accounts Payable/Accounts Receivable

**MINUTES OF THE COLORADO COUNTY
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EXTERIOR ELEVATIONS

NOTE: 1. Drawings are schematic only. All materials and methods should be confirmed with homeowner or designer.

1/4" = 1'-0"

No.	Revisions	Date

This drawing is the property of Christie Blansitt Designs and is not to be copied or used in any part. It is not to be used on any other project or with any other contractor, and is to be returned upon request. The contractor is responsible for confirming and updating dimensions at the job site. Christie Blansitt Designs is not an Architect and will not be held responsible for construction means.

DRAWINGS PROVIDED BY:
Christie Blansitt Designs
713-614-2877
Mars@blansitt.com

PROJECT DESCRIPTION:
Eagle Lake EMS Building

SHEET TITLE:
PAGE 2 OF 5
EXTERIOR ELEVATIONS

DATE:
8/1/2023

SCALE:
1/4" = 1'-0"

**MINUTES OF THE COLORADO COUNTY
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EXTERIOR ELEVATIONS

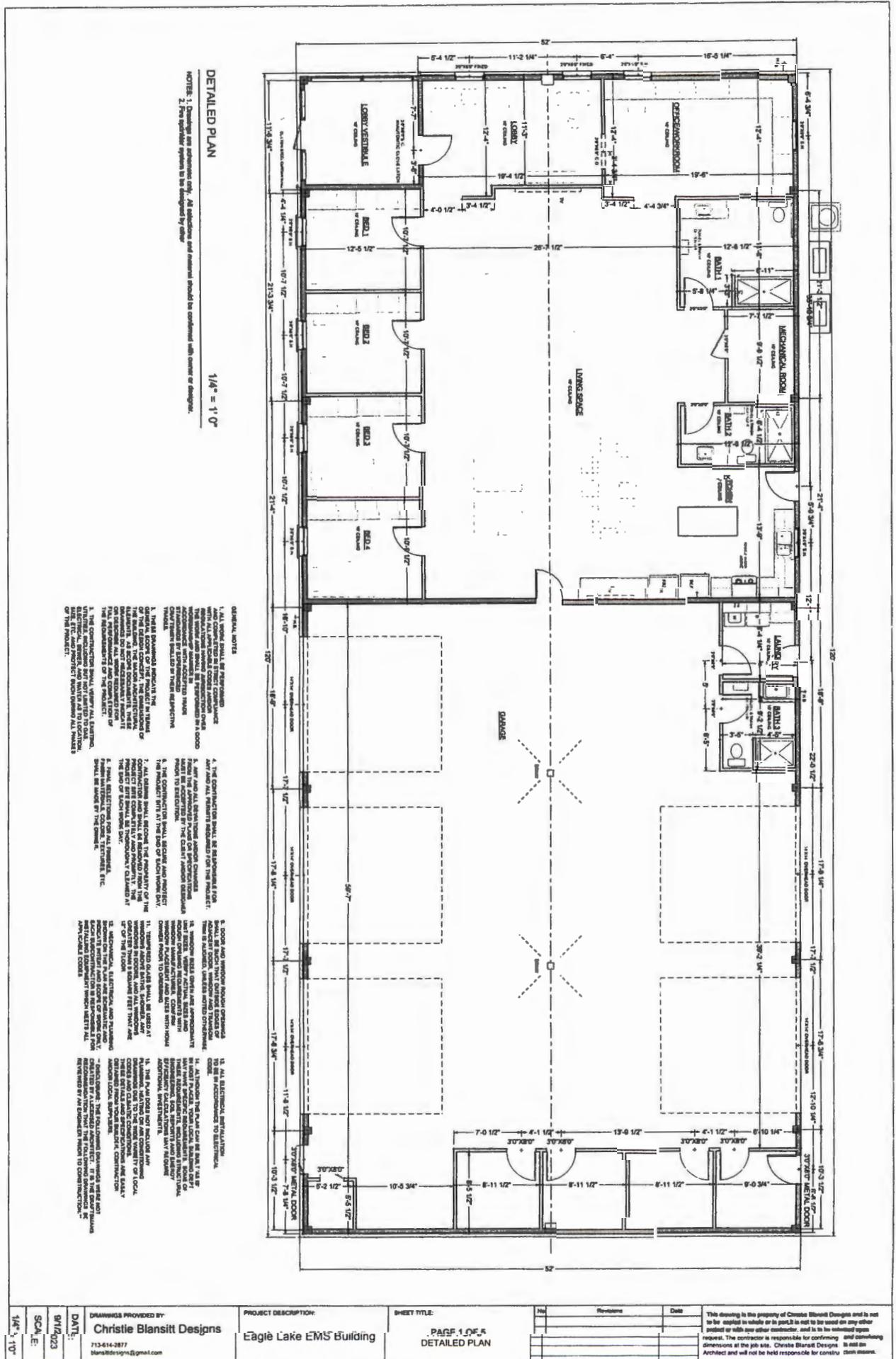
NOTES: 1. Drawings are schematic only. All selections and details should be confirmed with homeowner or designer.

1/4" = 1'-0"

<p><small>DRAWINGS PROVIDED BY:</small> Christie Blansitt Designs <small>713-644-3877 blansittdesigns@gmail.com</small></p>	<p><small>PROJECT DESCRIPTION:</small> Eagle Lake EMS Building</p>	<p><small>SHEET TITLE:</small> PAGE 3 OF 5 EXTERIOR ELEVATIONS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 70%;">Revisions</th> <th style="width: 25%;">Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Revisions	Date													<p>This drawing is the property of Christie Blansitt Designs and is not to be copied in whole or in part. It is not to be used on any other project or with any other contractor, and is to be returned upon request. The contractor is responsible for confirming and completing dimensions at the job site. Christie Blansitt Designs is not an Architect and will not be held responsible for construction means.</p>
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DETAILED PLAN

1/4" = 1'-0"

NOTES: 1. Drawings are preliminary only. All dimensions and material should be confirmed with owner or designer.
2. Fine quantities to be designed by other.

- GENERAL NOTES**
1. ALL WORK SHALL BE PERFORMED AND COMPLETED IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND STANDARDS OF THE CITY OF EAGLE LAKE, COLORADO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAGLE LAKE, COLORADO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EAGLE LAKE, COLORADO.
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