

# Proposal

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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 per 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

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

Revision electrical deduct .....(\$7,573.00)

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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.