



Generocity Services, Inc.

1212 Winding Way Drive • Friendswood, TX 77546 • Phone: (281) 482-8881

Philip Handley  
Lee College  
Baytown, TX 77520

Job Address:  
550 Lee Dr.  
Baytown, TX 77520

Print Date: 12-11-2024

## Proposal for Lee College Gym & Natatorium (7) Restrooms

Dear Mr. Handley,

Generocity Services Inc. is pleased to present our preliminary proposal for the above referenced project. This project is priced in accordance with our CHOICE PARTNERS Contract #23/016MR-17 and excludes proprietary vendor and owner's separate contractor pricing.

### PRELIMINARY DESIGN SPECIFICATION WAIVER

All designs and specifications presented herewith are preliminary and are subject to change after review of changes due to customer requests. Any costs associated with preliminary design and scope changes will be added to the final cost of the project.

### SCOPE OF WORK

Provide materials, labor, equipment, and supervision to complete the following:

#### Restrooms (5)

Demo existing restroom partions- wall tile.

Remove the toliets, urinal and sinks, place in storage area .

Cut out the existing drywall behind the wall tile and replace with 5/8 plywood and install new 12" x 24 " tile.

Concept Surfaces - Upward - Snow Matt finish tile as specified.

Grout the tile using specified # 24 Natural Grey - Laticrete grout .

Install new TEX-LAM -FINISH: PHENOLIC BLACK CORE (FACTORY STANDARD COLOR) FLOOR MOUNTED/HEADRAIL BRACED (ALUMINUM HEADRAIL) CHROME ZAMAC HARDWARE: STIRRUP BRACKETS, HINGES, LATCH & KEEPER, COAT HOOK, FASTENERS

#### Locker Rooms (2)

Remove all fixtures and place in storage area for reuse.

Remove all tile from walls.

Remove the toliet area partions as needed.

Dispose of all materials as required.

Install 5/8 plywood in all areas excluding shower area.

Use concrete board and install waterproofing material to all shower walls prior to tile install .

Install stall new 12" x 24 " Concept Surfaces - Upward - Snow Matt finish tile as specified.

Grout the tile using specified # 24 Natural Grey.

**Flooring:** All existing wall & floor tiles to be demoed and epoxy floor coating with concrete moisture mitigation - approx. 1,406 sqft.

#### **Electrical/Lighting:**

(18) 2x4 LED

(4) 2x2 LED for shower locations

(8) LED Bathroom Vanity Fixtures

**Mirrors:**

Men's Restroom 134

Remove (1) mirror

Provide and install (1) new mirror 18" x 36" with BS frame

Women's Restroom 133

Remove (2 - ea.) mirrors

Provide and install (2 - ea.) new mirrors 18" x 36" with BS frame

Men's & Women's Large Restrooms

(1 - ea.) Wall of mirrors 18' x 4' with three pieces, J molding and L molding

Family Restroom

Remove (1) existing mirror

Provide and install (1) new mirror 18" x 36" with BS frame

Men's & Women's Locker Rooms

Remove (2 - ea.) existing mirrors

Provide and install (2 - ea.) new mirrors 18" x 36" with BS frame

Remove (1 - ea.) existing shower enclosure

Provide and install (1 - ea.) new shower enclosure

**Countertops:**

Men's & Women's Large Restroom

New solid surface counter top approx. 18 lft. x 25"

Items	Description	Price
RS Means		\$494,959.29
Houston CCI .858		-\$70,284.22
Choice Partners .89		-\$46,714.26
Discount		-\$55,000.00
Bond		\$5,844.00

**Total Price: \$328,804.81**

**PRECEDENCE**

We have established a project-specific order of precedence for the inquiry documents -- not only to help establish a baseline for our pricing, but also to maintain technical continuity, to confirm the intent and priorities for the project, and to provide the basis for solving discrepancies within the inquiry and construction documents. Our order of precedence is as follows:

- a. Generocity Services Proposal.
- b. Addenda issued by Client.
- c. Scope of Work issued by Client within the Invitation to Bid.
- d. Directives and work scope specifically and graphically issued within the Construction Drawings prepared by Client.
- e. Manufacturer's recommendations and installation instructions.
- f. Directives, regarding project work scope, specifically within the Project Specifications prepared by the Client.
- g. All Project Specifications prepared by Client that are specifically applicable to the project scope of work and project drawings.

- h. Owner's Engineering Facility Standards that are specifically referred to within this inquiry, and that have been issued as part of the inquiry.
- i. Balance of applicable project bid documents.

#### **SERVICES & MATERIALS PROVIDED BY CLIENT/OWNER**

1. Testing and abatement of asbestos and other potentially hazardous materials.
2. Pre-design testing, investigation of soils and other existing structures for engineering purposes.
3. Probing of existing grade in effort to detect subsurface obstructions, obstacles, or hazardous material.
4. Material strength and performance testing and other quality control testing.
5. Document preparation for permit; coordinating or making application for permit; procuring any building permits or any other permits or fees that may be applicable to this project unless otherwise noted.
6. Provisions of temporary toilet facilities for construction work force.
7. Provisions of temporary electrical power supply for construction purposes.
8. Provisions of temporary water supply for construction purposes.
9. Move, relocate, modify, repair, demolish, or otherwise alter existing facilities, material equipment, appliances, furnishings, installations, utilities, and/or structures that are not specifically noted within this scope of work. This includes hidden or latent conditions, undocumented structures, inconsistent soil condition, asbestos, and other hazardous materials in order for Generocity Services to perform the required scope of work.

#### **TECHNICAL CLARIFICATIONS**

1. Components and activities specifically exclude from this proposal:
  - a. Design and/or constructions of permanent site storm water detention or drainage structures.
  - b. Testing of existing concrete slabs for moisture, alkali, and other contamination. Generocity Services will not be responsible for poor performance of adhered floor coverings on moisture-laden or contaminated floor slabs.
  - c. Subsurface de-watering, of the pumping of facility leaks and spills.
2. Our proposal includes the cost of providing materials and equipment called out by model numbers within the inquiry documents. When final engineering, calculation, shop drawings, or other documentation do not support the item physical characteristics, size, shape, operational requirements, etc. required by the Client, then changes may require additional costs.
3. If any code interpretation, that may be issued by the Client, his agents, the Municipals Plan Checking Department, Code Enforcement, or Inspections Department, or Inspection Department results in additional more stringent project requirements than those shown graphically on the inquire drawings, or that is specifically named or directed within the inquiry specifications (as they relate to the drawings), the additional cost shall be assessed and passed on to the Client.

#### **EXCLUSIONS**

1. Plans, architectural, engineering, geotechnical reports, materials testing laboratories.
2. On/off-site detention are not included.
3. SWPPP of containment of storm water, storm water pollution prevention planning, permitting, installations or observation.
4. Generocity Services, Inc. has not included cost for landscaping, traffic control, traffic barricades or signage, overtime or holiday work, trench drains, containments, equipment/foundations, house-keeping pads/foundations, vibrating equipment, unforeseen underground obstructions, sumps of pits.

#### **COMMERCIAL TERMS & CONDITIONS**

1. Validation Period: This proposal is valid for a period of 30 calendar days after the "DATE" indicated above.
2. Material Cost Escalation: Due to the volatile and unpredictable global material marketing pricing, Generocity Services, Inc. can not guarantee project-specific pricing for the validation period stated above. If material orders and requisite shipments are made at current pricing, we will honor the material cost. If the cost of the materials increases before shipment, then the change in price will be passed on to the Client/Owner.
3. Generocity Services, Inc. will not perform work changes unless authorized in writing by the Client before the work begins. All cost assessments will include the cost of tangible items and the additional cost associated with schedule delays and extensions.
4. When materials and permanent equipment that are purchased for this project are stored either on or off site as a result of delays by Client (or Owner), or the contractors, or agents of the same, progress pay requests will include these materials and equipment items for Client approval and payment within the contract pay period.
5. Generocity Services, Inc. will not be held responsible for damages to any concealed, hidden or buried equipment, structures, pipelines, electrical lines, cable, grounding, underground utilities and other obstacles.

6. Generocity Services, Inc, will not be held responsible for personal injury from accidents resulting from encounters with any concealed, hidden or buried equipment, structures, pipelines, electrical lines, cables, grounding, and other obstacles.
7. Downtime or delays caused by Owner and/or Client during the field construction operations shall be assessed by Generocity Services, Inc. and reimbursements by Owner and/or Client.
8. Repair cost and touch-up costs made necessary by damage caused by Owner's and /or Client's personnel will be assessed by Generocity Services, Inc. and passed on to the Client.
9. Our pricing is based on a 40-hour workweek. We have not included the cost of holiday or overtime work hours.

We appreciate the opportunity to present this proposal and look forward to your review and approval.

Sincerely,  
Joel Mueller  
Director of Business Development  
Generocity Services, Inc.

I confirm that my action here represents my electronic signature and is binding.

**Signature:**

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**Date:**

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**Print Name:**

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