

Big Country Foundation Repair  
3650 Duke Lane  
Abilene TX 79602

# Sealed Bid, The Oaks Foundation Repair.

FILED FOR RECORD  
TIME 1:57 PM

JAN 13 2023

Sharon Ferguson, Brown County Clerk

Deputy Sharon Ferguson

~~FILED FOR RECORD  
TIME~~

~~DEC 13 2022~~

~~Sharon Ferguson, Brown County Clerk~~

~~Deputy~~

January 23, 2023  
Exhibit # 8

Phase 1 and Phase 2



# Big Country Foundation Repair

3650 Duke Lane, Abilene, Texas 79602 (325) 721-3386  
info@bigcountryfoundationrepair.com  
www.bigcountryfoundationrepair.com

*Phase # 1*

## Quote for The Oaks Foundation Repair Phase 2

### RECIPIENT:

#### Brown County - The Oaks Juvenile Detention Center

800 FM 3254  
Brownwood, Texas 76801  
Phone: 3256432828

### SENDER:

#### Big Country Foundation Repair

3650 Duke Lane  
Abilene, Texas 79602  
Phone: (325) 721-3386  
Email: blake@bigcountryfoundationrepair.com  
Website: www.bigcountryfoundationrepair.com

Sent on \_\_\_\_\_

Foundation Type \_\_\_\_\_

Slab

### Responsibilities of Parties & Liability Clauses

\_\_\_\_\_ Big Country Foundation Repair uses the utmost care and attention when inspecting and performing work on your home. However, it is possible that complimenting factors could be discovered during the repair process; such as: broken beams, rotted wood, etc., that will necessitate additional repair costs for the Customer.

\_\_\_\_\_ Big Country Foundation Repair recommends homeowner(s) have all plumbing lines checked by a qualified plumber. This plumbing check is called a Static Pressure Test.

\_\_\_\_\_ Customer understands that un-piered portions of the structure are susceptible to movement in the future and may require additional piers. Repair costs for additional piers are not included in this contract and are warranted by Big Country Foundation Repair.

\_\_\_\_\_ Big Country Foundation Repair will not be responsible for cosmetic or any damages, including and without limitation on damage to: sheetrock, paint, wall covering, wall paper, floor covering, glass, tile, brick and/or mortar, plumbing, piping or piping systems, or damage to driveways, walks, lawns, trees, shrubs, or items of personal property not removed prior to construction. It is specifically understood and agreed, by customer, that such damages may, often, and do occur during the pressure grouting or lifting procedure, and that risks of cracking drywall and brick joints cannot be completely eliminated. Repair costs for the above referenced items and the like are not included in this contract and are not warranted by Big Country Foundation Repair.

\_\_\_\_\_ Customer has been provided a copy of articles entitled Expectations of Foundation Maintenance. Customer is aware that proper maintenance is required through the life of the structure and understands and agrees that Big Country Foundation shall not be responsible for any damage caused by lack of proper maintenance of the premises. This includes homeowner following any recommendations we provide including installation of gutters, sprinkler and/or soaker systems, and/or water/drainage solutions. Buildings are not always 100% level when constructed, therefore, we try to bring the structure as close to the original position as possible during the course of our work.



# Big Country Foundation Repair

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 info@bigcountryfoundationrepair.com  
 www.bigcountryfoundationrepair.com

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Steel Piers	Our Steel Piers provide the ultimate in foundation leveling. Steel Piers reach deeper into the ground and reach bedrock ensuring the home foundation is secure and free from future settling.	48	\$625.00	\$30,000.00
Concrete Cut 120 foot Cut	Concrete Cut for Steel I-Beam 120 foot long and running the length of the building.	1	\$4,700.00	\$4,700.00
Installation of 120 Foot Steel I-Beam	Per Engineering Report, Steel I-Beam to be installed running the length of the building.	1	\$2,200.00	\$2,200.00
Removal & replacement of concrete and dirt	Labor to remove and replace fill dirt and concrete.. Charged on a per job basis and includes labor plus cost of supplies and equipment.	1	\$2,000.00	\$2,000.00

\* Non-taxable

This quote is valid for the next 90 days. (The quoted amount may or may not be honored after that time. Depending on the severity of foundation settling, a new foundation evaluation may need to be performed at the cost of \$300.) Our suggestion is to schedule installation to begin as soon as possible. If funding is an issue, give us a call! We will work with you to develop a payment plan that works for you!

**Total** **\$38,900.00**

**Notes Continued...**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



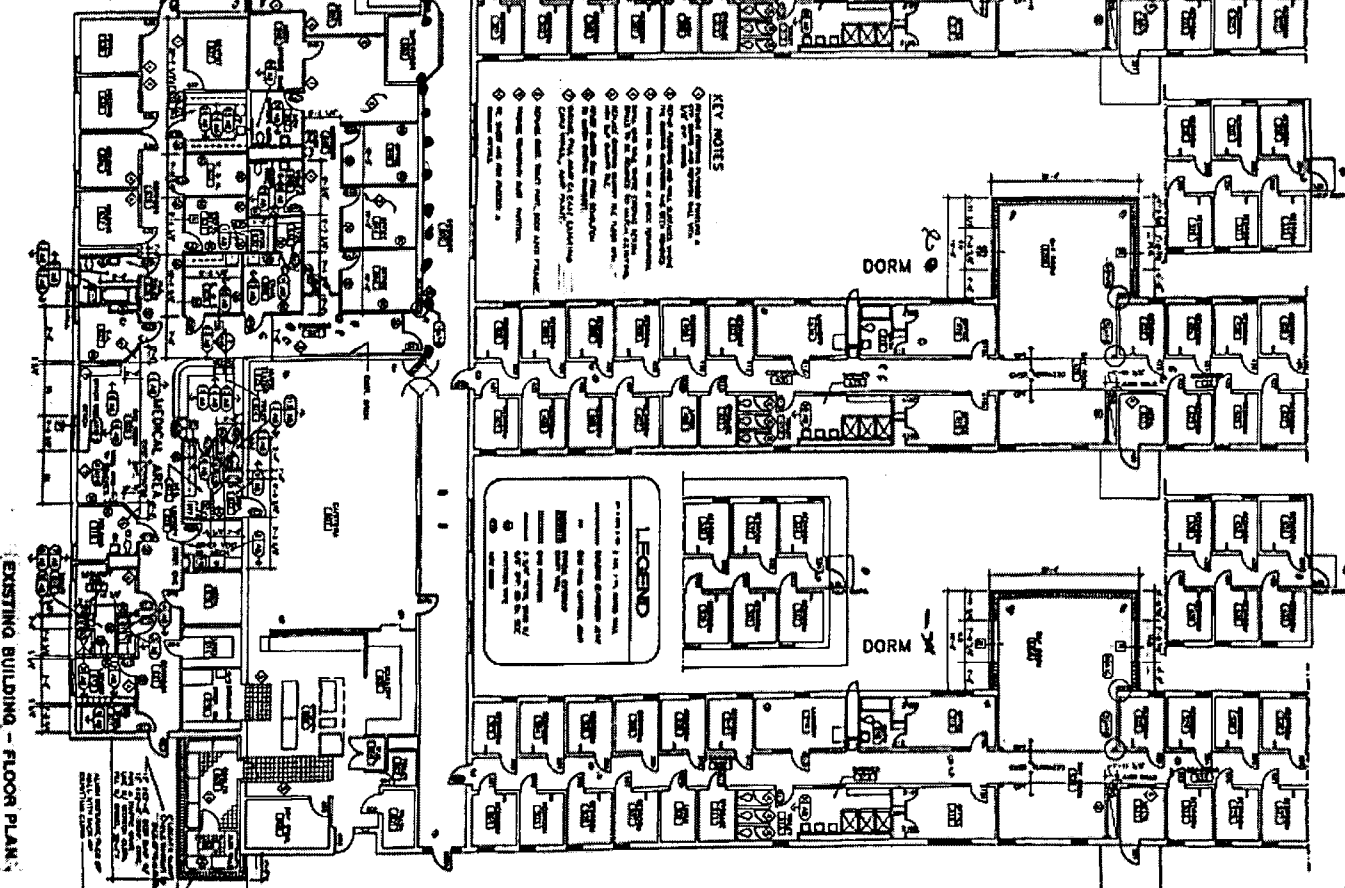
**FLOOR PLAN - EXISTING BUILDING**  
 SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL MECHANICAL CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARD RATING SYSTEM.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY COUNCIL (NSC) STANDARDS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARD RATING SYSTEM.

**EXISTING BUILDING**

EXISTING BUILDING - FLOOR PLAN



**KEY NOTES**

- ◆ ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
- ◆ ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND THE NATIONAL MECHANICAL CODE.
- ◆ ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARD RATING SYSTEM.
- ◆ ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY COUNCIL (NSC) STANDARDS.
- ◆ ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARD RATING SYSTEM.

**LEGEND**

Legend text describing symbols used in the plan, such as room numbers and door types.

**STATEWIDE RECEPTION CENTER**  
 ADDITIONS AND RENOVATIONS  
 BROWNWOOD, TEXAS

TEXAS YOUTH COMMISSION  
 PROJECT NO. 0-179101

PROF. CONSULTING ENGINEER, INC.  
 JESSIE  
 BALANCE & BATH ASSOCIATES, INC.  
 S. A. GARZA ENGINEERS, INC.

**JESSIE**

Copyright © 2001

A-2  
 7/11  
 7/11

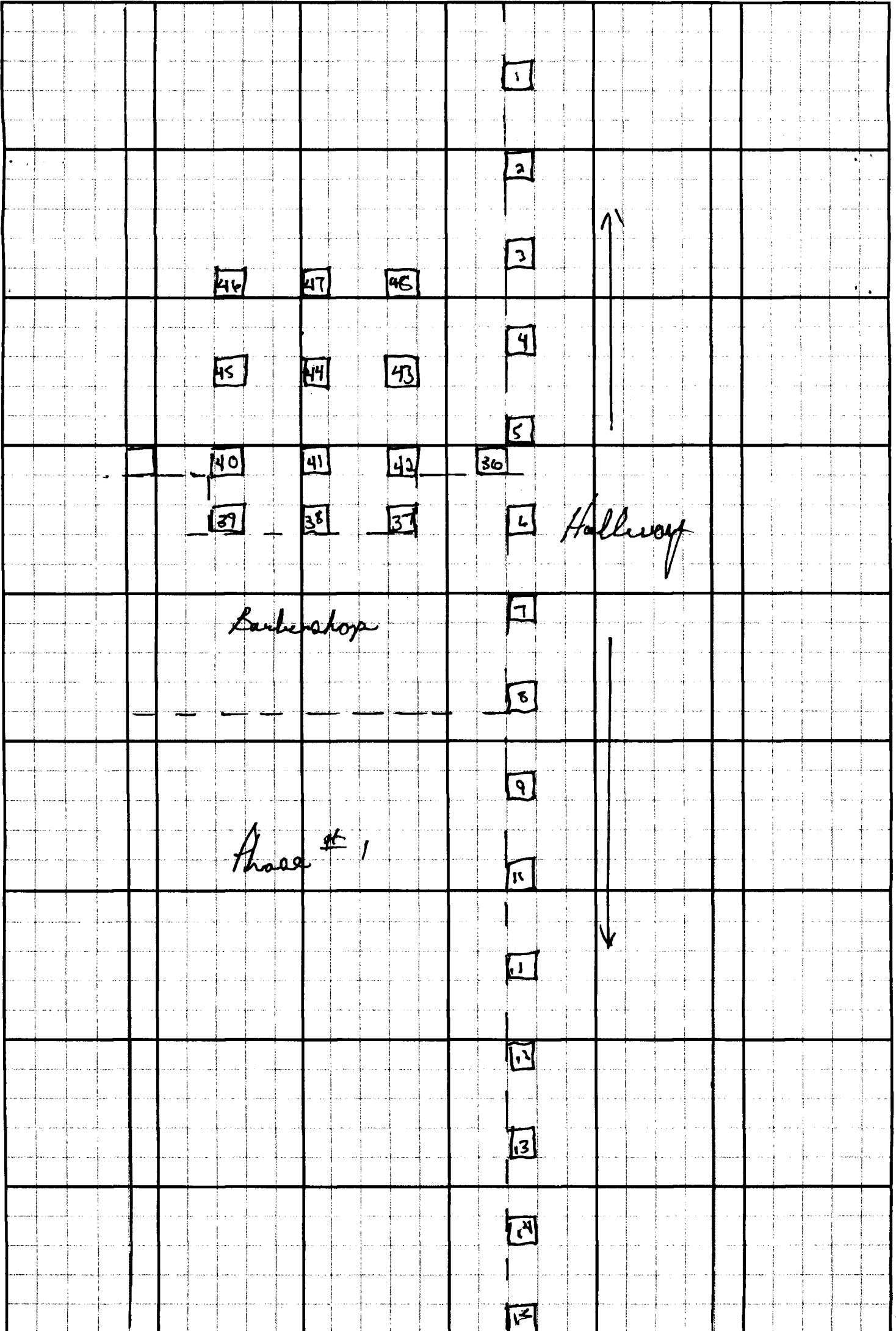


Date: 12-27-22  
 Name: Brown County - Oaks Foundation Repair  
 Address: 800 FM 3751  
Brownwood TX  
 Work Phone: ( ) \_\_\_\_\_  
 Hm Phone: ( ) \_\_\_\_\_  
 Cell Phone: ( ) \_\_\_\_\_  
 Foundation Type: slab

3650 DUKE LANE  
 ABILENE, TX 79602  
 CELL - 325-721-3386

*Phase # 1*

1 block = 2 foot

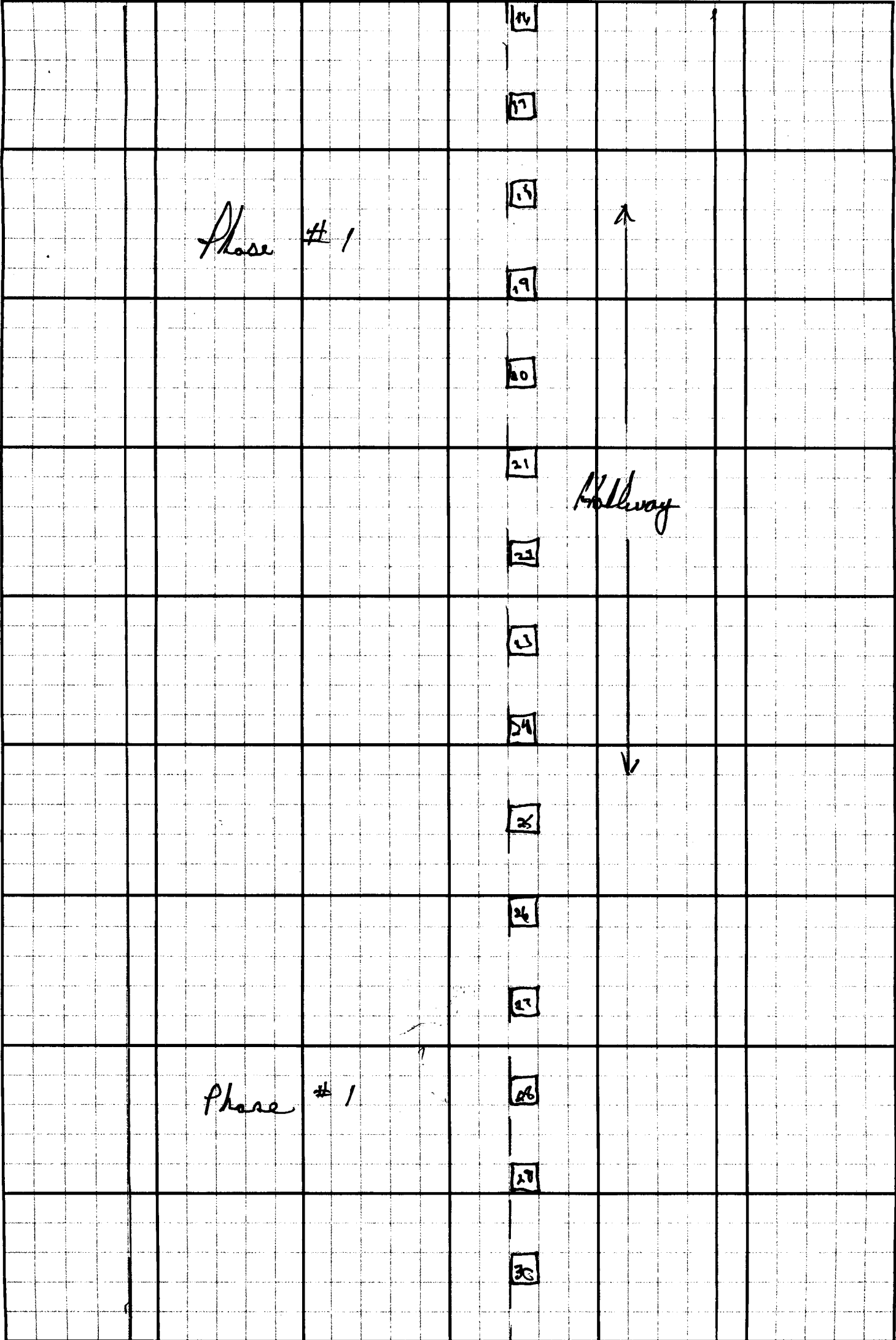




Date: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Work Phone: (\_\_\_\_) \_\_\_\_\_  
Hm Phone: (\_\_\_\_) \_\_\_\_\_  
Cell Phone: (\_\_\_\_) \_\_\_\_\_  
Foundation Type: \_\_\_\_\_

3650 DUKE LANE  
ABILENE, TX 79602

1 block = 2 foot CELL - 325-721-3386







Area #1

3650 Duke Lane  
Abilene, TX 79602  
Cell: 325-721-3386

Date: Mon Dec 5, 22 Proposal written by: Blake Tolton  
 Proposal submitted to: Pat McClouddin Contract Date of Passage  
 Address: 80 FM 3259 Abilene, Tx  
 Phone Cell: 325-622-4559 Phone Hm: \_\_\_\_\_ Phone Wk: \_\_\_\_\_

Name and address of property owner if different from the name and address above

Amount \$: ~~21,000~~ 38,900 Funding to Big Country Foundation Repair will be made as follows:  
 Deposit \$: 0 at contract signing Balance \$: ~~41,000~~ 38,900 upon completion (paid to foreman)  
 This proposal may be withdrawn by Big Country Foundation Repair if not accepted within thirty (30) days of above date.

Type of Foundation: \_\_\_\_\_ Pier & Beam  Slab  
 \_\_\_\_\_ Concrete Piers in soil @ \$: \_\_\_\_\_ each = \$: \_\_\_\_\_  
 \_\_\_\_\_ Concrete Piers in concrete @ \$: \_\_\_\_\_ each = \$: \_\_\_\_\_  
 \_\_\_\_\_ Internal Concrete Piers @ \$: \_\_\_\_\_ each = \$: \_\_\_\_\_  
40 \_\_\_\_\_ Steel Piers in soil @ \$: 650 each = \$: 51,200 + 11,000 = \$62,200 Total  
 \_\_\_\_\_ Internal Steel Piers\* @ \$: \_\_\_\_\_ each = \$: \_\_\_\_\_  
 \*If steel piers are driven beyond 20' average depth, there will be an additional charge of \$10 per foot per pier thereafter.  
 \_\_\_\_\_ Internal Steel Piers @ \$: \_\_\_\_\_ each = \$: \_\_\_\_\_  
 \_\_\_\_\_ Pad & blocks @ \$: \_\_\_\_\_ each = \$: \_\_\_\_\_  
 \_\_\_\_\_ Square feet of re-shim @ \$: \_\_\_\_\_ / square foot = \$: \_\_\_\_\_  
 \_\_\_\_\_ Linear feet of sole plate @ \$: \_\_\_\_\_ / linear foot = \$: \_\_\_\_\_  
 \_\_\_\_\_ Linear feet of wooden beam @ \$: \_\_\_\_\_ / linear foot = \$: \_\_\_\_\_  
 \_\_\_\_\_ Square feet of foam @ \$: \_\_\_\_\_ / square foot = \$: \_\_\_\_\_  
 \_\_\_\_\_ Removal & replacement of window & door caulking in effected areas \$: \_\_\_\_\_  
 \_\_\_\_\_ Removal of loose mortar and re-pointing of mortar in effected areas \$: \_\_\_\_\_  
 \_\_\_\_\_ Full job clean up \$ no charge  
 Limited Lifetime Transferable Warranty  
 \_\_\_\_\_ 3 yr transferable pier and beam warranty  
 \_\_\_\_\_ 2 yr transferable foam warranty  
 \_\_\_\_\_ Mortar color \_\_\_\_\_ Caulk color \_\_\_\_\_  
 See notes page

*I-Form - \$5,000  
Concrete Cut - \$1000  
for Stage 2  
This bid is for  
long hallway + narrow  
most to under  
shop. (14 piers)*

- Initials \_\_\_\_\_ 1. Big Country Foundation Repair uses the utmost care and attention when inspecting your home. However, it is possible that complimenting factors will be discovered during the repair process, such as broken beams, rotted wood, etc., that will necessitate further repair costs to be born by Customer. Big Country Foundation Repair recommends homeowner to have all plumbing lines checked by a qualified plumber. Customer understands that unpiered portions at the structure are susceptible to movement in the future and may require additional piers. Repair costs for additional piers are not included in this contract and are not warranted by Big Country Foundation Repair.
- Initials \_\_\_\_\_ 2. Big Country Foundation Repair will not be responsible for cosmetic or any damages including without limitation on damage to sheetrock, paint, wall covering, wall paper, floor covering, glass, tile, brick and/ or mortar, plumbing, piping or piping systems, or damage to driveways, walks, lawns, trees, shrubs, or items of personal property not removed prior to construction, it being specifically understood and agreed that such damages may and often do occur during the pressure grouting or lifting procedure, and that risks of cracking drywall and brick joints cannot be completely eliminate. Repairs cost for the above referenced items and the like are not included in this contract and are not warranted by Big Country Foundation Repair.
- Initials \_\_\_\_\_ 3. Customer has been provided a copy of articles entitled Expectations of Underpinning and Foundation Maintenance. Customer is aware that proper maintenance is required through the life of the structure and understands and agrees that Big Country Foundation shall not be responsive for any damage caused by lack of proper maintenance on the premises; Homes are not always 100% level when constructed, therefore we try to bring the home as close to the original position as possible during the course of our work. Due to age and setting of the home through the years, it may not be feasible to bring the home back to the original position.
- Initials \_\_\_\_\_ 4. I warrant and represent that I am the owner of this property, or, (check one) \_\_\_\_\_ the owner's agent, \_\_\_\_\_ trustee, \_\_\_\_\_ receiver, \_\_\_\_\_ Contractor, or \_\_\_\_\_ Subcontractor; I am (check one) \_\_\_\_\_ single or \_\_\_\_\_ married to (print full name of spouse) \_\_\_\_\_; The property where work is to be performed (check one) \_\_\_\_\_ is or \_\_\_\_\_ is not my homestead; \_\_\_\_\_ this is an investment property, secondary home, or commercial property.
- Initials \_\_\_\_\_ 5. You and your contractor are responsible for meeting the terms and conditions of this contract. If you sign this contract and fail to meet the terms and conditions of this contract, you may lose your legal ownership rights in your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. Customer has been provided Disclosure Statement Required for Residential Construction Contract.

Applicant \_\_\_\_\_ Date \_\_\_\_\_ Big Country Foundation Repair Representative Blake Tolton  
 Co-Applicant \_\_\_\_\_ Date \_\_\_\_\_ 12-5-22





# Big Country Foundation Repair

3650 Duke Lane, Abilene, Texas 79602 (325) 721-3386  
info@bigcountryfoundationrepair.com  
www.bigcountryfoundationrepair.com

Phase #2

## Quote for The Oaks Foundation Repair Phase 1

### RECIPIENT:

#### Brown County - The Oaks Juvenile Detention Center

800 FM 3254  
Brownwood, Texas 76801  
Phone: 3256432828

### SENDER:

#### Big Country Foundation Repair

3650 Duke Lane  
Abilene, Texas 79602  
Phone: (325) 721-3386  
Email: blake@bigcountryfoundationrepair.com  
Website: www.bigcountryfoundationrepair.com

Sent on \_\_\_\_\_

Foundation Type Slab

### Responsibilities of Parties & Liability Clauses

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\_\_\_\_\_ Big Country Foundation Repair recommends homeowner(s) have all plumbing lines checked by a qualified plumber. This plumbing check is called a Static Pressure Test.

\_\_\_\_\_ Customer understands that un-piered portions of the structure are susceptible to movement in the future and may require additional piers. Repair costs for additional piers are not included in this contract and are warranted by Big Country Foundation Repair.

\_\_\_\_\_ Big Country Foundation Repair will not be responsible for cosmetic or any damages, including and without limitation on damage to; sheetrock, paint, wall covering, wall paper, floor covering, glass, tile, brick and/or mortar, plumbing, piping or piping systems, or damage to driveways, walks, lawns, trees, shrubs, or items of personal property not removed prior to construction. It is specifically understood and agreed, by customer, that such damages may, often, and do occur during the pressure grouting or lifting procedure, and that risks of cracking drywall and brick joints cannot be completely eliminated. Repair costs for the above referenced items and the like are not included in this contract and are not warranted by Big Country Foundation Repair.

\_\_\_\_\_ Customer has been provided a copy of articles entitled Expectations of Foundation Maintenance. Customer is aware that proper maintenance is required through the life of the structure and understands and agrees that Big Country Foundation shall not be responsible for any damage caused by lack of proper maintenance of the premises. This includes homeowner following any recommendations we provide including installation of gutters, sprinkler and/or soaker systems, and/or water/drainage solutions. Buildings are not always 100% level when constructed, therefore, we try to bring the structure as close to the original position as possible during the course of our work.



# Big Country Foundation Repair

3650 Duke Lane | Abilene, Texas 79602  
 (325) 721-3386 | info@bigcountryfoundationrepair.com |  
 www.bigcountryfoundationrepair.com

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Steel Piers	Our Steel Piers provide the ultimate in foundation leveling. Steel Piers reach deeper into the ground and reach bedrock ensuring the home foundation is secure and free from future settling.	12	\$625.00	\$7,500.00
Concrete Cut for Steel I-Beam	Single steel I-Beam running the length of the building.	1	\$2,500.00	\$2,500.00
Steel I-Beam	Per engineering report, installation of I-beam running the length of the building.	1	\$2,000.00	\$2,000.00
Excavation	Labor to remove and replace fill dirt and concrete Charged on a per job basis and includes supplies, equipment and discard of excess.	1	\$1,000.00	\$1,000.00

\* Non-taxable

This quote is valid for the next 90 days. (The quoted amount may or may not be honored after that time. Depending on the severity of foundation settling, a new foundation evaluation may need to be performed at the cost of \$300.)  
 Our suggestion is to schedule installation to begin as soon as possible. If funding is an issue, give us a call! We will work with you to develop a payment plan that works for you!

**Total**

**\$13,000.00**

**Notes Continued...**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_





Phase # 2

3650 Duke Lane  
Abilene, TX 79602  
Cell: 325-721-3386

Date: Mon Dec 5, 22 Proposal written by: Alb. Polte

Proposal submitted to: Lot McCloughlin (Cable Right of Passage)

Address: 800 FM 3354 Abilene TX

Phone Cell: 412-7559 Phone Hm: \_\_\_\_\_ Phone Wk: \_\_\_\_\_

Name and address of property owner if different from the name and address above  
13000

Amount \$: 14700 Funding to Big Country Foundation Repair will be made as follows:

Deposit \$: 0 at contract signing Balance \$: 14700 upon completion (paid to foreman)

This proposal may be withdrawn by Big Country Foundation Repair if not accepted within thirty (30) days of above date.

Type of Foundation: \_\_\_\_\_ Pier & Beam \_\_\_\_\_ Slab

Concrete Piers in soil @ \$: \_\_\_\_\_ each = \$: \_\_\_\_\_  
 Concrete Piers in concrete @ \$: \_\_\_\_\_ each = \$: \_\_\_\_\_  
 Internal Concrete Piers @ \$: \_\_\_\_\_ each = \$: \_\_\_\_\_  
12 Steel Piers in soil @ \$: X each = \$: 7800 +  
 Internal Steel Piers\* @ \$: \_\_\_\_\_ each = \$: \_\_\_\_\_

+ Excavation 1300  
 + I-Beam 2000  
 + Concrete C.T. 1300  
 7500 =  
614700

\*If steel piers are driven beyond 20' average depth, there will be an additional charge of \$10 per foot per pier thereafter.

Internal Steel Piers @ \$: \_\_\_\_\_ each = \$: \_\_\_\_\_  
 Pad & blocks @ \$: \_\_\_\_\_ each = \$: \_\_\_\_\_  
 Square feet of re-shim @ \$: \_\_\_\_\_ / square foot = \$: \_\_\_\_\_  
 Linear feet of sole plate @ \$: \_\_\_\_\_ / linear foot = \$: \_\_\_\_\_  
 Linear feet of wooden beam @ \$: \_\_\_\_\_ / linear foot = \$: \_\_\_\_\_  
 Square feet of foam @ \$: \_\_\_\_\_ / square foot = \$: \_\_\_\_\_  
 Removal & replacement of window & door caulking in effected areas \$: \_\_\_\_\_  
 Removal of loose mortar and re-pointing of mortar in effected areas \$: \_\_\_\_\_  
 Full job clean up \$ no charge  
 Limited Lifetime Transferable Warranty  
 \_\_\_\_\_ 3 yr transferable pier and beam warranty  
 \_\_\_\_\_ 2 yr transferable foam warranty  
 \_\_\_\_\_ Mortar color \_\_\_\_\_ Caulk color  
 See notes page

This bid is for  
 Phase #2 in  
 Maintenance Area

Initials \_\_\_\_\_ 1. Big Country Foundation Repair uses the utmost care and attention when inspecting your home. However, it is possible that complimenting factors will be discovered during the repair process, such as broken beams, rotted wood, etc., that will necessitate further repair costs to be born by Customer. Big Country Foundation Repair recommends homeowner to have all plumbing lines checked by a qualified plumber. Customer understands that unpiered portions at the structure are susceptible to movement in the future and may require additional piers. Repair costs for additional piers are not included in this contract and are not warranted by Big Country Foundation Repair.

Initials \_\_\_\_\_ 2. Big Country Foundation Repair will not be responsible for cosmetic or any damages including without limitation on damage to sheetrock, paint, wall covering, wall paper, floor covering, glass, tile, brick and/ or mortar, plumbing, piping or piping systems, or damage to driveways, walks, lawns, trees, shrubs, or items of personal property not removed prior to construction, it being specifically understood and agreed that such damages may and often do occur during the pressure grouting or lifting procedure, and that risks of cracking drywall and brick joints cannot be completely eliminate. Repairs cost for the above referenced items and the like are not included in this contract and are not warranted by Big Country Foundation Repair.

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Initials \_\_\_\_\_ 4. I warrant and represent that I am the owner of this property, or, (check one) \_\_\_\_\_ the owner's agent, \_\_\_\_\_ trustee, \_\_\_\_\_ receiver, \_\_\_\_\_ Contractor, or \_\_\_\_\_ Subcontractor; I am (check one) \_\_\_\_\_ single or \_\_\_\_\_ married to (print full name of spouse) \_\_\_\_\_; The property where work is to be performed (check one) \_\_\_\_\_ is or \_\_\_\_\_ is not my homestead; \_\_\_\_\_ this is an investment property, secondary home, or commercial property.

Initials \_\_\_\_\_ 5. You and your contractor are responsible for meeting the terms and conditions of this contract. If you sign this contract and fail to meet the terms and conditions of this contract, you may lose your legal ownership rights in your home. KNOW YOUR RIGHTS AND DUTIES UNDER THE LAW. Customer has been provided Disclosure Statement Required for Residential Construction Contract.

Applicant \_\_\_\_\_ Date \_\_\_\_\_ Big Country Foundation Repair Representative Alb. Polte

Co-Applicant \_\_\_\_\_ Date \_\_\_\_\_ Date Dec 5, 22



