



Generocity Services, Inc.

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

Philip Handley
Lee College
Baytown, TX 77520

Job Address:
200 Lee College
Baytown, Tx 77520

Print Date: 4-24-2025

Proposal for Lee College Gray Science Building Interior Reno

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:

Painting:

To prep and repaint the following areas at Lee College Science Building:

Hallway walls on the first and second floor including hard ceilings, all adjacent door frames, removal of existing wallcovering, texture, and paint to match the existing, and all metal hand rails.

Prior to painting, all surrounding areas are to be protected from debris at all times.

All cracks or nail holes are to be repaired.

All metal handrails and door frames are to be sanded and then wiped clean.

College choice of colors to be used.

Sherwin Williams Scuff Tuff to be used for walls

Sherwin Williams Pro Industrial Acrylic Alkyd Urethane to be used for rails

APPROX 19,000 WALL SQFT

800 SQFT WALLCOVERING REMOVAL

60 DOOR FRAMES

Ceiling Tiles and Corner Guards:

Mobilize all equipment, tools, and materials onsite

Provide 1- Scissor lift as needed

Provide 1- dumpster

Provide floor protection as needed

Remove and replace existing ceiling tile in corridors only in Science building (approx. 7300 sf) with owner specified ceiling tile

Provide and install 30- 4' owner specified plastic corner guards with caps

Flooring:

INSTALL TARKETT 6' POWERBOND CARPET, WALK OFF CARPET, RUBBER BASE, RUBBER STAIR STRINGERS, RUBBER CARPET REDUCERS & PREP FLOORS IN THE LV-1 & LV-2 CORRIDORS.

POWERBOND ROLL CARPET SUPPLIED & INSTALLED
TARKETT® COLOR MAP POWERBOND CUSHION RS
CUSTOM COLOR 115343355-40 APPROX 1055 SY

POWERBOND ROLL CARPET 5% MATERIAL OVERAGE -
TARKETT® COLOR MAP POWERBOND CUSHION RS
CUSTOM COLOR 115343355-40 APPROX 52.70 SY

WALK OFF POWERBOND CARPET SUPPLIED & INSTALLED -
TARKETT® ABRASIVE ACTION II 6' POWERBOND RS
COLOR TBD APPROX 58.67 SY

RUBBER BASE SUPPLIED & INSTALLED -
ROPPE® CORPORATION WALL BASE - (700) SERIES - COVE ROLL
COLOR TBD APPROX 1,200 LFT

RUBBER STAIR STRINGERS SUPPLIED & INSTALLED-(TO BE INSTALLED ON ONE SET OF STAIRS WHERE THE EXISTING WOOD BASE IS LOCATED, BUT NOT ON THE MID LANDING) _
ROPPE® CORPORATION STRINGER MATERIAL- RUBBER 10" X 6'
COLOR TBD APPROX 4 PCS

DEMO CERAMIC FLOOR TILE
APPROX 1,122. SF

DEMO CARPET
APPROX 879.00 SY

FLOOR PREP-
ARDEX® FEATHER FINISH XF
10 LB. BAG
APPROX 44 BAGS

Items	Description	Price
RS Means		\$240,881.34
Houston CCI .847		-\$36,854.85
Choice Partners .89		-\$22,442.91
Discount		-\$22,000.00
Bond		\$3,385.00

Total Price: \$162,968.58

Alternate 1:

ADD: \$31,315.00 plus \$450 for Bond increase

INSTALL TARKETT LVT, WALK OFF CARPET, RUBBER BASE, RUBBER STAIR STRINGERS, RUBBER CARPET REDUCERS & PREP FLOORS IN THE LV-1 & LV-2 CORRIDORS.

LVT SUPPLIED & INSTALLED

TARKETT® EVENT ABSTRACT 18" X 18"

COLOR TBD APPROX 9090 SF

LVT ADHESIVE MATERIAL

TARKETT® ADHESIVE - 959HM HIGH MOISTURE

4 GALLON PAIL APPROX 15 PAILS

FLOOR PREP

ARDEX® FEATHER FINISH XF

10 LB. BAG

APPROX 135 BAGS

Alternate 2:**ADD: \$13,109.00 plus \$256 for Bond increase****Braille ADA Signs including installation (74)**

CUSTOM CHANGEABLE ADA BRAILLE SIGN,

Back plate:

1 - 7"h x 9.5"w x 1/8" thick gloss black acrylic

Face plates:

1 - 2"h x 7.25"w x 1/8" thick White ADA plastic (L-010-30 Bright white)

With 3M adhesive / direct UV logo printed + 1/32" thick text + type 2

Braille beads:

1 - 2"w x 4"h x 1/8" thick White ADA plastic (L-010-30 Bright white) with

With 3M adhesive /

1 - 2"w x 2"h x 1/8" thick Red ADA plastic (L-010-13 Red) with

With 3M adhesive /

2 - .25"h x 7.25"w x 1/32" thick with adhesive Grey (L-010-65 Grey) for
top of window plate / back of window slider 4.75"h x 7.25"w x 1/32" thick
Grey (L-010-65 Grey) - spacing is 1/16"

1 - 4.75"h x 7.25"w x 1/32" thick Non-glare ADA plastic (L-010-033Q)

ROOMS - 1ST FLOOR (41 signs)

112

113

114

115

116

117

118

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120

121

122 (2 COPIES)

123

124 (2 COPIES)

125 (2 COPIES)

126 (2 COPIES)

127 (2 COPIES)

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129 (2 COPIES)

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135 (2 COPIES)

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145

2ND FLOOR (33 signs)

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206A
206B
206C
206D
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Braille ADA Signs including installation (4)

CUSTOM ADA BRAILLE SIGN,

Back plate:

1 - 6"h x 7"w x 1/8" thick gloss black acrylic

Face plates:

1 - 2"h x 4.25"w x 1/8" thick White ADA plastic (L-010-30 Bright white)

With 3M adhesive + 1/32" thick text + type 2 Braille beads

1 - 2"w x 3.75"h x 1/8" thick White ADA plastic (L-010-30 Bright white)

With 3M adhesive / direct UV logo printed

1 - 2"w x 2"h x 1/8" thick Red ADA plastic (L-010-13 Red) with

With 3M adhesive /

1 - 4.75" w x 3.75"h x 1/8" thick with adhesive Grey (L-010-65 Grey) with
black 1/32" thick 2ply text + clear braille beads

ROOMS - 1ST FLOOR:

MEN'S RESTROOM (1)

WOMEN'S RESTROOM (1)

ROOMS 2ND FLOOR:

MEN'S RESTROOM (1)

WOMEN'S RESTROOM (1)

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 inquiry 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:

Date:

Print Name:

Costs based on RSMeans data

Estimate Name: B25-04-15-2025A Lee College Gray Science Building

ESTIMATE INFORMATION

Client Name: Lee College
Estimate Address: TEXAS

Notes:

Quantity	LineNumber	Description	Unit	Ext. Mat. O&P	Ext. Labor O&P	Ext. Total O&P	Notes
1.00	013113200200	Field personnel, project manager, average	Week	\$ -	\$ 3,749.00	\$ 3,749.00	
2.00	013113200260	Field personnel, superintendent, average	Week	\$ -	\$ 7,450.00	\$ 7,450.00	
2.00	015433400020	Rent aerial lift, scissor type, to 20' high, 1200 lb. capacity, electric, Incl. Hourly Oper. Cost	Week	\$ -	\$ -	\$ 1,250.57	
2.00	015436501300	Mobilization or demobilization, delivery charge for equipment, hauled on 3-ton capacity towed trailer	Ea.	\$ -	\$ 600.00	\$ 880.00	Mob and demob for lift
1.00	024119190725	Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	Week	\$ 625.00	\$ -	\$ 625.00	
10.00	024119190950	Selective demolition, rubbish handling, dumpster, alternate pricing method, disposal fee per ton, average for all sizes, cost to be added to demolition cost	Ton	\$ 970.00	\$ -	\$ 970.00	
30.00	024119192045	Selective demolition, rubbish handling, 0' 100' haul, load, haul, dump and return, wheeled, cost to be added to demolition cost	C.Y.	\$ -	\$ 1,530.00	\$ 1,530.00	
30.00	024119192085	Selective demolition, rubbish handling, haul and return, add per each extra 100' haul, wheeled, cost to be added to demolition cost	C.Y.	\$ -	\$ 705.00	\$ 705.00	
320.00	062513101200	Hardboard paneling, plastic faced hardboard, 1/8" thick, excluding furring or trim	S.F.	\$ 217.60	\$ 1,014.40	\$ 1,232.00	
8000.00	090190920520	Paint preparation, surface protection, placement & removal, masking w/paper	S.F.	\$ 1,120.00	\$ 6,640.00	\$ 7,760.00	
7300.00	090505101200	Ceiling demolition, suspended ceiling, mineral fiber, 2 x 2 or 2 x 4, remove	S.F.	\$ -	\$ 6,205.00	\$ 6,205.00	
7911.00	090505200560	Carpet tile, permanent adhesive, removal	S.F.	\$ -	\$ 5,458.59	\$ 5,458.59	
1122.00	090505202000	Flooring demolition, tile, ceramic, thin set	S.F.	\$ -	\$ 2,120.58	\$ 2,120.58	
800.00	090505305035	Walls and partitions demolition, wallpaper, by hand, 3 layers or more	S.F.	\$ -	\$ 3,256.00	\$ 3,256.00	
7300.00	095123101165	Suspended acoustic ceiling tiles, mineral fiber tile, tegular, fine textured, 2' x 2' or 2' x 4', 3/4" thick	S.F.	\$ 15,257.00	\$ 12,848.00	\$ 28,105.00	
3200.00	096510103600	Latex underlayment, cementitious for resilient flooring, 1/8" thick	S.F.	\$ 2,816.00	\$ 14,816.00	\$ 17,632.00	
1200.00	096513131100	Wall base, rubber, straight or cove, standard colors, 4" high, 1/8" thick	L.F.	\$ 2,580.00	\$ 2,820.00	\$ 5,400.00	
80.00	096513131153	Wall base, rubber corners, standard colors, 4" high, 1/8" thick	Ea.	\$ 404.00	\$ 188.00	\$ 592.00	
1110.00	096816101100	Carpet, commercial grades, direct cement, nylon, level loop, 40 oz., medium to heavy traffic	S.Y.	\$ 71,040.00	\$ 10,989.00	\$ 82,029.00	
540.00	096820104350	Resilient flooring, synthetic turf, 3/4" ht.	S.F.	\$ 7,047.00	\$ 1,906.20	\$ 8,953.20	
1020.00	099113700140	Paints & coatings, exterior door frames & trim only, brushwork, primer + 2 coats, exterior latex	L.F.	\$ 489.60	\$ 2,570.40	\$ 3,060.00	
19000.00	099123721670	Painting walls, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation	S.F.	\$ 10,830.00	\$ 38,950.00	\$ 49,780.00	
120.00	102613200700	Corner protection, clear plastic, screw mounted, 2-1/2" leg	L.F.	\$ 554.40	\$ 1,584.00	\$ 2,138.40	

R S Means Estimate	\$ 240,881.34
Houston CCI .847	\$ (36,854.85)
Choice Partners .89	\$ (22,442.91)
Discount	\$ (22,000.00)
Sub Total	\$ 159,583.58
Bond	\$ 3,385.00
Grand Total	\$ 162,968.58