

Item 3 – District Office Renovation Efforts

Following the rejection of all sealed bids submitted relating to the renovation of the H&R Block space and its incorporation into the current District Office, the General Manager was encouraged by members of the Building Committee to split the bid proposal into two separate tasks:

1. Renovation of the H&R Block space as prescribed by the construction plans created by GLS
2. Creation of an opening between the current District Office space and the H&R Block space as prescribed by the construction plans created by GLS

Two (2) entities were located willing to create the passageway between the buildings but would need to be under a general contractor for liability insurance purposes. Texas Municipal League Liability Risk Pool informed us that our liability coverage does not extend to us performing as a general contractor.

One (1) entity was found willing to be the general contractor and bid the proposed passageway as part of the overall project. Quality Drywall (Micky Martin) submitted the attached proposal amounting to \$139,777.00 plus bonding allowance of \$7,500.00

The electrical service for both the air handler and A/C condenser unit are currently located within Finetta Beauty College with the condenser physically located on the roof of Finetta. We pay the electricity bill but do not have direct access to these items. The possible relocation of these is not considered in this bid proposal nor was it considered in any of the rejected proposals. This is a matter for consideration as we move forward with the renovation project. This would be an additional cost if we choose to address this issue.

It is the recommendation of the Building Committee members and the General Manager to accept the bid proposal submitted by Quality Drywall (Micky Martin) for renovation of the H&R Block and District Office spaces.

Proposal

Quality Drywall
18101 FM 974
Bryan, TX 77808

832-423-7761

micky.qualitydrywall@gmail.com

May 12, 2026 (Revision)

GRT INTERESTS

Mark Carraba

Re: Office Renovations BVGCD

112 W. 3rd St.

Hearne, Texas

We propose the following scope of work as her plans dated 2/6/26:

- Asbestos testing required for building permit(abatement not included)...\$1,400.00
- Building permit fees estimated.....\$1,200.00
- Demolition of existing walls, ceiling, tiles, cabinets, flooring, etc.....\$3,500.00
- Dumpster rental & Hall off fees....\$4,000.00
- Construct temporary wall for dust barrier at existing BVGCD space; area of new opening into new space.....\$2,500.00
- Plumbing.....\$11,250.00
- **Electrical revised (see below).....\$30,300.00**
- AC / Mechanical.....\$5,300.00
- Cut opening in existing brick wall and install

- Install new walls, new sheetrock at new walls, patch/repair existing sheetrock.....\$12,000.00
- New ceiling 2' cross-tees with new standard ceiling tile.....\$6,000.00
- Cabinet with base plastic laminate countertops.....(allowance).....\$11,000.00
- Painting.....\$12,000.00
- Standard doors, door frames & door hardware.....\$7,500.00
- Bathroom accessories (grab bars, toilet paper holder, mirror.....\$900.00
- Cleanup/final clean.....\$4,000.00
- Allowance for floors.....\$12,000.00
- Builders fee for supervision of project.....\$13,600.00

2

Estimated total amount.....\$147,350.00

Revision electrical deduct(\$7,573.00)

Revised estimated total.....\$139,777.00

Add: bonding allowance if needed.....\$7,500.00

** Note: If proposal is accepted, suggested contract standard AIA document request a payment method progress payment due times per month every two weeks for work in place 5% repainted retained for all trades due within 30 days of CO issuance.

** Clarifications:

- Existing ceiling grid to remain. Add 2 foot cross tees install new 2 x 2 tile to match existing BVGCD as close as possible. Existing ceiling to remain at existing ceiling height in new proposed space also. (Install new R30 batt insulation laid on top of ceiling grid).
- Revision: electrical service on back of BVGCD is to remain as is. Relocate panel in nail salon to wall in new BVGCD space. Reroute wires to panel box on top of parapet wall.
- New cabinets to be wood painted or stained. Countertop standard grade plastic laminate.
- New doors to be pre-hung units, wood jam, solid core doors (stain/paint grade).
- Asbestos testing is required for building permit. If asbestos is found removal is not included within this estimate.
- The following items are not included:
 1. Infant or toddler-changing station.
 2. Drinking water fountain.
 3. No work at storefront is included.
 4. No work included within the estimate for existing space. (One exception which involves temporary barrier wall at brick cutting area only.