



Children's Alliance of South Texas, A Child Advocacy Center (CAST-CAC)

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Dear Honorable County Judge Weldon Cude and Atascosa County Commissioners,

We are seeking your approval for flooring renovations for the office where CAST-CAC headquarters is housed (810 Main Street, Jourdanton, TX 78026.)

The air conditioning unit in the back portion of the office flooded, pouring water onto the carpeted flooring of our Finance Director's office. In spite of water extraction and dehumidifiers placed by the county, the room still has odors of mold and mildew between the carpet and underlying flooring.

We are asking for your approval to have the carpet removed, the flooring sanitized to eliminate mold/mildew spores and for it to be resurfaced using concrete coating. There will be no cost to the County for these improvements, as they are being generously donated by EMC Concrete Coatings Inc.

Additionally, we are asking permission to have the tile in our Office Manager's office area removed and have the flooring replaced with concrete coating. Again, this will be at no cost to the County thanks to a generous financial donation CAST-CAC has received.

These improvements will add long-lasting, durable flooring to the County's building and improve the aesthetic appearance, as well. Again, this will be at no cost to the Atascosa County.

Thank you for your consideration and approval. Attached is the proposal provided by EMC Concrete Coatings Inc.

With gratitude,

Michelle King
Michelle King

Development Director

development@castcac.org

(830) 393-6290, ext. 4018



Children's Alliance of South Texas
 Michelle King
 development@castcac.org
 (830) 393-6290
 810 Main St
 Jourdan, TX 78026



EMC CONCRETE COATINGS INC.

Proposal # 2993665
 Proposal Date 6/19/2026
 Proposal Amount \$1,928.00
 Job Address 810 Main St
 Jourdan, TX 78026

EMC Concrete Coatings Inc.
 115 Ella Drive
 Phone: (210) 430-4181

**DONATED BY EMC CONCRETE COATINGS, INC.
 DONATIONS PROVIDED TO COVER COST + CAST-CAC**

Line Items

Product / Service	Quantity	Price	Subtotal	Tax	Total
Office Flake Concrete Coating - Single Clear Coat	144.00	\$7.00 / Ea	\$1,008.00	\$0.00	\$1,008.00
Floor Donation					
1. Floor Preparation					
We begin by grinding and smoothing the concrete surface to ensure proper adhesion. Any cracks, pits, or imperfections are repaired to create a clean, level surface that will support a long-lasting coating.					
2. Basecoat Installation					
Next, we apply a durable polyurea basecoat—typically in a tan tone—which serves as the foundation for the entire system. This layer bonds directly to the concrete and creates a strong, flexible base.					
3. Decorative Chip Broadcast					
While the basecoat is still wet, we broadcast decorative vinyl chips across the surface to add texture, color, and slip resistance. After curing, we scrape and sand the chips to remove any jagged edges or excess build-up, ensuring a smooth and uniform finish.					
4. Final Clear Coat					
To complete the process, we apply a clear topcoat—available in matte, satin, or gloss finishes. This final layer enhances durability, provides added UV protection, and gives the floor its finished look. After curing, your floor will be ready for foot traffic within 24 hours and vehicle traffic in 72 hours.					
Office Vinyl Cove Base Removal	1.00	\$100.00 / Ea	\$100.00	\$0.00	\$100.00
Scope of Work:					
1. Site Preparation					
- Identify all areas where vinyl cove base is to be removed. - Protect adjacent surfaces, floors, and finishes to prevent damage during removal. - Confirm removal areas with the client or project manager before starting work.					
2. Cove Base Removal					
- Carefully detach and remove existing vinyl cove base using hand tools or appropriate equipment. - Minimize damage to underlying wall surfaces (drywall, block, or other substrates).					
3. Adhesive Residue Removal					
- Scrape or chemically remove residual adhesive to provide a clean surface for future installation. - Spot-repair minor wall damage or gouges caused by removal (unless otherwise specified).					
4. Cleanup and Disposal					
- Remove all debris, including vinyl base and adhesive waste, from the job site. - Dispose of materials in accordance with local regulations. - Leave the work area clean and ready for the next phase of work.					
Office Vinyl Cove Base Reapplication	1.00	\$200.00 / Ea	\$200.00	\$0.00	\$200.00
Scope of Work:					
1. Site Preparation					
- Confirm and mark all areas designated for cove base reapplication. - Ensure wall surfaces are clean, dry, and free of adhesive residue or damage. - Lightly sand or spot-patch areas as needed to promote adhesion.					
2. Cove Base Installation					
- Install vinyl cove base using a professional-grade cove base adhesive. - Ensure all corners, seams, and edges are installed cleanly and securely, with proper adhesion and alignment. - Cut and fit around door frames, columns, and fixtures as required.					

3. Quality Assurance

- Press and roll installed cove base to ensure full contact with substrate.
- Touch up or reapply any loose edges or bubbles for a clean, finished appearance.

4. Cleanup

- Remove installation debris, adhesive residue, and tools from the site.
- Leave all areas clean and ready for occupancy.

Jolene's Office Flake Concrete Coating - Single Clear Coat

60.00

\$7.00 / Ea

\$420.00

\$0.00

\$420.00

Floor Donation

1. Floor Preparation

We begin by grinding and smoothing the concrete surface to ensure proper adhesion. Any cracks, pits, or imperfections are repaired to create a clean, level surface that will support a long-lasting coating.

2. Basecoat Installation

Next, we apply a durable polyurea basecoat—typically in a tan tone—which serves as the foundation for the entire system. This layer bonds directly to the concrete and creates a strong, flexible base.

3. Decorative Chip Broadcast

While the basecoat is still wet, we broadcast decorative vinyl chips across the surface to add texture, color, and slip resistance. After curing, we scrape and sand the chips to remove any jagged edges or excess build-up, ensuring a smooth and uniform finish.

4. Final Clear Coat

To complete the process, we apply a clear topcoat—available in matte, satin, or gloss finishes. This final layer enhances durability, provides added UV protection, and gives the floor its finished look. After curing, your floor will be ready for foot traffic within 24 hours and vehicle traffic in 72 hours.

Jolene's Office -Vinyl Cove Base Removal

1.00

\$100.00 / Ea

\$100.00

\$0.00

\$100.00

Scope of Work:

1. Site Preparation

- Identify all areas where vinyl cove base is to be removed.
- Protect adjacent surfaces, floors, and finishes to prevent damage during removal.
- Confirm removal areas with the client or project manager before starting work.

2. Cove Base Removal

- Carefully detach and remove existing vinyl cove base using hand tools or appropriate equipment.
- Minimize damage to underlying wall surfaces (drywall, block, or other substrates).

3. Adhesive Residue Removal

- Scrape or chemically remove residual adhesive to provide a clean surface for future installation.
- Spot-repair minor wall damage or gouges caused by removal (unless otherwise specified).

4. Cleanup and Disposal

- Remove all debris, including vinyl base and adhesive waste, from the job site.
- Dispose of materials in accordance with local regulations.
- Leave the work area clean and ready for the next phase of work.

Jolene's Office -Vinyl Cove Base Removal

1.00

\$100.00 / Ea

\$100.00

\$0.00

\$100.00

Scope of Work:

1. Site Preparation

- Identify all areas where vinyl cove base is to be removed.
- Protect adjacent surfaces, floors, and finishes to prevent damage during removal.
- Confirm removal areas with the client or project manager before starting work.

2. Cove Base Removal

- Carefully detach and remove existing vinyl cove base using hand tools or appropriate equipment.
- Minimize damage to underlying wall surfaces (drywall, block, or other substrates).

3. Adhesive Residue Removal

- Scrape or chemically remove residual adhesive to provide a clean surface for future installation.
- Spot-repair minor wall damage or gouges caused by removal (unless otherwise specified).

4. Cleanup and Disposal

- Remove all debris, including vinyl base and adhesive waste, from the job site.
- Dispose of materials in accordance with local regulations.
- Leave the work area clean and ready for the next phase of work.

Michelle's Office Flake Concrete Coating -Single Clear Coat

144.00

\$7.00 / Ea

\$1,008.00

\$0.00

\$1,008.00

Floor Donation

VOID

1. Floor Preparation

We begin by grinding and smoothing the concrete surface to ensure proper adhesion. Any cracks, pits, or

Imperfections are repaired to create a clean, level surface that will support a long-lasting coating.

2. Basecoat Installation

Next, we apply a durable polyurea basecoat—typically in a tan tone—which serves as the foundation for the entire system. This layer bonds directly to the concrete and creates a strong, flexible base.

3. Decorative Chip Broadcast

While the basecoat is still wet, we broadcast decorative vinyl chips across the surface to add texture, color, and slip resistance. After curing, we scrape and sand the chips to remove any jagged edges or excess build-up, ensuring a smooth and uniform finish.

4. Final Clear Coat

To complete the process, we apply a clear topcoat—available in matte, satin, or gloss finishes. This final layer enhances durability, provides added UV protection, and gives the floor its finished look. After curing, your floor will be ready for foot traffic within 24 hours and vehicle traffic in 72 hours.

Michelle's Office Vinyl Cove Base Removal	1.00	\$166.00 / Ea	\$166.00	\$0.00	\$166.00
Scope of Work:					

VOID

1. Site Preparation

- Identify all areas where vinyl cove base is to be removed.
- Protect adjacent surfaces, floors, and finishes to prevent damage during removal.
- Confirm removal areas with the client or project manager before starting work.

2. Cove Base Removal

- Carefully detach and remove existing vinyl cove base using hand tools or appropriate equipment.
- Minimize damage to underlying wall surfaces (drywall, block, or other substrates).

3. Adhesive Residue Removal

- Scrape or chemically remove residual adhesive to provide a clean surface for future installation.
- Spot-repair minor wall damage or gouges caused by removal (unless otherwise specified).

4. Cleanup and Disposal

- Remove all debris, including vinyl base and adhesive waste, from the job site.
- Dispose of materials in accordance with local regulations.
- Leave the work area clean and ready for the next phase of work.

Michelle's Office Vinyl Cove Base Reapplication	1.00	\$200.00 / Ea	\$200.00	\$0.00	\$200.00
Scope of Work:					

VOID

1. Site Preparation

- Confirm and mark all areas designated for cove base reapplication.
- Ensure wall surfaces are clean, dry, and free of adhesive residue or damage.
- Lightly sand or spot-patch areas as needed to promote adhesion.

2. Cove Base Installation

- Install vinyl cove base using a professional-grade cove base adhesive.
- Ensure all corners, seams, and edges are installed cleanly and securely, with proper adhesion and alignment.
- Cut and fit around door frames, columns, and fixtures as required.

3. Quality Assurance

- Press and roll installed cove base to ensure full contact with substrate.
- Touch up or reapply any loose edges or bubbles for a clean, finished appearance.

4. Cleanup

- Remove installation debris, adhesive residue, and tools from the site.
- Leave all areas clean and ready for occupancy.

Sales Discount Donation of a new floor coating, for the office amount of donation is \$1,308.00	1.00	(\$1,308.00)	(\$1,308.00)	\$0.00	(\$1,308.00)
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Subtotal \$1,928.00

Tax \$0.00

Total \$1,928.00

Proposal Summary

Line Item Total

\$1,928.00

Proposal Total

\$1,928.00

Deposit Required

\$964.00 (50.00%)

Existing Flooring Removal

All carpet, tile, adhesives, tack strips, and related flooring materials must be completely removed by others prior to EMC's arrival. The concrete substrate must be exposed and accessible for preparation and coating installation. Any delays, additional labor, or rescheduling required due to existing flooring not being removed may result in additional charges and/or schedule adjustments.

Furniture Removal Requirement – Prior to EMC Concrete Coatings Arrival

All furniture, personal items, and obstacles must be removed from the work area prior to the scheduled arrival of EMC Concrete Coatings. This includes but is not limited to:

- Furniture
- Rugs or mats
- Appliances (if applicable)
- Storage items or boxes
- Any other obstructions that may interfere with the coating process

Important Notes:

- EMC Concrete Coatings is not responsible for moving or storing furniture or personal belongings.
- Failure to clear the area may result in delays, additional charges, or rescheduling of your project.
- If the area is not properly cleared, our crew may not begin work until it has been adequately prepared.

Deposit Policy

The customer agrees to pay a 50% deposit of the total invoice amount prior to the commencement of work and to secure the scheduled start date(s). Once work has begun, the deposit becomes non-refundable.

Terms and Conditions

Access

The Parties agree to grant EMC Concrete Coatings employees reasonable access to the appropriate portions of the facility for the duration of the project.

Change Orders

Project pricing will remain as stated unless the scope of work is modified or unforeseen concrete repairs, not visible at the time of proposal, are required. All change orders will be documented with real-time photos and must receive Customer acknowledgment via email or the Contractor's Change Management & Reporting (CMR) system prior to proceeding.

Communication

The Parties agree to communicate in good faith regarding the project, including but not limited to setting mutually agreed upon working hours for EMC Concrete Coatings, and providing timely notification of any changes in personnel, operations, or policies that may affect the project.

Deposit

The Customer agrees to pay a deposit of the total invoice amount prior to work commencing in order to hold the start date(s). Once work has started, the deposit is non-refundable.

Deposit Authorization & Binding Agreement

Submission and acceptance of the deposit, including payment by check, shall constitute the Customer's full authorization for EMC Concrete Coatings to proceed with the project and shall serve as a binding agreement to all terms, conditions, pricing, and scope of work outlined in this Agreement and related proposal. No additional signature shall be required once the deposit has been received and accepted.

Dust

All equipment is connected to HEPA vacuums; however, the process is not 100% dustless. EMC recommends the Customer hire a cleaning crew if required.

Exclusions / Not Included In Scope

Unless expressly stated in the proposal or a signed change order, any labor, materials, permits, or services not outlined in this Agreement are excluded from EMC's scope of work.

Final Payment

The remaining balance, including any approved change orders, is due immediately upon project completion. Any outstanding balance not paid within 24 hours of project completion will incur a 3% late fee.

Force Majeure / Act of God Exclusion

EMC Concrete Coatings is not responsible for damage to coatings caused by unforeseen circumstances beyond its control, including but not limited to extreme weather events.

Low Spots, Wavy Concrete & Finished Product

EMC does not alter the footprint of the concrete. Wavy slabs will remain wavy after coatings are installed. Decorative coatings do not eliminate waves or low spots. Diamond grinding smooths the surface but does not fix depressions or change the substrate footprint. Minor roller lines or sharp edges may be present; pedestrian and vehicular traffic typically wears these down over time.

Moisture Exclusion

Moisture testing will be performed prior to work commencing. If high moisture levels are detected, an appropriate moisture vapor barrier (MB) will be installed before coatings are applied (no exceptions). The cost for MB installation will be processed through a change order. EMC Concrete Coatings cannot be held liable for coating failure caused by direct moisture-related issues within the slab.

Overhead Lighting & Electrical Access

Functional overhead lighting must be in place prior to project start. Storage closets, IT rooms, and other small spaces must be well lit for coating application. If EMC must supply drop lights or temporary lighting, additional charges will apply. Most equipment is propane powered or runs off generators; however, the Customer must provide access to standard 120V, 20-amp outlets for smaller equipment.

Owner

The term "Owner" refers to the person, company, tenant, or authorized representative engaging EMC to perform the work described in this Agreement. The Owner is responsible for providing access, approvals, and payment and may include anyone authorized to act on behalf of the property owner or project representative.

Payment Terms

Accepted Methods: EMC accepts checks, wire transfers, ACH, cashier's checks, money orders, and credit cards (credit cards are subject to a 3% processing fee).

Check Requirements: All checks must clearly display the signer's driver's license number on the face of the check at the time of issuance. EMC reserves the right to refuse any check that does not meet this requirement.

Returned Checks: Any check returned for insufficient funds (NSF), closed account, or other dishonor will incur a \$35 service fee or the maximum allowed by law, in addition to the original amount due. Returned checks not resolved promptly will be referred to the District Attorney's Hot Check Division and pursued through all available legal remedies.

Late Payments: Outstanding balances will accrue a finance charge of 1.5% per month (18% per annum) or the maximum rate allowed by law.

Future Payments: If a Customer issues a returned or dishonored check, EMC reserves the right to require all future payments to be made via certified funds (cashier's check, money order, or wire transfer) only.

Collection Costs: In the event of non-payment, the Customer will be responsible for all collection costs, attorney's fees, and court costs incurred by EMC Concrete Coatings to recover outstanding balances.

Pricing

All pricing is inclusive of material, labor, taxes, and warranties unless otherwise specified.