



CITY OF LAREDO

FIRE DEPARTMENT



August 6, 2025

To: 360 General Contractor
1312 Houston St.
Laredo, TX 78040

From Captain J. Arredondo III
Laredo Fire Department
Fire Marshal's Permitting Office
1120 San Bernardo, Laredo, Texas 78040
Phone (956) 794-1633/38 - Fax (956) 795-2998

RE: Application # 25-372

Dear Sir/ Ma'am,

The building construction blueprints and specification for the **Webb County Sheriff's Office EOC 2nd floor at 1002 Farragut St.**, that were submitted for Fire code compliance have been reviewed. The following discrepancies, if found, were noted on blueprints: **SQFT 3,1330, Const. Type IIB, Occupancy type B, Occupant load: 21**

Plans are approved as submitted. Plans indicate that the 2012 IFC will be followed. Contractor plans for the modification/addition to the existing fire sprinkler, fire alarm system and card readers to be submitted for review and approval on a separate permit to the Laredo Fire Dept. Work may not be started on these systems until a permit has been approved and issued. Address must be posted a minimum 4" and must be visible from street (Farragut St.). Emergency lighting and lighted exit signs are noted on sheets E3.0. There shall be a fire extinguisher within 75ft. of all portions of the interior of the building as noted on plans. Door handles shall not require tight grasping, tight pinching or twisting of the wrist to operate. No fire lanes are required.

As per code, a fire official must witness and approve all required testing done during installation of fire sprinkler system(s), automatic vent hood fire protection system(s) and fire alarm system(s). No modifications are to be done to any system(s), or any deviations from original plan(s) unless authorized by the Fire Marshal's Office or permit will be null and voided. All required Fire Hydrants must be at their proper location before any work has started. A set of plans and review letter must be at project site at all times. All projects are subject to field inspection(s) at any time or date. Address must be placed on building where it is clearly visible from City Street. The fire official must also conduct a final fire inspection upon completion of the project for occupancy approval. Permits are valid for only 180 days from date issued. Please correct the items listed above, if any, and re-submit your blueprints and plan review fee to Fire Marshal's permitting office. All Fire Protection system(s) must be tested to ensure proper operation before calling for any inspection(s). If any inspection(s) fail to pass any test(s), a re-inspection fee(s) of \$100.00 will be charged for every visit thereafter, before any re-inspection(s) are to be conducted. Please contact our office if we can be of any further assistance to you or if you have any questions.

Joe Arredondo III

Fire Marshal's Office



CITY OF LAREDO
FIRE MARSHAL'S OFFICE
616 E. DEL MAR BLVD. LAREDO, TEXAS 78045
(956) 718-6000 FAX (956) 725-1219



OFFICIAL FIRE INSPECTION REPORT

Inspection Type Fire Inspection - Finish out

Location 1002 Farragut St.

Owner _____

Contact Person Richard Rivera

Business name Webb County Sheriff's Office E02 2nd

Fire Alarm ☒ Yes / No ☐ (A / Y / R) Insp. Date 12/23/25 Sprinkler ☒ Yes / No ☐ (A / Y / R) Insp. Date 11/26/25 Application No. 25-372

☒ Accepted / Not Accepted

Time 9:00 Date 12/29/25

Phone 956-235-6565

Phone _____

Occupancy type B Occupant load 21

FIRE PROTECTION SYSTEMS		LIFE SAFETY		ELECTRICAL	
IFC 2018		IFC 2018		IFC 2018	
Sprinkler / Standpipe / Fire Pump		Exits		46 Open wiring	
01 Inspection / Maintenance required	901.6	25 Blocked / Obstructed	1003.6	47 G.F.I. required	604.1
02 Valves must be supervised / chained	903.4	26 Locked while building occupied.	1010.1.9.4	48 Missing slots in breaker box	604.1
03 Must correct yellow / Red tags	901.6	27 Wrong door swing	1010.1.2.1	49 Electrical must be in conduit	604.1
04 No spare sprinkler / Wrench in box	903.3.1	28 Panic hardware required	1010.1.10	50 Breaker box not accessible	604.3
05 Water-flow alarm device required	903.4.2	29 Needs repair	1010.1.9	51 Breaker box Labeling	604.3.1
06 Proper clearance from ceiling /24" or 18" from sprinkler head	903.3.1	30 Fire evacuation plans req.	404.1	52 Unapproved multi-plug adapter	604.4
07 System obstructed	903.3.1	Exits Access		53 Extension cords prohibited	604.5
08 Sprinkler system supervision	903.4.1	31 Blocked / Obstructed	1003.6	54 Open junction boxes/outlets/switch	604.6
09 Backflow insulation required	903.3.1	32 Forged iron bars prohibited	1031.7	FIRE HYDRANT	
10 System required	903.2	33 Storage / Improper use	1011.7.3	55 Obstructions	507.5.4
Fire Dept. Connection		Exit Signs		GENERAL	
11 Obstructed/Access	912.4	34 Inoperable	1013.6.3	56 Smoke detectors required/maintain	907.2.10
12 Locking FDC Plugs (Req.)	912.4.1	35 Improperly located / Required	1013.1	57 General storage (Housekeeping)	315.1
13 White reflective metal sign (Req.)		Emergency Lights		58 Occupant load not displayed	1004.9
18"X12" W/ RED 6" FDC letters	912.5	36 Inoperable	1008.3.5	59 Candles prohibited	308.1
14 Check valve (Req.)	903.3.1	37 Required	1008.3	60 Unapproved artificial vegetation	807.4
Fire Alarm		38 Inadequate Coverage	1008.3.5	61 Unapproved curtains / décor mat.	807.2
15 Inspection / Maintenance required	907.8	FLAMMABLE / LIQUIDS		62 Address required (4" minimum)	505.1
16 Must correct yellow / Red tags	907.8.1	39 Improper storage	5704.1	PERMITS	
17 Panel not accessible/ Required	907.2	40 Pressurized cylinders not anchored	5303.5.3	63 Fire inspection fee	105.1.1
Automatic Extinguishing System		FIRE BARRIERS		64 (1 st) (2 nd) Fire re-inspection fee	105.1.1
18 System required	904.2.2	Fire walls /Ceilings/Floors		65 Occupancy without approval	105.3.3
19 Semi / Annual Test	904.12.5.2	41 Holes / Cracks	703.1	66 Operating without a permit	105.6
20 Maintenance	904.12.5	42 Tiles missing / Damaged	703.1	OTHER / REMARKS	
Portable Fire Extinguisher		FIRE LANE		- Plans and letter on site.	
21 Required	906.1	43 Required / Maintenance needed	503.1	- No deficiencies found at time of inspection.	
22 Annual insp. by licensed co.	906.2	44 "NO PARKING FIRE LANE" every 15 ft.	503.3	- Marked on plans Emergency light visualized / confirmed on site.	
23 Mounting needed	906.9	45 Obstructed	503.4	- F.A.C.P. / Sprinkler System in comp.	
24 K-extinguisher required	906.4.2				

*Failure to comply with violations and/or pay inspection fee before the noted re-inspection date may result in a citation and/or ceasing of business operations. All fees shall be paid with company check, credit/debit card or money order (payable to City of Laredo) at the Laredo Building Department at 1413 Houston St. (956) 794-1633/1645

1st Re-insp. set for _____ Conducted On _____ Accepted / Not Accepted Inspector (sign) _____

2nd Re-insp. set for _____ Conducted On _____ Accepted / Not Accepted Inspector (sign) _____

Inspector: (print) Luis A. Diaz Occupant: (print) Richard L. Rivera

Inspector: (sign) _____ Occupant: (sign) _____

THIS FORM MUST BE DISPLAYED ON PREMISES AT ALL TIMES (IFC 18 Sec 105.3.5)

STOP FIRES BEFORE THEY START

Property Information

Address: 1002 FARRAGUT ST
LAREDO, TX 78040
Location ID: 7370
Owner name: WEBB COUNTY
Parcel number: 102-00058-010-
Alternate ID:
Zoning: AE ARTS AND ENTERTAINMENT
Subdivision: WESTERN
Property Map
1002 FARRAGUT ST LAREDO, TX 78040 .00 .00 X 10200058010 7370

Application Information

Work Description: RNL OF 23-8249 RENOV OF SHERRIFF'S OFFICE
Application status: TEMP CERT OF OCCUPANCY
Status Date: 11/25/2025
Application type: OFFICES, BANKS
Application date: 11/05/2025
Tenant name/number: FARRAGUT ST 1002
Valuation: 638190
Square footage: 0
Public building: NO
Reviewed by: AM ALEJANDRA MARTINEZ
Pin number: 372640
Entered by: BAGONZALEZ
Electronic enabled: NO

Contractor Information

Contractor Name: SUMMIT BUILDING & DESIGN
Contractor Number: 1929
Type: GENERAL CONTRACTOR
Status: ACTIVE
Contractor Requirements Doc Number Exp Date
BONDS
LOCAL LICENSE
INSURANCE
STATE LICENSE REGISTRATION
STATE CONTRACTOR LIC 25-2260 3/05/2026

Outstanding Inspections

Type	Insp ID	Schedule Date	Confirmation Number	Permit Description	Pmt Seq	Min	Max
FOUNDATION					00	10	
FRAMING					00	10	
INSULATION					00	10	
FOOTING					00	10	
BUILDING FINISH				OFFICES, BANKS	00	10	
FIRE INSPECTION				OFFICES, BANKS	00	10	

Work Description

Code	Description	Quantity

CO Information

(Continued)

Str/seq	CO Issue	Date	Status	Description	Str/Seq	Permit/Seq	Inspection type	Insp Seq	Inspector	Schedule date	Results	Results date
000 000	11/25/2025	TC										
000 000 324	00			CERTIFICATE OF OCCUPANCY	0001		RO	11/06/2025	CA	11/06/2025		
5801469					0001		LGE	11/20/2025	PA	11/20/2025		
000 000 324	00			BUILDING FINAL	0002		RO	12/22/2025	CA	12/22/2025		
5826334					0003		RO	12/29/2025	CA	12/29/2025		
000 000 324	00			BUILDING FINAL	0001		EC	11/21/2025	DA	11/21/2025		
5867858					0002		EC	11/05/2026	DP	11/05/2026		
000 000 324	00			FIRE INSPECTION	0001		ROW	11/21/2025	AP	11/21/2025		
5873559					0001		LGE	11/19/2025	AP	11/20/2025		
000 000 324	00			FIRE INSPECTION	0001		LGE	11/19/2025	AP	11/20/2025		
5826607					0001		LGE	11/19/2025	AP	11/20/2025		
000 000 324	00			FIRE INSPECTION	0001		LGE	11/19/2025	AP	11/20/2025		
5876461					0001		LGE	11/19/2025	AP	11/20/2025		
000 000 501	00			SC DRIVEWAY & SIDEWALK	0001		LGE	11/19/2025	AP	11/20/2025		
5827241					0001		LGE	11/19/2025	AP	11/20/2025		
000 000 702	00			EL FINAL	0001		LGE	11/19/2025	AP	11/20/2025		
5820824					0001		LGE	11/19/2025	AP	11/20/2025		
000 000 901	00			ML FINAL	0001		LGE	11/19/2025	AP	11/20/2025		
5820881					0001		LGE	11/19/2025	AP	11/20/2025		

TRANSMITTAL LETTER
Keys & Closeout Documentation
Webb County Emergency Operations Center



Date: 03/24/2026
To: Webb County / Owner Representative
Attn: Mario Santos
Project: Webb County Emergency Operations Center
Subject: Transmittal of Keys and Closeout Documentation

Dear Mario Santos

Please accept this letter as formal transmittal of project keys and closeout documentation for the **Webb County Emergency Operations Center** project, specifically for the scope of work completed by **360 General Contractor Inc.** for the **second-floor demolition and finish-out work.**

Enclosed / delivered with this transmittal are the following items for owner record and closeout:

1. Project keys
2. One-year warranty letter
3. Closeout documentation relevant to completed scope
4. Any final supporting project documentation required for turnover

Please review the items transmitted and sign below acknowledging receipt. Kindly return a signed copy of this transmittal for our records.

If you have any questions or require any additional documentation, please let us know.

Sincerely,

360 General Contractor Inc.
Richard L Rivera CEO
Cell (956)-235-6565
rrivera@360gc-inc.com

RECEIPT ACKNOWLEDGMENT

I hereby acknowledge receipt of the keys and closeout documentation transmitted for the **Webb County Emergency Operations Center** project.

Received By: Kim B. Cullen
Title: Executive Director



CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT: Webb County EOC

ISSUANCE DATE: December 16, 2025

OWNER: Webb County

EIKON's Contract No.: EIKON Project # 240216

CONTRACTOR: 360 General Contractors

ARCHITECT/
ENGINEER: EIKON Consulting Group, LLC

This Certificate of Substantial Completion applies to all Work under the following documents:

Webb County EOC Contract Documents including:

1. Project Manual Dated: October 2024
2. Construction Drawings Dated: October 31, 2024
3. Change Order ONE Dated: April 14, 2025
4. Change Order TWO Dated: October 29, 2025
5. ASI 001: July 17, 2025
6. ASI 002: August 4, 2025

-Supplemental drawings not itemized.

TO: Webb County
OWNER

TO: 360 General Contractors
CONTRACTOR

The Work to which this Certificate applies has been inspected by authorized representative of OWNER, CONTRACTOR and ENGINEER, and that Work is hereby declared to have been substantially complete in accordance with the Contract Documents on

December 16, 2025

Date Of Substantial Completion

A tentative list of items to be completed or corrected is attached hereto. This list may not be all-inclusive, and the failure to include an item in it does not alter the responsibility of CONTRACTOR to complete all the Work in accordance with the Contract Documents. The items in the tentative list shall be completed or corrected by CONTRACTOR within 30 days of the above date of issue for this Certificate of Substantial Completion.

Engineering
A.P.C.
1/12/2026



**WEBB COUNTY EOC
PUNCH LIST
240216
11/18/2025**

Attendees: Richard Rivera, Victor Zapata, Mario Santos.

General Notes

1. Final cleaning when project is complete.
2. Deliver door keys to the owner upon completion of core replacement.)
3. Check the function of all items using Water and Gas.
4. Complete Access Control, prep has been completed. ON Hold PENDING)
5. Install Cameras, prep has been completed.
6. Paint Hollow Metal Doors and Frames
7. Paint Elevator Doors and Frames
8. Confirm what rooms have only one coat of paint and apply second coat.
9. Touchup walls as needed at damage or stains.
10. Install defibrillator.
11. Confirm all ceiling tiles and grilles are seated properly in the grid.
12. Complete exterior finishes.
13. Caulk and Touchup around all door frames.
14. Walk floor tile, a few tiles do not get to the floor base, replace and grout as needed, some rooms have been called out.
15. Deliver and install Plaque, once the county has delivered the vector drawing of their Seal.
16. Deliver and install room signage.)

Storage (100)

1. Damaged ceiling time in front of entry exit sign.

Mechanical (100A)

1. Paint as discussed with Mario Santos during the punch walk.
2. Shield conduits passing through mechanical room.

Lobby (101)

1. Damaged ceiling time in front of entry exit sign.

Hallway (102)

1. Replace chipped ceiling tiles near fire doors.
2. Outside corner at display case, replace damaged ceiling tiles.
3. Touchup guard and handrails.
4. Review floor tile for grout residue, clean.

Lounge (103)

1. Replace missing ceiling tile.

Office (104)

1. See General Notes, no additional comments.



Reception (105)

- ✓ 1. Gypsum ceiling between Lounge and Reception, touchup repair area.
- ✓ 2. Damaged ceiling tile, north end of reception counter.

Hallway (106)

- ✓ 1. Floor tiles are short of base in a few locations, marked with blue tape.

Men's (107)

- ✓ 1. Install mirrors.
- ✓ 2. Straighten the can light fixtures to each other.
- ✓ 3. Pull protective stickers from partitions and confirm there is not damage.
- ✓ 4. Partition doors are very loud when they are opened.

Women's (108)

- ✓ 1. Install mirrors.
- ✓ 2. Straighten the can light fixtures to each other.
- ✓ 3. Pull protective stickers from partitions and confirm there is not damage.
- ✓ 4. Partition doors are very loud when they are opened.

Office (109)

- 1. See General Notes, no additional comments.

Janitor (110)

- 1. Water heater platform is low due to existing building. This was discussed with everyone on the walk, it was approved by the county representative understanding the corner would be padded for protection and the edge of the platform painted orange to show more clearly.

Storage (111)

- ✓ 1. Shelving was discussed, adjustable shelves will be installed on the short wall and they are to maintain 18" from door to shelf.

Prep Area (112)

- 1. See General Notes, no additional comments.

Conference Room (113)

- 1. See General Notes, no additional comments.

Server (114)

- 1. Paint Gypsum walls as discussed onsite.



From the date of issue for this Certificate of Substantial Completion, the responsibilities between OWNER and CONTRACTOR for security, operation, safety, maintenance, utilities, insurance and warranties and guarantees shall be as follows:

RESPONSIBILITIES:

OWNER: Take responsibility for the security, operation, safety, maintenance, and utilities of all work areas.

CONTRACTOR: Complete remaining punch list items and provide all required close-out documents, including warranties.

The following documents are attached to and made a part of this Certificate:

EIKON Substantial Punch List Dated: November 18, 2025

This certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of CONTRACTOR's obligation to complete the Work in accordance with the Contract Documents.

Architect/Engineer

Contractor

Henderson B. Cullen, P.E.
Owner

12/16/2025
Date
12/16/2025
Date
2/18/2024
Date