



UNBEHAGEN
CONSTRUCTION

www.tuconllc.com

Office: 2111 Gulf Fwy, La Marque, TX 77568

Mailing: 2925 Gulf Fwy S, # B-194

League City, TX 77573

Office No. 409-632-7922

Galveston ISD
Attn: James Ramirez
4302 Ave. Q
Galveston, TX 77550

July 16, 2026

Subject: Galveston ISD Crenshaw Elementary School Fencing
Construction Proposal

Mr. Ramirez,

TUCON, LLC is pleased to present this proposal in the amount of \$193,870.00 (One Hundred Ninety Three Thousand Eight Hundred Seventy Dollars) for the fencing at the Galveston ISD Crenshaw Elementary School located at 416 TX-87 Crystal Beach, TX 77650.

Proposal is based on the following:

Price based on GISD supplied "Generic Scope of Work" with drawing provided by James R. on 7/6/2026 (5 pages).

Work to be performed during normal business hours, Monday – Friday 7am to 5pm.

All locations of underground lines **inside** of the perimeter of the property to be provided by owner.

Excludes any electrical, plumbing, stormwater piping, mow strips, signage, painting, grounding of fence, clearing of brush and trees.

Excludes any work related to unforeseen items and underground obstructions.

Excludes survey, design, engineering, permits, bonds and taxes.

Excludes barricades or temporary fencing.

This proposal is valid for 30 calendar days.

Detailed proposal scope is as follows:

Item #1 – Demo and haul off existing chain link gates and approximately 890 linear feet of existing chain link fence.

Item #2 – Furnish and install approximately 2,362 linear feet of 8 foot tall, black vinyl chain link fence.

Item #3 – Furnish and install (1) 12' double swing gate and (2) 6' single swing gate to match adjacent fence.

8' Black Chain Link:

- 2 3/8" blk SCH40 line posts (10'oc) w/ 9" x 36" concrete footer
- 3" black SCH40 terminal posts w/ 12" x 36" concrete footer
- 1 5/8" blk SCH40 top rail & brace @ terminals
- bottom tension wire
- 2" x 8GA Class 2B Fuse Bonded chain link fabric with 9GA core wire

Gates:

- Fulcrum latches can be locked with a padlock. Padlock by owner.
- Standard hinges (not self-closing)
- Core drills included for gate posts where necessary



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Please let us know if there are any questions and we appreciate the opportunity to submit this proposal.

Sincerely,

TUCON, LLC

A handwritten signature in black ink, appearing to read 'Mike Unbehagen', with a stylized flourish at the end.

Mike Unbehagen, CEO



GALVESTON INDEPENDENT SCHOOL DISTRICT

GENERIC SCOPE OF WORK

Crenshaw Elementary School & Middle School

Chain Link Fence Replacement

Project Description

The Contractor shall furnish all labor, supervision, materials, equipment, tools, transportation, permits, and incidentals necessary to remove the existing chain-link fencing and install new industrial-grade chain-link fencing and gates at Crenshaw Elementary School and Middle School.

The work shall include demolition, disposal of existing fencing, installation of new fence components, gate hardware, concrete footings, cleanup, and restoration of disturbed areas.

Scope of Work

1. Mobilization and General Requirements

- Mobilize personnel, equipment, and materials to the project site.
 - Provide project supervision throughout construction.
 - Coordinate work with Galveston ISD staff to maintain campus security.
 - Maintain safe access for students, staff, and emergency vehicles.
-

2. Demolition

Remove and legally dispose of existing chain-link fencing, including:

- Approximately **340 linear feet** of existing 8-foot chain-link fence including posts and fabric.
 - Remove all associated concrete footings where required.
 - Dispose of all demolition debris off site.
-

3. New Chain-Link Fence Installation

Provide and install approximately:

- **2,250 linear feet** of new **8-foot-high industrial chain-link fencing**
- Vinyl-coated chain-link fabric
- 6-gauge galvanized steel framework

- 2-1/2-inch line posts
 - Posts spaced approximately 10 feet on center
 - Top rail and all required tension wire, bands, ties, rails, caps, and accessories
 - Concrete footings for all posts
-

4. Corner Posts

Install:

- **16 corner/end posts**
 - Heavy-duty galvanized steel
 - Concrete foundations
 - Complete with caps and required hardware
-

5. Gates

Provide and install:

- **Three (3) 12-foot-wide double swing gates**
- 8-foot-high galvanized chain-link construction
- Heavy-duty hinges
- Latching hardware
- Concrete-set gate posts

Provide and install:

- **Four (4) 4-foot-wide pedestrian gates**
- Vinyl-coated chain-link
- Heavy-duty hinges and latch hardware

Provide and install:

- **Two (2) transom assemblies**
 - Complete with all necessary framing and hardware
-

6. Door Hardware

Provide and install:

- **Two (2) panic devices**
 - Rim-type touch bar hardware
 - Complete installation and adjustment
-

7. Project Completion

The Contractor shall:

- Verify fence alignment and gate operation.
 - Remove excess materials and construction debris.
 - Restore disturbed areas.
 - Ensure all gates operate properly and latch securely.
 - Deliver a clean and safe project site upon completion.
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Estimated Quantities

Item	Quantity
Existing fence demolition	340 LF
New 8' chain-link fence	2,250 LF
Corner/end posts	16 EA
12' double swing gates	3 EA
4' pedestrian gates	4 EA
Panic devices	2 EA
Transom assemblies	2 EA

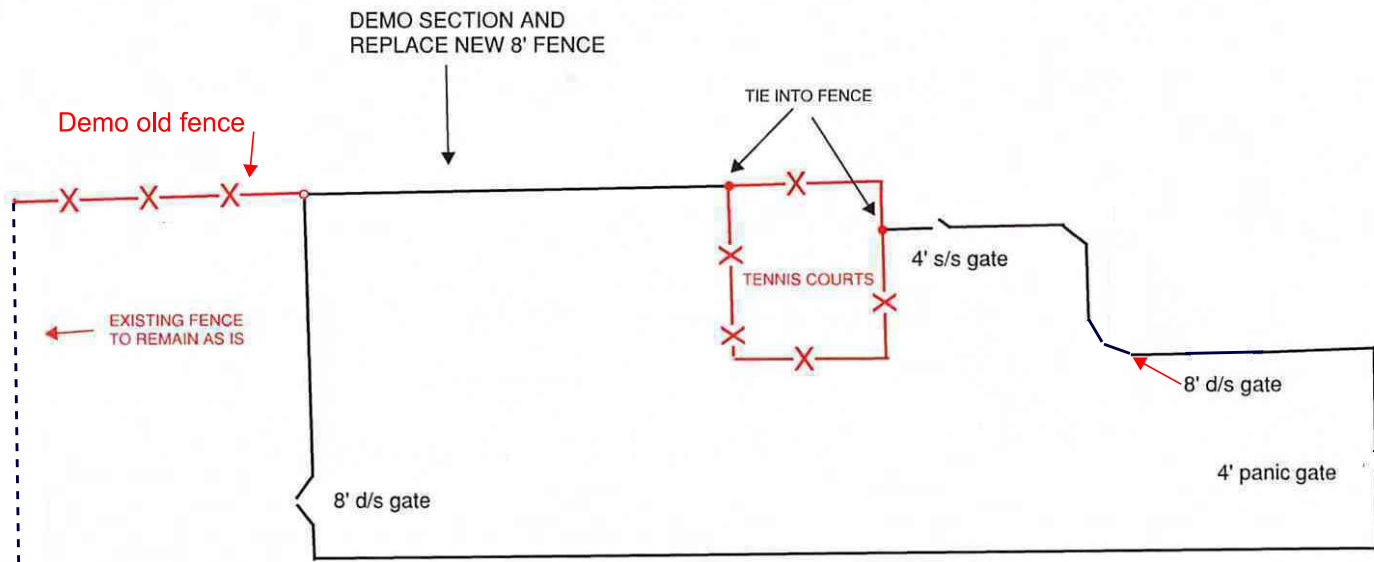
Contractor Responsibilities

The Contractor shall provide:

- Labor
- Materials
- Equipment
- Supervision
- Site safety
- Temporary protection
- Concrete footings
- Fence hardware
- Gate hardware
- Cleanup
- Disposal of demolition materials
- Coordination with Galveston ISD
- Warranty on workmanship and materials in accordance with contract documents.

All work shall comply with applicable building codes, OSHA regulations, manufacturer recommendations, and Galveston ISD standards.

PROPOSED PERIMETER FENCE LAYOUT



PROPOSED PLAYGROUND FENCE LAYOUT

