

MAY 16 2022

Approved

\$190,920-



Thursday, April 28, 2022  
9:10 AM

Invoice

TO Pecan Valley Centers Cleburne MHMR  
Facility- 108 E. Kilpatrick St Cleburne 76033 Contacts: Paul 817-821-7712 [igraham@pecanvalley.org](mailto:igraham@pecanvalley.org)  
Fax 817-579-4410

Scope of work as follows:

<b>Sidewalk:</b>	
Extend existing sidewalk out to parking lot, install drain culvert under sidewalk to reweave yard water	\$ 3,500.00
<b>Separation Primary care with new wall and control door.</b>	
Divide room 418 into two rooms, including Farming, drywall, texture, paint and necessary trim.	\$ 6,800.00 \$ 5,500.00
Replace counter tops in room 401 Laminate	\$ 2,300.00
<b>Remove wall paper and ceramic base molding in all common areas, repair all necessary drywall, tape, bed and texture, prep and paint all walls and ceilings.</b>	
Prep and paint all listed rooms	\$ 37,000.00
<b>Flooring: Carpet sqs. And vinyl laminate, install vinyl cove base as listed</b>	\$ 80,000.00
Turnkey remodel small rest rooms , including new fixtures	\$ 6,000.00 each \$ 24,000.00

sub total \$ 159,100.00  
Contractor fees 20% \$ 31,820.00  
Total cost \$ 190,920.00

Does not include any unforeseen damages to existing structure Initial. \_\_\_\_\_

Inspection's & permits State and County not included (Where applied)

All projects listed above will have a warranty of one-year on workmanship and materials and a ten-year structural warranty and a ten-year warranty of habitability. With the written exceptions that are items not in the contract between the customer and R.E.Evans Construction. Warranties and guarantees on said projects will not be covered dew to the following: Natural disasters, Flooding, and or fire not directly caused by work listed above. Not responsible for conditions of existing surfaces or any resulting damages caused by preexisting conditions.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of: (\$ .00 )

With payments to be as follows:

Construction Down at start of job \$.00 draw #2 due at mid job \$.000.00

With the final balance of \$.00 due upon completion of work Initial. \_\_\_\_\_

If this balance is not paid in full a mechanics lean will be applied to the said properties and will not be removed until balance is paid in full. If financial responsibility is not fulfilled, legal action will be taken to the full extent of the laws that apply. Initial. \_\_\_\_\_

*Due to the extreme rise in material cost this proposal is only valid for 5 If material cost do increas the total cost will be evaluated at the time of signing*

Respectfully submitted R.E.Evans per

NOTE- THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN ( ) DAYS.

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified. Payment will be made as written and outlined above.

Accepted Signature:

Accepted Signature:

Date

PROUDLY A 5 STAR RATING FROM THE



Member Johnson County Builders Association

Cleburne TX.76033  
817-645-2875 office 817-320-0115 mobile Fax 817-202-0833

## Rachel Sitrler

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**From:** Beatty, Coke <coke@pecanvalley.org>  
**Sent:** Thursday, January 13, 2022 10:35 AM  
**To:** kevin.dyer@grantworks.net  
**Cc:** Roger O. Harmon; County Judge (public address)  
**Subject:** RE: ARPA Funding Request Question

**\* External sender - use caution with links or attachments \***

Hello Kevin and Judge Harmon,

I have a question for you. I have just been made aware by a local building contractor, Evans Construction, doing some repairs at the clinic that we have a major structural problem with the roof. I was not aware of this last week when I submitted the primary care clinic proposal so this isn't in that proposal. His assessment is some of the roof trusses are bowing creating a sag in parts of the roof. Some of the trusses have bowed as much as 3 ft. The county owns this facility so I'm including Judge Harmon to keep him in the loop and I would need county approval before any repairs could be scheduled as well.

Is roof repair like this something ARPA funds could be used for? To be clear this is not a cosmetic issue, it is a structural integrity issue for the facility that the primary care clinic is located. This is a building at least 25 years old and has a heavy tile roof, not composite shingles. According to the building contractor the weight of that type of roof is now creating this problem and will worsen. We don't know costs yet. We are in the process of calling in a structural engineer for an assessment and bids will be forth coming.

Judge Harmon, if the county has a roof company they use please let me know and we will get them to come make as assessment as well. Or, if you have an employee for the county that you want us to involve in this please let me know.

Kevin, if this is something that ARPA funds could consider I could modify my original proposal or if you prefer I could create an additional proposal? Please let me know how to proceed on that or if it does not qualify as an appropriate ARPA expenditure.

If this would be easier to discuss by phone please let me know. My cell is 254.434.1158 if so.

Thanks very much,

Coke

### **Coke Beatty / Executive Director**

Pecan Valley Centers  
2101 West Pearl St. / Granbury Tx 76048  
Email / cbeatty@pecanvalley.org  
Office / 817-579-4401  
Fax / 866.312.0601  
Mobile / 254-434-1158

[www.pecanvalley.org](http://www.pecanvalley.org)

**24-Hour Crisis & Intake Appointments: 1-800-772-5987**

## American Rescue Plan Project Submission Form

### Project Name-

Facility Modifications for Behavioral/Physical Health Primary Care

### Point of Contact-

Coke Beatty, Executive Director, [cbeatty@pecanvalley.org](mailto:cbeatty@pecanvalley.org), 254.434.1158

2101 West Pearl, St, Granbury Tx 76048

### Project Description-

Pecan Valley Centers (PVC) is the Local Mental Health Authority as designated by Texas Health and Human Services Commission for Johnson County and is responsible for access and treatment to those Serious Mental Illness. PVC is accredited by CARF International and by Texas HHSC as a Certified Community Behavioral Health Clinic. We request funds to modify the Cleburne Clinic to expand our Behavioral Health services to begin providing Primary Health Care to those with mental illness. The project will consist of adding plumbing, replacing flooring, painting walls, add a security door, and repair cosmetic interior needs to the existing behavioral health clinic which is approximately 15,000 sq. ft. These building modifications will assure a functional and safe medical facility and increase access to behavioral/physical health care. This building is owned by Johnson Co. and leased to PVC.

PVC is a recent recipient of a SAMSHA Grant to hire staff to provide physical primary health care within our behavioral health clinic. The funds we seek from Johnson County ARPA funds are for facility modifications that are required to provide this service. There aren't enough funds in the SAMSHA Grant to complete the facility modifications.

It is well documented the toll the Pandemic is having our communities. Even more so for persons with mental health and physical health concerns. Mental Health America published 2022 Key Findings. That report 19.86% of adults experienced a mental illness, nearly 50 million. Depression, Suicide are on the rise. Individuals are not seeking primary health care due to Covid-19 restrictions thus minor illnesses are exacerbated. Primary Care Clinics and Emergency Rooms have restricted access to services due to Covid-19 have negative effects on public health. Expanding our behavioral health clinic to include primary health care will help mitigate this health crisis in Johnson County and increase prevention moving forward.

### Project Location-

1601 North Anglin Street, Cleburne, Tx 76031

### Project Budget-

\$150,000.00

### Project Timeframe-

The project could start in February with an anticipated completion by April. All funds would be expended during this fiscal year.

## Rachel Sitrler

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**From:** Beatty, Coke <coke@pecanvalley.org>  
**Sent:** Tuesday, January 11, 2022 9:55 AM  
**To:** kevin.dyer@grantworks.net; County Judge (public address)  
**Cc:** Paula G. Reid  
**Subject:** ARPA Funding Request  
**Attachments:** American Rescue Plan Project Submission Form.pdf

**\* External sender - use caution with links or attachments \***

Good morning, Kevin!

Please find attached our request for proposed funding to make necessary facility modifications to enable us to provide physical health primary care within our behavioral health outpatient clinic in Cleburne. This would serve Johnson County residents that are in our services diagnosed with a serious mental illness. As of December 2021 we are currently serving 1,169 adults. We have bids on most of the work requested.

Thank you for this opportunity and if you have any questions please feel free to contact me.

Best Regards,

Coke

### **Coke Beatty / Executive Director**

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