



Downtown Improvements Program

206 West 28th Street / English-Poindexter House	\$6,225.00
Property Address	Requested Funding Amount
\$5,300.00 and \$4,200.00—front porch	\$8,250.00 and \$11,200.00—paint
Cost Estimate #1	Cost Estimate #2

Application Review

- 1) The application meets the minimum submittal requirements. *Section II-A.*
- 2) The property is eligible to receive funding. *Section I-E.*
- 3) The proposed improvements are eligible to receive funding. *Section I-D.*
- 4) The request exceeds a combined total of \$1,000 per linear foot of façade street frontage. *Section I-J.*

Yes	No	Both
✓		
✓		
✓		
	✓	

**Note* If "No" is checked on any or all for questions 1-3 above, the application is not eligible to be considered for grant funding.*

Additional Consideration Criteria *Section II-C*

- 1) Property is on the National Register of Historic Places.
- 2) Located within the Downtown Historic District, or other City preservation overlay or district.
- 3) Improvements propose to remove historically insensitive additions and/or maintain existing features.
- 4) Improvements attempt to reuse existing, historic materials instead of complete replacement with new materials.
- 5) Property has not previously received DIP funding.

Yes	No	Both
1987		
	✓	
✓		
✓		
✓		

Recommendation

\$6,225.00

Recommended funding amount for application

Lindsey Guindi, AICP
Director of Strategic Projects

Paul Kaspar, P.E., CFM
City Engineer

Richard Cortez
TIRZ 21 Board Appointee

100%

Percentage of original requested amount

Randy Haynes, AICP, LEED GA
Historic Preservation Officer

Robert Holzweiss
HLC Appointee

March 2, 2015
Date

Additional comments regarding the application and reasoning behind the recommended funding are on the opposite side of this sheet.

Comments

Below are comments from the Downtown Improvements Grant Review Panel regarding the proposed improvements and the justification for the recommended amount of funding. City Council makes the final decision regarding the amount of funds granted.

Application Review

The application met all the submittal requirements as outlined in Section II-A of the Downtown Improvements Grant application.

Drawings/Plan Details

The applicant is proposing to repair the existing front porch and to paint the exterior of the property. While the property appears to be a residence, it is within a commercial zoning district and is used for commercial purposes. The grant will fund the proposed repairs and make the structure safer.

Additional Consideration

The application meets the following additional consideration criteria as outlined in Section II-C:

- Improvements propose to maintain existing features;
- Improvements proposed to reuse existing materials; and
- The property has not previously received DIP funding.

Other Comments

The 1907 English—Poindexter House is an excellent expression of a modified L-plan dwelling which was common in Bryan during the early years of the 20th century., but very uncommon today in an unaltered state. The property is on the National Register and is adjacent to two other National Register properties, the English-Dansby House and Temple Freda. The applicant proposes an adaptive re-use of the property as an event center. The requested funding is a small portion of the nearly \$160,000.00 repairs to be completed on the property.



Downtown Improvements Program Grant Application

English-Poindexter House

206 W. 28th Street

Downtown Bryan





**Eligible Area for the
Downtown Improvements Matching Grant Program**



History:

Built around 1905, the English-Poindexter House is located in the 117th block of the City of Bryan. Added to the National Register of Historic Places in 1987, the English-Poindexter House was included based upon its noteworthy design, as the L-plan and modified L-plan layout resulted from popular and traditional architecture merging in the late nineteenth century.

Current Condition/Use:

The English-Poindexter House is currently unoccupied. The exterior of the building needs extensive repair to the front porch, siding, trim, fascia, soffit, and underpinning. These needed repairs all significantly impact the curb appeal of the English-Poindexter House from both West 28th Street and South Parker Street.

Future Plans:

Once significant exterior and interior improvements have been made, the English-Poindexter House will serve as a event center, providing a central location for various events in the Brazos Valley.

Intended Façade Improvements:

Maintaining the integrity of the historical features of the English-Poindexter House is a primary concern. Our plans, detailed below, intend to embrace the history of the home which enabled it to be placed on the National Register of Historic Places while also providing a safe and elegant establishment that promotes growth and tourism in Downtown Bryan.

Front Porch: Repair/Replace front porch while maintaining the historic support columns. By extending the porch to include a handicap accessible ramp, we can also construct new deck railing to provide safety for guests. Once these improvements have been made, new underpinning will be installed to allow the architecture design of the English-Poindexter House to be appreciated in its entirety.

Siding, trim, fascia and soffit: In order to fully showcase the potential of the English-Poindexter House, multiple fascia boards and soffit will need to be replaced prior to the existing paint being professionally removed and repainted.

Benefits of Improvements:

Anchoring the city block, the English-Poindexter House has the potential to be appreciated from both West 28th Street and South Parker Avenue. With its impressive design and elevation, the English-Poindexter House has the potential to not only catch the attention of those traveling by, but also to be appreciated. With a row of crepe myrtles along South Parker Avenue, the upraised corner lot along with the English-Poindexter House has a lot to offer the City of Bryan.

Images – Page 1 (included in file as .jpg)



Images – Page 2 (included in file as .jpg)



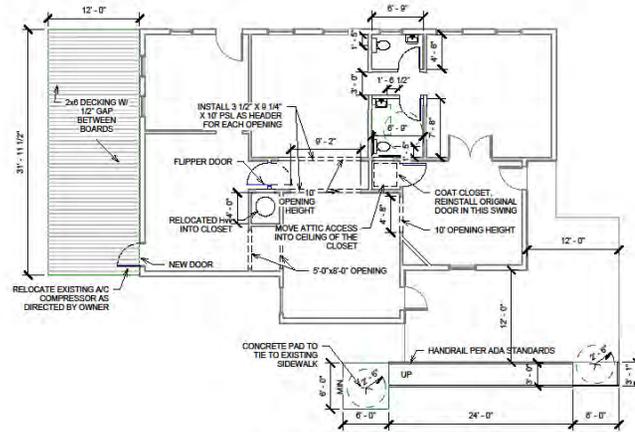
Images - Page 3 (included in file as .jpg)



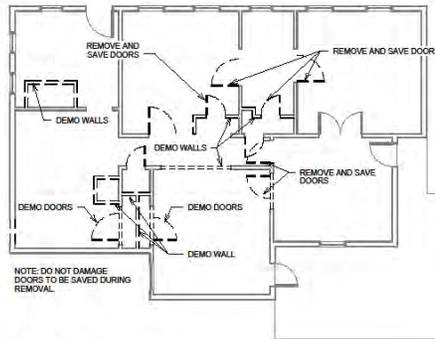
Images - Page 4 (included in file as .jpg)



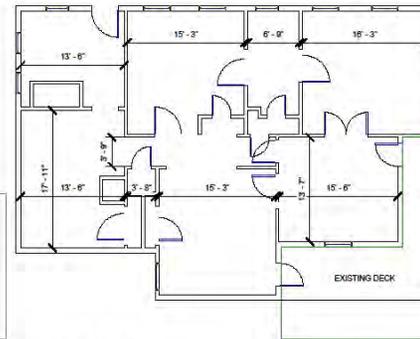
Drawings/Floor Plans



3 FLOOR PLAN
1/8" = 1'-0"



2 DEMO PLAN
1/8" = 1'-0"



1 EXISTING FLOOR PLAN
1/8" = 1'-0"

laurelhouse

LaurelHouse Studio
712-A Banks
Bryan, Texas 77803
979.314.7303
www.laurelhousestudio.com

No.	Description	Date

FLOOR PLANS

Project number	
Date	
Drawn by	Author
Checked by	Checker
A101	
Scale	1/8" = 1'-0"

2/16/2015 3:45:57 PM

Exterior Paint Bid #1
(Standardized format bid in file)

Exterior Paint Bid #2
(Standardized format bid in file)

Description	Qty	Cost	Total
Building Permits		1,150.00	1,150.00
Building Materials		24,500.00	24,500.00
Demo		6,000.00	6,000.00
Framing Labor		20,500.00	20,500.00
Plumbing Labor		6,640.00	6,640.00
Plumbing Fixtures		1,360.00	1,360.00
Electrical Labor & fixtures		12,885.00	12,885.00
Paint & Supplies	1,600	7.00	11,200.00
Cabinets & Vanities		2,500.00	2,500.00
Countertops		1,350.00	1,350.00
Millwork & Trim		3,000.00	3,000.00
Trim Materials		2,000.00	2,000.00
Flooring Labor		8,000.00	8,000.00
Sheetrock		5,900.00	5,900.00
Doors		1,500.00	1,500.00
Windows - repairs		1,000.00	1,000.00
Hardware		2,500.00	2,500.00
Heating & Cooling		7,500.00	7,500.00
Insulation		3,875.00	3,875.00
Miscellaneous		13,000.00	13,000.00
Driveway/sidewalks		0.00	0.00
Cleanup & Haul Off		1,500.00	1,500.00
Landscape		0.00	0.00
Irrigation System		0.00	0.00
Sodding		0.00	0.00
Fencing Labor		0.00	0.00
Builder's Risk Insurance	4	45.00	180.00
Portable Toilet Service	4	95.00	380.00
Overhead & Profit	0.14	138,420.00	19,378.80
Total			\$157,798.80

Exterior Paint Bid #2
(Standardized format bid in file)

E & E Construction
P.O. Box 11528
College Station, TX 77842
(979) 412-1755

Gerard Construction
979-775-1526

Re: Downtown Restaurant Remodel

Exterior Repairs	\$15,000.00
Front Deck Repairs	\$5,000.00
Ramp	\$6,000.00
Cover Floor w/ Corkboard	\$3,000.00
Demo Work	\$6,000.00
Remove & Repair Kitchen Floor	\$7,000.00
Rear Deck	\$9,000.00
Front Door Work	\$1,000.00
Rework Interior Walls	\$5,000.00
Misc. (Unseen)	\$15,000.00

**Front Porch Bid #1
(Standardized format bid in file)**



**4031 Charles Ave.
Bryan, TX 77808
979-204-0872**

**PROPOSAL
206 W. 28th St. - Porch
2/16/15**

Remove and replace entire front porch including porch ceiling. \$ 1,800.00
Labor Only.

Remove and replace entire front porch including porch ceiling. \$2,400.00
Material. Estimate only.

- Any alterations or deviations by the owner from the plans and specifications will be executed only upon written change order, and will be charged over and above the proposal.
- All work is guaranteed to be as specified, and the above listed work will be performed in accordance with the plans and specifications submitted.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work outlined above.

Customer Signature: _____ Date: _____

Front Porch Bid #2 (Standardized format bid in file)

Raymond Galicia
608 W. 23rd St.
Bryan, TX 77803
979-696-3982

Contractor Proposal Bid Form

Date: 2 / 16 / 2015

Submitted To: Ben Speer

City, State, ZIP: Bryan, TX

Good Until: 3 / 16 / 15 Job: Name / Number: 206 W. 28th St

Date of Plans: 2 / 16 / 15 Approximate Start Date: / /

We hereby submit the following specifications and estimates for:

Tear down and rebuild of front porch and ramp at 206 W. 28th St

This proposal does not include:

Unlisted outside work to said structure at 206 W. 28th St

We propose to furnish material and labor to complete the above specifications, for the sum of:

\$ 5,300.00

Payments are to be made as follows: Due upon completion of project

Contractor's Signature: _____

Acceptance of Proposal: The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as listed above.

Owner's Signature: _____ Date: _____

Tax Certificate (Included in file as .pdf)

Through Tax Year 2014	TAX CERTIFICATE	Certificate # 43573
Issued By: KRISTEEN ROE, CTA PH# (979) 361-4470 BRAZOS COUNTY TAX ASSESSOR COLLECTOR 300 E. WM. J BRYAN PKWY BRYAN, TX 77803		
Property Information		
Property ID: 22517 Geo ID: 101000-0117-0080 Legal Acres: 0.0000 Legal Desc: CITY OF BRYAN TOWNSITE, BLOCK 117, LOT 6 Situe: 206 W 28TH ST DBA: Exemptions:		
Owner ID: 518003 100.00% SPEER TIMOTHY PO BOX 55 MARQUEZ, TX 77865-0056		For Entities
		Value Information
		Improvement HS: 49,000 Improvement NHS: 0 Land HS: 37,000 Land NHS: 0 Productivity Market: 0 Productivity Use: 0 Assessed Value: 86,000

Current/Delinquent Taxes						
This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):						
Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 02/16/2015			Total Due if paid by: 02/28/2015			0.00



This certificate is issued on real estate only. It does not include minerals and/or personal property.

Tax Certificate Issued for:	Taxes Paid In 2014
CITY OF BRYAN	542.35
BRAZOS COUNTY	417.54
BRYAN ISD	1,110.57

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3940) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate (Tax Code Section 31.08(b)).

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Kristeen Roe

Signature of Authorized Officer of Collecting Office

Date of Issue: 02/16/2015
Requested By: SPEER BEN
Fee Amount: 10.00
Reference #:

**Source Deed
(Included in file as .pdf)**

1. ...
and between City of
Volume 2968, Page

2. Oil and Gas Lease of
19, 1982, recorded
County, Texas.

Grantor, for the Consideration
Exceptions to Conveyance
Property, together with all

General Warranty Deed

Downtown Improvements Program Grant Application

Date Received:
HLC Meeting Date:
Council Meeting Date:
Case Contact:

TIMOTHY SPEER 903-529-3972 [REDACTED]
Owner's Name Telephone No. Fax No.

PO Box 55 Marquez Tx 77865
Owner's Mailing Address

BEN T. SPEER 979 324 4602 [REDACTED]
Agent's Name Telephone No. Fax No.

1912 Wilderland Cir Bryan, Tx 77807
Agent's Mailing Address

English-Poindexter House 206 W. 28th St Bryan
Building Name and Address

City of Bryan 117 8
Subdivision Block Lot(s)

Zoning of Property: Commercial

Current Use of Property: N/A-VACANT Proposed Use of Property: EVENT CENTER

Cost Estimate No. 1 prepared by: _____ Total for Cost Estimate No. 1: \$ _____

Cost Estimate No. 2 prepared by: _____ Total for Cost Estimate No. 2: \$ _____

Please note that both Cost Estimates must use the standardized format and be attached to this application.

Linear Feet of Street Frontage: 94

Grant Request: \$ 6,225.00

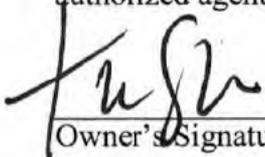
Please note that maximum grant requests are based on the amount of linear street frontage.

Has this property received any other funding through the City of Bryan? NO

Source N/A Amount N/A

Certification

I hereby certify that I am the owner of the above described property for the purpose of this application. I also certify that I have been informed and understand the regulations regarding this process as specified by City Ordinance. I also understand it is necessary for me or my authorized agent to be present at any and all public hearings in regard to this case.


Owner's Signature

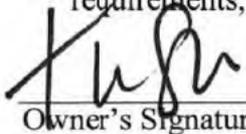
TIMOTHY SPEER
Owner's Printed Name

PO Box 55 Marquez, Tx 77865
Owner's Mailing Address

903 529 3912
Owner's Telephone

Agent Authorization

In lieu of representing this request myself as owner of the subject property, I hereby authorize the person designated below to act as my agent for the application, processing, representation and/ or presentation of this request. The designated agent shall be the principle contact person with the City (and vice versa) in processing and responding to requirements, information, or issues relevant to this request.


Owner's Signature

TIMOTHY SPEER
Owner's Printed Name


Agent's Signature

BEN T. SPEER
Agent's Printed Name

979-324-4502

1912 Wilderland Cir Bryan, Tx 77807
Agent's telephone number

Agent's Address

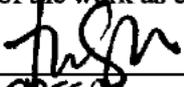
**CITY OF BRYAN
DOWNTOWN IMPROVEMENTS PROGRAM**

This Agreement is by and between the CITY OF BRYAN, a Texas Home Rule Municipal Corporation (hereinafter referred to as "CITY"), and TIMOTHY SPEER, property owner of PROPERTY ADDRESS, located in Downtown Bryan. (Hereinafter referred to as "Grant Recipient").

As part of the City's Downtown Improvement program, both parties agree that this program makes Downtown more attractive, increasing the economic vitality of the buildings, increasing sales tax and property values, while preserving and enhancing Bryan's architectural and cultural history.

The Grant Recipient agrees and accepts funding from the City as part of this Downtown Improvements Program.

The Grant Recipient shall complete all work in the scope approved by Bryan City Council. The Grant recipient shall complete all Extra Work in connection therewith. All work and materials shall be in strict conformity with the specifications. The Substantial Completion of the work shall not excuse the Grant recipient from performing all the work undertaken, whether of a minor or major nature, and thereby completing the Project in accordance with the Grant Program guidelines and scope of work. In the event that the Grant recipient fails to perform the work as required for Final Completion, Grant recipient shall reimburse the City for all costs; or the City may contract with a third party to complete the work and the Grant recipient shall assume and pay the costs of the performance of the work as contracted.

By: TIMOTHY SPEER 
Printed Name: TIMOTHY SPEER
Title: OWNER
Date: 12/30/14

CITY OF BRYAN:

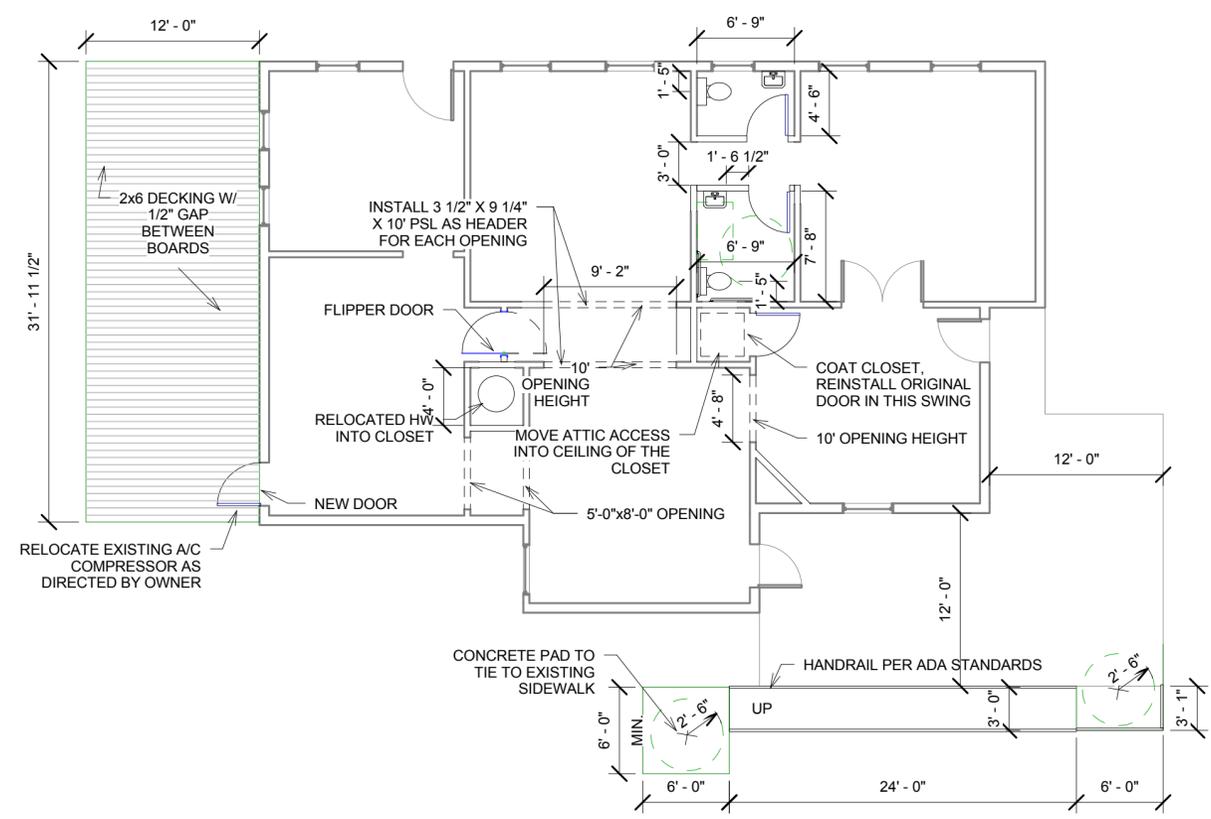
Mayor Date: _____

APPROVED:

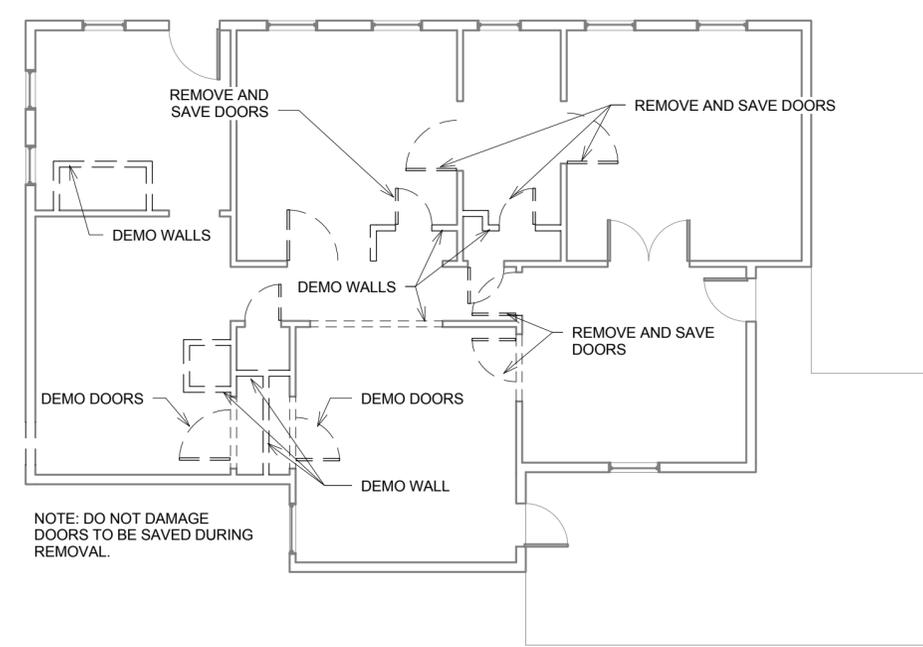
City Manager Date: _____

City Attorney Date: _____

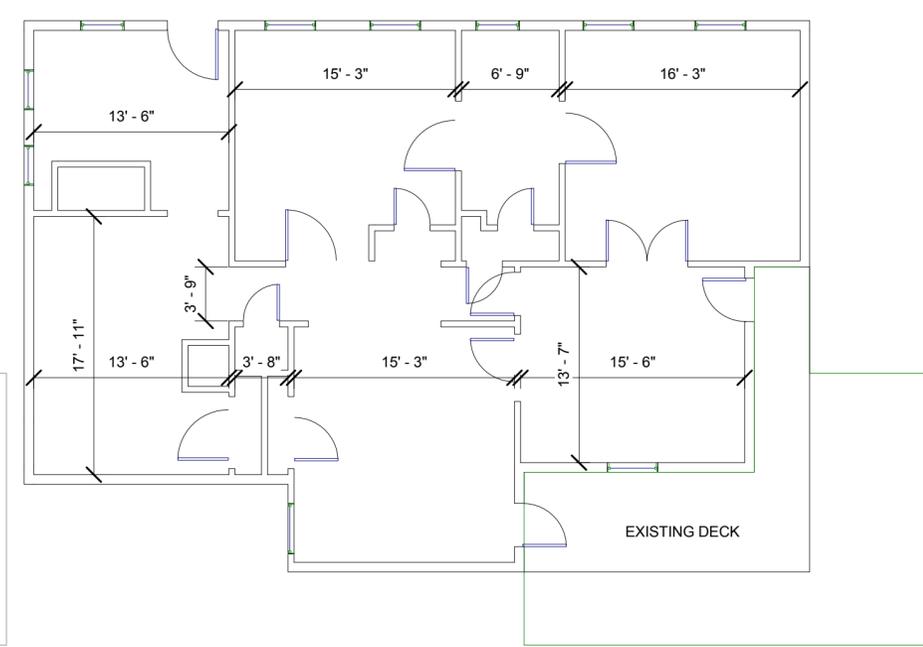
Chief Financial Officer Date: _____



3 FLOOR PLAN
1/8" = 1'-0"



2 DEMO PLAN
1/8" = 1'-0"



1 EXISTING FLOOR PLAN
1/8" = 1'-0"

No.	Description	Date

FLOOR PLANS

Project number _____
Date _____
Drawn by _____ Author _____
Checked by _____ Checker _____

A101

Scale 1/8" = 1'-0"

Bill & Return to
University Title Company
P.O. Drawer D1
College Station, Texas 77841

RECORDING PAID FOR BY: UTC GF # 134100; HYDER SPEER WD (vsj)

Doc Bk Vol Pg
01178020 OR 11740 272

GF# 134100 am

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

GENERAL WARRANTY DEED

Date: December 3, 2013

Grantor: SYED HYDER, married but not joined by my spouse as the property constitutes no part of my homestead

Grantee: TIMOTHY SPEER

Grantee's Mailing Address: P.O. Box 55
Marquess, Texas 77865

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration

Property (including any improvements):

Lot Eight (8), Block One Hundred Seventeen (117), City of Bryan, according to plat thereof recorded in Volume "H", Page 721, Deed Records, Brazos County, Texas.

Reservations from Conveyance:

NONE

Exceptions to Conveyance and Warranty:

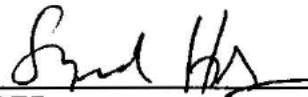
1. Terms, Conditions, and Stipulations in the Setback Encroachment Agreement by and between City of Bryan and The Public, dated October 27, 1997, recorded in Volume 2968, Page 287, Official Records, Brazos County, Texas.
2. Oil and Gas Lease from Della Merka to Inco Development Company, dated October 19, 1982, recorded in Volume 71, Page 504, Oil & Gas Lease Records, Brazos County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way

belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Ad valorem taxes for the current year have been prorated as of the date of delivery of this deed, and the Grantee by their acceptance hereof covenants and agrees to pay all ad valorem taxes upon the property from and including taxes for the year 2014.

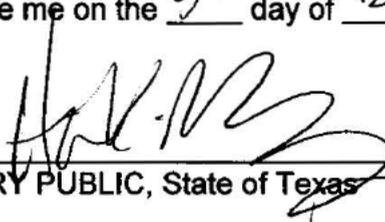


SYED HYDER

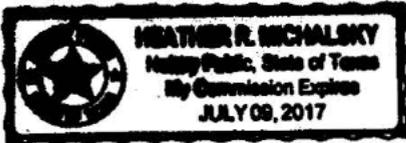
STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 2nd day of Dec, 2013, by SYED HYDER.



NOTARY PUBLIC, State of Texas



RECORDING PAID FOR BY: UTC GF# 134100
AFTER RECORDING RETURN TO:
University Title Company
1021 University Drive East
College Station, TX 77840

PREPARED IN THE LAW OFFICE OF:
HOELSCHER, LIPSEY, ELMORE, & POOLE P.C.
1021 University Drive East
College Station, Texas 77840
Victoria/UTC/HYDER SPEER WD (vsj)

GENERAL WARRANTY DEED

SYED HYDER
to TIMOTHY SPEER

Filed for Record in:
BRAZOS COUNTY

On: Dec 04, 2013 at 02:38P

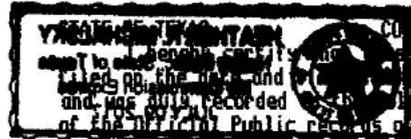
As a
NO LABEL RECORDING

Document Number: 01178020

Amount 24.00

Receipt Number - 492722

By:
Patsy Montalbano



YVONNE S. McQUEEN, CLERK
COUNTY OF BRAZOS
instrument was
stamped hereon by me
and was duly recorded
of the Official Public records of
Brazos County, Texas, on
the 4th day of December, 2013, at
the hour of 2:38 P.M.

BRAZOS COUNTY

as stamped hereon by me.

Dec 04, 2013

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

Issued By:

KRISTEEN ROE, CTA PH# (979) 361-4470
BRAZOS COUNTY TAX ASSESSOR COLLECTOR
300 E. WM. J BRYAN PKWY
BRYAN, TX 77803

Property Information

Property ID: 22517 Geo ID: 191000-0117-0080
Legal Acres: 0.0000
Legal Desc: CITY OF BRYAN TOWNSITE, BLOCK 117, LOT 8
Situs: 206 W 28TH ST ,
DBA:
Exemptions:

Owner ID: 518003 100.00%
SPEER TIMOTHY
PO BOX 55
MARQUEZ, TX 77865-0055

For Entities

Value Information

BRAZOS COUNTY	Improvement HS:	49,060
BRYAN ISD	Improvement NHS:	0
CITY OF BRYAN	Land HS:	37,030
Z REFUND ENTITY	Land NHS:	0
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	86,090

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 02/16/2015

Total Due if paid by: 02/28/2015

0.00



This certificate is issued on real estate only. It does not include minerals and/or personal property.

Tax Certificate Issued for:	Taxes Paid in 2014
CITY OF BRYAN	542.35
BRAZOS COUNTY	417.54
BRYAN ISD	1,110.57

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 02/16/2015
Requested By: SPEER BEN
Fee Amount: 10.00
Reference #:

Signature of Authorized Officer of Collecting Office



Date: 31-Jan-14

206 W. 28th Street
Bryan, Texas

CF Renovations
Chris Foster
1200 Forrest Drive
Arlington, Texas 76012

Service Date	Description	Charges
	1) Repair & Paint Exterior	
	Recondition the exterior siding, trim, fascia, & soffit to a paintable condition. Will include, grinding to remove old paint, sanding & patching any rot, & priming all surfaces.	
	Paint exterior-(1) color for the body, (1) color for the trim, fascia, & soffit. (1) additional accent color if desired.	
	All paint used will be Sherwin Williams' Emerald line of exterior paint. This a their best exterior paint and garranteed not fade or crack. Primer will also be Sherwin Williams' pro build sealer and primer designed to protect the surface from additional rot or damage.	
	10 year fade warranty included	

Amount Due \$ 8,250.00

Thank You!

Do not Hesitate to call if you have any Questions
CF Renovations - 817-271-0104

EXHIBIT "B"

Division 01-General Data	Quantity Unit	Unit Cost	Subtotal	Division Cost
01050 - Field Engineering				
01400 - Quality Control				
01410 - Testing Laboratory Services (Asbestos Etc.)				
01500 - Construction Facilities & Temporary Controls				
01892 - Construction Management & Contracting				
Contractor's Overhead				
Contractor's Profit	1	2,000.00		
Other-Specify				
Division 02-Sitework				
02050 - Demolition				
02080 - Hazardous Material Abatement				
02150 - Shoring & Underpinning				
02160 - Excavation Support Systems				
02500 - Paving & Surfacing				
02800 - Site Improvements				
02900 - Landscaping				
Other-Specify				
Division 03-Concrete				
03000 - Concrete Materials				
03020 - Concrete Admixtures				
03030 - Concrete Finishing Materials				
03100 - Concrete Formwork				
03125 - Formliners				
03200 - Concrete Reinforcement				
03203 - Concrete Repair				
03240 - Fiber Reinforced Concrete				
03250 - Concrete Accessories				
03260 - Cast-in-Place Anchors & Inserts				
03265 - Waterstops				
03275 - Tool-driven Concrete Fasteners				
03300 - Cast-In-Place Concrete				
03315 - Concrete Placement Systems & Equipment				

03346 - Concrete Crack Control Equipment 03350 - Concrete Finishes				
03360 - Specially Placed Concrete 03370 - Concrete Curing 03372 - Non-shrink, Non-Corrosive, Aggregate Grout 03400 - Precast Concrete				
03450 - Architectural Precast Concrete 03510 - Gypsum Concrete 03600 - Grout 03700 - Concrete Restoration & Cleaning				
03800 - Mass Concrete Placement Other-Specify				
Division 04-Masonry				
04100 - Mortar & Masonry Grout 04150 - Masonry Reinforcing & Accessories (general) 04170 - Stonework Anchors & Accessories 04200 - Unit Masonry (general) 04242 - Masonry Wall Systems 04245 - Veneer Masonry Systems 04270 - Glass Unit Masonry 04400 - Stone 04500 - Masonry Restoration & Cleaning Other-Specify				
Division 05-Metal				
05010 - Metal Materials (General) 05050 - Metal Fastening 05100 - Structural Metal Framing 05200 - Metal Joists (General) 05300 - Metal Decking				
05400 - Cold-Formed Metal Framing 05500 - Metal Fabrications 05580 - Sheet Metal Fabrications 05600 - Architectural Metalwork (General) 05700 - Ornamental Metal				

05800 - Expansion Control (General)				
Other-Specify				
Subtotal				
Division 06-Wood & Plastic				
06010 - Lumber				
06050 - Adhesives				
06060 - Connectors & Supports				
06100 - Rough Carpentry				
06132 - Mill-Framed Structures				
06200 - Finish Carpentry				
06260 - Board Paneling				
06300 - Wood Treatment				
06400 - Architectural Woodwork				
06610 - Glass Fiber & Resin Fabrications				
Other-Specify				
Subtotal				
Division 07-Thermal & Moisture Protection				
07100 - Waterproofing & Dampproofing				
07240 - Exterior Insulation & Finish Systems				
07248 - Insulation Fastening Accessories				
07250 - Fireproofing				
07300 - Shingles & Roofing Tiles				
07400 - Manufactured Roofing & Siding				
07500 - Membrane Roofing (General)				
07560 - Roof Maintenance/Repair				
07600 - Flashing & Sheet Metal				
07700 - Roof Specialties & Accessories				
07920 - Sealants, Caulking & Seals				
Other-Specify				
Subtotal				
Division 08-Doors & Windows				
08100 - Metal Doors & Frames (general)				
08200 - Wood & Plastic Doors & Frames (general)				
08250 - Door Opening Assemblies				

08275 - Door Louvers & Vision Lights				
08400 - Entrances & Storefronts				
08500 - Metal Windows (General)				
08600 - Wood & Plastic Windows				
08650 - Special Windows				
08700 - Hardware				
08800 - Glazing				
Other-Specify				
Subtotal				
Division 09-Finishes				
09100 - Metal Support Systems				
09200 - Lath & Plaster				
09250 - Gypsum Board				
09300 - Tile				
09400 - Terrazzo - Poured, Precast (general)				
09900 - Painting Materials (general)	1	6,250.00		
09940 - Lead Paint Encapsulant				
09990 - Finish Adhesives				
09995 - Finish Fasteners				
Other-Specify				
Subtotal				\$6,250.00
Division 10-Specialties				
10200 - Louvers & Vents				
10235 - Brick & Block Vents				
10240 - Grilles & Screens				
10280 - Prefabricated Ramps & Walkways				
10290 - Bird & Pest Control				
10340 - Prefabricated Exterior Specialties				
10350 - Flagpoles				
Other-Specify				
Subtotal				
Division 11-Equipment				
Omitted				
Division 12-Furnishings				
Omitted				
Division 13-Special Construction				
Omitted				
Division 14-Conveying Systems				

Omitted				
Division 15-Mechanical				
Omitted				
Division 16-Electrical				
16050 - Basic Electrical Materials				
16500 - Lighting				
Other-Specify				
Subtotal				
Grand Total				\$8,250.00

E & E Construction
P.O. Box 11528
College Station, TX 77842
(979) 412-1755

Gerard Construction
979-775-1526

Re: Downtown Restaurant Remodel

Exterior Repairs	\$15,000.00
Front Deck Repairs	\$5,000.00
Ramp	\$6,000.00
Cover Floor w/ Corkboard	\$3,000.00
Demo Work	\$6,000.00
Remove & Repair Kitchen Floor	\$7,000.00
Rear Deck	\$9,000.00
Front Door Work	\$1,000.00
Rework Interior Walls	\$5,000.00
Misc. (Unseen)	\$15,000.00

Description	Qty	Cost	Total
Building Permits		1,150.00	1,150.00
Building Materials		24,500.00	24,500.00
Demo		6,000.00	6,000.00
Framing Labor		20,500.00	20,500.00
Plumbing Labor		6,640.00	6,640.00
Plumbing Fixtures		1,360.00	1,360.00
Electrical Labor & fixtures		12,885.00	12,885.00
Paint & Supplies	1,600	7.00	11,200.00
Cabinets & Vanities		2,500.00	2,500.00
Countertops		1,350.00	1,350.00
Millwork & Trim		3,000.00	3,000.00
Trim Materials		2,000.00	2,000.00
Flooring Labor		8,000.00	8,000.00
Sheetrock		5,900.00	5,900.00
Doors		1,500.00	1,500.00
Windows - repairs		1,000.00	1,000.00
Hardware		2,500.00	2,500.00
Heating & Cooling		7,500.00	7,500.00
Insulation		3,875.00	3,875.00
Miscellaneous		13,000.00	13,000.00
Driveway/sidewalks		0.00	0.00
Cleanup & Haul Off		1,500.00	1,500.00
Landscape		0.00	0.00
Irrigation System		0.00	0.00
Sodding		0.00	0.00
Fencing Labor		0.00	0.00
Builder's Risk Insurance	4	45.00	180.00
Portable Toilet Service	4	95.00	380.00
Overhead & Profit	0.14	138,420.00	19,378.80
		Total	\$157,798.80

EXHIBIT "B"

Division 01-General Data	Quantity Unit	Unit Cost	Subtotal	Division Cost
01050 - Field Engineering				
01400 - Quality Control				
01410 - Testing Laboratory Services (Asbestos Etc.)				
01500 - Construction Facilities & Temporary Controls				
01892 - Construction Management & Contracting				
Contractor's Overhead				
Contractor's Profit	0.14	11,200.00	1,568.00	
Other-Specify				
Division 02-Sitework				
02050 - Demolition				
02080 - Hazardous Material Abatement				
02150 - Shoring & Underpinning				
02160 - Excavation Support Systems				
02500 - Paving & Surfacing				
02800 - Site Improvements				
02900 - Landscaping				
Other-Specify				
Division 03-Concrete				
03000 - Concrete Materials				
03020 - Concrete Admixtures				
03030 - Concrete Finishing Materials				
03100 - Concrete Formwork				
03125 - Formliners				
03200 - Concrete Reinforcement				
03203 - Concrete Repair				
03240 - Fiber Reinforced Concrete				
03250 - Concrete Accessories				
03260 - Cast-in-Place Anchors & Inserts				
03265 - Waterstops				
03275 - Tool-driven Concrete Fasteners				
03300 - Cast-In-Place Concrete				
03315 - Concrete Placement Systems & Equipment				

03346 - Concrete Crack Control Equipment				
03350 - Concrete Finishes				
03360 - Specially Placed Concrete				
03370 - Concrete Curing				
03372 - Non-shrink, Non-Corrosive, Aggregate Grout				
03400 - Precast Concrete				
03450 - Architectural Precast Concrete				
03510 - Gypsum Concrete				
03600 - Grout				
03700 - Concrete Restoration & Cleaning				
03800 - Mass Concrete Placement				
Other-Specify				
Division 04-Masonry				
04100 - Mortar & Masonry Grout				
04150 - Masonry Reinforcing & Accessories (general)				
04170 - Stonework Anchors & Accessories				
04200 - Unit Masonry (general)				
04242 - Masonry Wall Systems				
04245 - Veneer Masonry Systems				
04270 - Glass Unit Masonry				
04400 - Stone				
04500 - Masonry Restoration & Cleaning				
Other-Specify				
Division 05-Metal				
05010 - Metal Materials (General)				
05050 - Metal Fastening				
05100 - Structural Metal Framing				
05200 - Metal Joists (General)				
05300 - Metal Decking				
05400 - Cold-Formed Metal Framing				
05500 - Metal Fabrications				
05580 - Sheet Metal Fabrications				
05600 - Architectural Metalwork (General)				
05700 - Ornamental Metal				

05800 - Expansion Control (General)				
Other-Specify				
Subtotal				
Division 06-Wood & Plastic				
06010 - Lumber				
06050 - Adhesives				
06060 - Connectors & Supports				
06100 - Rough Carpentry				
06132 - Mill-Framed Structures				
06200 - Finish Carpentry				
06260 - Board Paneling				
06300 - Wood Treatment				
06400 - Architectural Woodwork				
06610 - Glass Fiber & Resin Fabrications				
Other-Specify				
Subtotal				
Division 07-Thermal & Moisture Protection				
07100 - Waterproofing & Dampproofing				
07240 - Exterior Insulation & Finish Systems				
07248 - Insulation Fastening Accessories				
07250 - Fireproofing				
07300 - Shingles & Roofing Tiles				
07400 - Manufactured Roofing & Siding				
07500 - Membrane Roofing (General)				
07560 - Roof Maintenance/Repair				
07600 - Flashing & Sheet Metal				
07700 - Roof Specialties & Accessories				
07920 - Sealants, Caulking & Seals				
Other-Specify				
Subtotal				
Division 08-Doors & Windows				
08100 - Metal Doors & Frames (general)				
08200 - Wood & Plastic Doors & Frames (general)				
08250 - Door Opening Assemblies				

08275 - Door Louvers & Vision Lights				
08400 - Entrances & Storefronts				
08500 - Metal Windows (General)				
08600 - Wood & Plastic Windows				
08650 - Special Windows				
08700 - Hardware				
08800 - Glazing				
Other-Specify				
Subtotal				
Division 09-Finishes				
09100 - Metal Support Systems				
09200 - Lath & Plaster				
09250 - Gypsum Board				
09300 - Tile				
09400 - Terrazzo - Poured, Precast (general)				
09900 - Painting Materials (general)	1,600	7.00	11,200.	
09940 - Lead Paint Encapsulant				
09990 - Finish Adhesives				
09995 - Finish Fasteners				
Other-Specify				
Subtotal				11,200.00
Division 10-Specialties				
10200 - Louvers & Vents				
10235 - Brick & Block Vents				
10240 - Grilles & Screens				
10280 - Prefabricated Ramps & Walkways				
10290 - Bird & Pest Control				
10340 - Prefabricated Exterior Specialties				
10350 - Flagpoles				
Other-Specify				
Subtotal				
Division 11-Equipment				
Omitted				
Division 12-Furnishings				
Omitted				
Division 13-Special Construction				
Omitted				
Division 14-Conveying Systems				

Omitted				
Division 15-Mechanical				
Omitted				
Division 16-Electrical				
16050 - Basic Electrical Materials				
16500 - Lighting				
Other-Specify				
Subtotal				
Grand Total				\$12,768.00



**4031 Charles Ave.
Bryan, TX 77808
979-204-0872**

**PROPOSAL
206 W. 28th St. - Porch
2/16/15**

Remove and replace entire front porch including porch ceiling. \$ 1,800.00
Labor Only.

Remove and replace entire front porch including porch ceiling. \$2,400.00
Material. Estimate only.

- Any alterations or deviations by the owner from the plans and specifications will be executed only upon written change order, and will be charged over and above the proposal.
- All work is guaranteed to be as specified, and the above listed work will be performed in accordance with the plans and specifications submitted.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work outlined above.

Customer Signature: _____ Date: _____

EXHIBIT "B"

Division 01-General Data	Quantity Unit	Unit Cost	Subtotal	Division Cost
01050 - Field Engineering				
01400 - Quality Control				
01410 - Testing Laboratory Services (Asbestos Etc.)				
01500 - Construction Facilities & Temporary Controls				
01892 - Construction Management & Contracting				
Contractor's Overhead				
Contractor's Profit	1	1,800.00		
Other-Specify				
Division 02-Sitework				
02050 - Demolition				
02080 - Hazardous Material Abatement				
02150 - Shoring & Underpinning				
02160 - Excavation Support Systems				
02500 - Paving & Surfacing				
02800 - Site Improvements				
02900 - Landscaping				
Other-Specify				
Division 03-Concrete				
03000 - Concrete Materials				
03020 - Concrete Admixtures				
03030 - Concrete Finishing Materials				
03100 - Concrete Formwork				
03125 - Formliners				
03200 - Concrete Reinforcement				
03203 - Concrete Repair				
03240 - Fiber Reinforced Concrete				
03250 - Concrete Accessories				
03260 - Cast-in-Place Anchors & Inserts				
03265 - Waterstops				
03275 - Tool-driven Concrete Fasteners				
03300 - Cast-In-Place Concrete				
03315 - Concrete Placement Systems & Equipment				

03346 - Concrete Crack Control Equipment				
03350 - Concrete Finishes				
03360 - Specially Placed Concrete				
03370 - Concrete Curing				
03372 - Non-shrink, Non-Corrosive, Aggregate Grout				
03400 - Precast Concrete				
03450 - Architectural Precast Concrete				
03510 - Gypsum Concrete				
03600 - Grout				
03700 - Concrete Restoration & Cleaning				
03800 - Mass Concrete Placement				
Other-Specify				
Subtotal				
Division 04-Masonry				
04100 - Mortar & Masonry Grout				
04150 - Masonry Reinforcing & Accessories (general)				
04170 - Stonework Anchors & Accessories				
04200 - Unit Masonry (general)				
04242 - Masonry Wall Systems				
04245 - Veneer Masonry Systems				
04270 - Glass Unit Masonry				
04400 - Stone				
04500 - Masonry Restoration & Cleaning				
Other-Specify				
Subtotal				
Division 05-Metal				
05010 - Metal Materials (General)				
05050 - Metal Fastening				
05100 - Structural Metal Framing				
05200 - Metal Joists (General)				
05300 - Metal Decking				
05400 - Cold-Formed Metal Framing				
05500 - Metal Fabrications				
05580 - Sheet Metal Fabrications				
05600 - Architectural Metalwork (General)				
05700 - Ornamental Metal				

05800 - Expansion Control (General)				
Other-Specify				
Subtotal				
Division 06-Wood & Plastic				
06010 - Lumber	1	\$2,400.00		
06050 - Adhesives				
06060 - Connectors & Supports				
06100 - Rough Carpentry				
06132 - Mill-Framed Structures				
06200 - Finish Carpentry				
06260 - Board Paneling				
06300 - Wood Treatment				
06400 - Architectural Woodwork				
06610 - Glass Fiber & Resin Fabrications				
Other-Specify				
Subtotal				\$2,400.00
Division 07-Thermal & Moisture Protection				
07100 - Waterproofing & Dampproofing				
07240 - Exterior Insulation & Finish Systems				
07248 - Insulation Fastening Accessories				
07250 - Fireproofing				
07300 - Shingles & Roofing Tiles				
07400 - Manufactured Roofing & Siding				
07500 - Membrane Roofing (General)				
07560 - Roof Maintenance/Repair				
07600 - Flashing & Sheet Metal				
07700 - Roof Specialties & Accessories				
07920 - Sealants, Caulking & Seals				
Other-Specify				
Subtotal				
Division 08-Doors & Windows				
08100 - Metal Doors & Frames (general)				
08200 - Wood & Plastic Doors & Frames (general)				
08250 - Door Opening Assemblies				

08275 - Door Louvers & Vision Lights				
08400 - Entrances & Storefronts				
08500 - Metal Windows (General)				
08600 - Wood & Plastic Windows				
08650 - Special Windows				
08700 - Hardware				
08800 - Glazing				
Other-Specify				
Subtotal				
Division 09-Finishes				
09100 - Metal Support Systems				
09200 - Lath & Plaster				
09250 - Gypsum Board				
09300 - Tile				
09400 - Terrazzo - Poured, Precast (general)				
09900 - Painting Materials (general)				
09940 - Lead Paint Encapsulant				
09990 - Finish Adhesives				
09995 - Finish Fasteners				
Other-Specify				
Subtotal				
Division 10-Specialties				
10200 - Louvers & Vents				
10235 - Brick & Block Vents				
10240 - Grilles & Screens				
10280 - Prefabricated Ramps & Walkways				
10290 - Bird & Pest Control				
10340 - Prefabricated Exterior Specialties				
10350 - Flagpoles				
Other-Specify				
Subtotal				
Division 11-Equipment				
Omitted				
Division 12-Furnishings				
Omitted				
Division 13-Special Construction				
Omitted				
Division 14-Conveying Systems				

Omitted				
Division 15-Mechanical				
Omitted				
Division 16-Electrical				
16050 - Basic Electrical Materials				
16500 - Lighting				
Other-Specify				
Subtotal				
Grand Total				\$4,200.00

Raymond Galicia
608 W. 23rd St.
Bryan, TX 77803
979-696-3982

Contractor Proposal Bid Form

Date: 2 / 16 / 2015

Submitted To: Ben Speer

City, State, ZIP: Bryan, TX

Good Until: 3 / 16 / 15 Job: Name / Number: 206 W. 28th St.

Date of Plans: 2 / 16 / 15 Approximate Start Date: / /

We hereby submit the following specifications and estimates for:

 Tear down and rebuild of front porch and ramp at 206 w. 28th St.

This proposal does not include:

 Unlisted outside work to said structure at 206 W. 28th St

We propose to furnish material and labor to complete the above specifications, for the sum of:

\$ 5,300.00

Payments are to be made as follows: Due upon completion of project.

Contractor's Signature: _____

Acceptance of Proposal: The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as listed above.

Owner's Signature: _____ Date: _____

EXHIBIT "B"

Division 01-General Data	Quantity Unit	Unit Cost	Subtotal	Division Cost
01050 - Field Engineering				
01400 - Quality Control				
01410 - Testing Laboratory Services (Asbestos Etc.)				
01500 - Construction Facilities & Temporary Controls				
01892 - Construction Management & Contracting				
Contractor's Overhead				
Contractor's Profit	1	2,500.00		
Other-Specify				
Division 02-Sitework				
02050 - Demolition				
02080 - Hazardous Material Abatement				
02150 - Shoring & Underpinning				
02160 - Excavation Support Systems				
02500 - Paving & Surfacing				
02800 - Site Improvements				
02900 - Landscaping				
Other-Specify				
Division 03-Concrete				
03000 - Concrete Materials				
03020 - Concrete Admixtures				
03030 - Concrete Finishing Materials				
03100 - Concrete Formwork				
03125 - Formliners				
03200 - Concrete Reinforcement				
03203 - Concrete Repair				
03240 - Fiber Reinforced Concrete				
03250 - Concrete Accessories				
03260 - Cast-in-Place Anchors & Inserts				
03265 - Waterstops				
03275 - Tool-driven Concrete Fasteners				
03300 - Cast-In-Place Concrete				
03315 - Concrete Placement Systems & Equipment				

03346 - Concrete Crack Control Equipment				
03350 - Concrete Finishes				
03360 - Specially Placed Concrete				
03370 - Concrete Curing				
03372 - Non-shrink, Non-Corrosive, Aggregate Grout				
03400 - Precast Concrete				
03450 - Architectural Precast Concrete				
03510 - Gypsum Concrete				
03600 - Grout				
03700 - Concrete Restoration & Cleaning				
03800 - Mass Concrete Placement				
Other-Specify				
Division 04-Masonry				
04100 - Mortar & Masonry Grout				
04150 - Masonry Reinforcing & Accessories (general)				
04170 - Stonework Anchors & Accessories				
04200 - Unit Masonry (general)				
04242 - Masonry Wall Systems				
04245 - Veneer Masonry Systems				
04270 - Glass Unit Masonry				
04400 - Stone				
04500 - Masonry Restoration & Cleaning				
Other-Specify				
Division 05-Metal				
05010 - Metal Materials (General)				
05050 - Metal Fastening				
05100 - Structural Metal Framing				
05200 - Metal Joists (General)				
05300 - Metal Decking				
05400 - Cold-Formed Metal Framing				
05500 - Metal Fabrications				
05580 - Sheet Metal Fabrications				
05600 - Architectural Metalwork (General)				
05700 - Ornamental Metal				

05800 - Expansion Control (General) Other-Specify				
Division 06-Wood & Plastic				
06010 - Lumber	1	2,800.00		
06050 - Adhesives				
06060 - Connectors & Supports				
06100 - Rough Carpentry				
06132 - Mill-Framed Structures				
06200 - Finish Carpentry				
06260 - Board Paneling				
06300 - Wood Treatment				
06400 - Architectural Woodwork				
06610 - Glass Fiber & Resin Fabrications				
Other-Specify				
Division 07-Thermal & Moisture Protection				
07100 - Waterproofing & Dampproofing				
07240 - Exterior Insulation & Finish Systems				
07248 - Insulation Fastening Accessories				
07250 - Fireproofing				
07300 - Shingles & Roofing Tiles				
07400 - Manufactured Roofing & Siding				
07500 - Membrane Roofing (General)				
07560 - Roof Maintenance/Repair				
07600 - Flashing & Sheet Metal				
07700 - Roof Specialties & Accessories				
07920 - Sealants, Caulking & Seals				
Other-Specify				
Division 08-Doors & Windows				
08100 - Metal Doors & Frames (general)				
08200 - Wood & Plastic Doors & Frames (general)				
08250 - Door Opening Assemblies				

08275 - Door Louvers & Vision Lights				
08400 - Entrances & Storefronts				
08500 - Metal Windows (General)				
08600 - Wood & Plastic Windows				
08650 - Special Windows				
08700 - Hardware				
08800 - Glazing				
Other-Specify				
Subtotal				
Division 09-Finishes				
09100 - Metal Support Systems				
09200 - Lath & Plaster				
09250 - Gypsum Board				
09300 - Tile				
09400 - Terrazzo - Poured, Precast (general)				
09900 - Painting Materials (general)				
09940 - Lead Paint Encapsulant				
09990 - Finish Adhesives				
09995 - Finish Fasteners				
Other-Specify				
Subtotal				
Division 10-Specialties				
10200 - Louvers & Vents				
10235 - Brick & Block Vents				
10240 - Grilles & Screens				
10280 - Prefabricated Ramps & Walkways				
10290 - Bird & Pest Control				
10340 - Prefabricated Exterior Specialties				
10350 - Flagpoles				
Other-Specify				
Subtotal				
Division 11-Equipment				
Omitted				
Division 12-Furnishings				
Omitted				
Division 13-Special Construction				
Omitted				
Division 14-Conveying Systems				

Omitted				
Division 15-Mechanical				
Omitted				
Division 16-Electrical				
16050 - Basic Electrical Materials				
16500 - Lighting				
Other-Specify				
Subtotal				
Grand Total				\$5,300.00