

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

AMENDMENT TO AGREEMENT FOR DESIGN/BUILD FOR
MISSOURI CITY ANNEX CLINIC RENOVATIONS
RFQ 23-060

THIS AMENDMENT ("Amendment") is entered into by and between Fort Bend County, ("County"), a body corporate and politic under the laws of the State of Texas, and BLS Construction, Inc., ("Contractor"), a company authorized to conduct business in the State of Texas (collectively referred to as the "parties").

WITNESSETH:

WHEREAS, the parties previously entered into the Agreement for Design/Build for Missouri City Annex Clinic Renovations, on or about November 21, 2023, pursuant to RFQ 23-060 and in accordance with Section 2269.301 of the Texas Government Code, (the "Agreement"), and incorporated fully by reference for all purposes, to design and document plans for construction for the interior renovations of two exam rooms, a negative pressure room, nurse's area, breakroom, and file room (the "Services"); and

WHEREAS, the parties desire to amend the Agreement for additional Services to be provided, increase the total Maximum Compensation under the Agreement for the completion of such additional Services; and extend the Time of Performance under the Agreement; and

NOW, THEREFORE, County and Contractor desire to amend said Agreement as set forth below:

I. Amendments

1. **Scope of Services.** Contractor shall provide additional Services as described in Contractor's Final Figures Based on Permitted Plans, dated January 25, 2024, and attached as Exhibit "A-1" and incorporated fully by reference for all purposes.
2. **Limit of Appropriation.** Contractor's fees shall be calculated at the rates set forth in the attached Exhibit A-1. The Limit of Appropriation for the performance of services within the Scope of Services as described in Exhibit A-1 is \$101,599.92. The Limit of Appropriation payable to Contractor for Services rendered under the Agreement is hereby increased to an amount not to exceed \$113,599.92, authorized as follows:

\$12,000.00 under the Agreement; and
\$101,599.92 under this Amendment to the Agreement

In no case shall the amount paid by County for all product and/or Services under the Agreement and this Amendment to the Agreement exceed the above Limit of Appropriation without an agreement executed by the parties.

3. Time of Performance.

3.1. The time for performance of the Services as described in Contractor's Final Figures Based on Permitted Plans, dated January 25, 2024, and attached as Exhibit A-1, shall begin with receipt of the Notice to Proceed from County and end no later than sixty (60) days thereafter. Contractor shall complete the tasks described in Exhibit A-1 within this time or within such additional time as may be extended by the County.

3.2. If the Services described in Exhibit A-1 are not substantially completed within the above time for performance or within such additional time as may be extended by the County, County will deduct from the final payment as liquidated damages and not as a penalty the sum of two hundred and fifty dollars and no/100 (\$250.00) per calendar day that the Services are not substantially complete. Such sum is agreed upon as a reasonable and proper measure of the damages County will sustain.

4. Certain State Law Requirements for Contracts. The contents of this Section are required by Texas Law and are included by County regardless of content. For purposes of Sections 2252.152, 2271.002, and 2274.002, Texas Government Code, as amended, Contractor hereby verifies that Contractor and any parent company, wholly owned subsidiary, majority-owned subsidiary, and affiliate:

- a. Unless affirmatively declared by the United States government to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization, is not identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 806.051, 807.051, or 2252.153 of the Texas Government Code.
- b. If employing ten (10) or more full-time employees and this Agreement has a value of \$100,000.00 or more, Contractor does not boycott Israel and is authorized to agree in such contracts not to boycott Israel during the term of such contracts. "Boycott Israel" has the meaning provided in § 808.001 of the Texas Government Code.
- c. If employing ten (10) or more full-time employees and this Agreement has a value of \$100,000.00 or more, Contractor does not boycott energy companies and is authorized to agree in such contracts not to boycott energy companies during the term of such contracts. "Boycott energy company" has the meaning provided in § 809.001 of the Texas Government Code.
- d. If employing ten (10) or more full-time employees and this Agreement has a value of \$100,000.00 or more, Contractor does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and is authorized to agree in such contracts not to discriminate against a firearm entity or firearm trade association during the term of such contracts. "Discriminate against a firearm entity or firearm trade association" has the meaning provided in § 2274.001(3) of the Texas Government Code. "Firearm entity" and "firearm trade association" have the meanings provided in § 2274.001(6) and (7) of the Texas Government Code.

5. **Modifications.** Except as modified herein, the Agreement remains in full force and effect and has not been modified or amended.
6. **Conflict.** If there is a conflict among documents, the most recently executed document will prevail with regard to the conflict.
7. **Understanding, Fair Construction.** By execution of this Amendment, the parties acknowledge that they have read and understood each provision, term and obligation contained in this Amendment. This Amendment, although drawn by one party, shall be construed fairly and reasonably and not more strictly against the drafting party than the nondrafting party.
8. **Severability.** If any provision of this Agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions remain in full force, if the essential terms and conditions of this Agreement for each party remain valid, binding, and enforceable.

(Execution Page Follows)

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IN WITNESS WHEREOF, this Amendment is signed, accepted, and agreed to by all parties by and through the parties or their agents or authorized representatives. All parties hereby acknowledge that they have read and understood this Amendment and the attachments and exhibits hereto. All parties further acknowledge that they have executed this legal document voluntarily and of their own free will.

FORT BEND COUNTY

KP George, County Judge

Date

ATTEST:

Laura Richard, County Clerk

BLS CONSTRUCTION, INC.



Authorized Agent – Signature

William Key

Authorized Agent- Printed Name

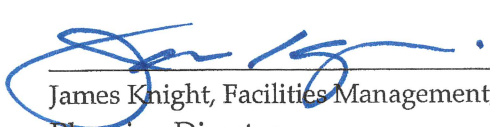
President

Title

2-13-2024

Date

APPROVED:



James Knight, Facilities Management/
Planning Director

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of \$ _____ to accomplish and pay the obligation of Fort Bend County under this Agreement.

Robert Ed Sturdivant, County Auditor

Exhibit A-1: Contractor's Final Figures Based on Permitted Plans, dated January 25, 2024.

I:\AGREEMENTS\2024 Agreements\Facilities\BLS Construction Inc. (24-fac-100105-A1)\Amendment to Agreement for Design Build for Missouri City Annex Clinic Renovations.docx aw

EXHIBIT A-1



1/25/20224

FORT BEND COUNTY
MISSOURI CITY HEALTH ANNEX CLINIC RENOVATIONS
MISSOURI CITY, TEXAS

FINAL FIGURES BASED ON PERMITTED PLANS

CODE	DESCRIPTION	UNITS	PER UNIT	ITEM
601				
Site	BLDRS RISK INSURANCE			150.00
	CITY BUILDING PERMITS	CITY OF MISSOURI CITY		460.00
	CITY PLAN REVIEWS	CITY OF MISSOURI CITY		450.11
	IMPACT FEES		NONE	
	ADA PLAN REVIEW		ZIEGLER COOPER	
	ADA FINAL REVIEW-BY OWNER		BY OWNER	
	ARCHITECTURAL DESIGN	ZIEGLER COOPER	COMPLETED	
	MEP ENGINEERING		COMPLETED	
	STRUCTURAL ENGINEERING		NONE	
	CIVIL ENGINEERING		NONE	
	FIRE ALARM ENGINEERING		INCLUDED-FIRETRON BELOW	
	FIRE SPRINKLER ENGINEERING		NONE	
	ALLOWANCES			
	OWNER CONTINGENCY		NONE	
	THIRD PARTY TESTING		NONE	
	GENERAL CONDITIONS			16,750.00
	GENERAL LIABILITY/WORKERS COMP INSURANCE		INCLUDED ABOVE	
	ADMINISTRATION FEES		INCLUDED ABOVE	
	PROJECT MANAGAMENT		INCLUDED ABOVE	
	SUPERINTENDENT/FUEL/TRUCK		INCLUDED ABOVE	
	DUMPSTER		INCLUDED ABOVE	
	PORTACAN		NONE-USE ONSITE	
	JOB SITE SIGN POSTING		NONE	
	CONSTRUCTION FENCING		NONE	
	INFECTION CONTROL			
	TEMPORARY WALLS/CRITICAL BARRIERS	D/T		11,750.00
	PLASTIC		INCLUDED ABOVE	
	EXHAUST FANS		INCLUDED ABOVE	
	HEPPA FILTRATIONS		INCLUDED ABOVE	
	WALKOFF MATS		INCLUDED ABOVE	
	ELEVATOR PROTECTION		NONE	
	TEMPORARY UTILITIES (WATER/POWER)		BY OWNER	
	PERMANENT UTILITIES			
	STORM		EXISTING	
	WATER		EXISTING	
	SEWER		EXISTING	
	CONTENTS MANIPULATION		BY OWNER	
	ASBESTOS SURVEY		BY OWNER	
	ASBESTOS CONSULTING		BY OWNER	
	ASBESTOS ABATEMENT		BY OWNER	
	DEMO WALLS/CEILINGS, FLOORING, MILLWORK, PLUMBING IN WALL	50.00	95.00	4,750.00
	ABLE TO ACCOMPLISH (1) PHASE AND NOT MULTIPLE PHASES			
			SUBTOTAL	
620				
Concr	FOUNDATION:			EXISTING
630				
Carp	FRAMING MATERIALS/LABOR	K AND P		18,922.26
	SHEETROCK LABOR HANG/TAPE/FLOAT	K AND P		
	INSULATION	K AND P		INCLUDED ABOVE
	BLOCKING IN WALL/LABOR	K AND P		INCLUDED ABOVE
	ACOUSTICAL CEILING MATERIALS/LABOR	K AND P		INCLUDED ABOVE
	STRUCTURAL STEEL		NONE	
	LABOR TO INSTALL		NONE	
	BUILT-UP ROOF PENETRATIONS		NONE	
	DOORS/DOOR FRAMES		REUSE ALL EXISTING	
	LABOR TO INSTALL	K AND P	INCLUDED ABOVE	
	HARDWARE		REUSE ALL EXISTING	
	LABOR TO INSTALL	K AND P	INCLUDED ABOVE	

	WINDOWS/STOREFRONT		EXISTING	
	CABINETRY-PLASTIC LAMINATE-ONLY IN NEG PRESSURE ROOM	ADVANCED CASEWORK		5,900.00
	COUNTERTOPS-PLASTIC LAMINATE-ONLY IN NEG PRESSURE ROOM	ADVANCED CASEWORK	INCL	
	SPECIALITY MATERIALS-WALL PROTECTION		NONE	
		SUBTOTAL		
650				
Elec	ELECTRICAL:	MCCNUTT		10,475.00
	SECURITY SYSTEMS		BY OWNER	
	FIRE ALARM SYSTEMS	FIRETRON		5,644.00
	IT/DATA CABLING		BY OWNER	
		SUBTOTAL		
660				
Plmbg	PLUMBING:	A/T		5,970.00
	SPRINKLER SYSTEMS-NO HEADS NEED TO BE RELOCATED		NONE	
		SUBTOTAL		
670				
Mech	MECHANICAL:HVAC-REUSE EXISTING SYSTEM	HUNTON		6,020.00
		SUBTOTAL		
680				
Floor	FLOORING:			
	VCT TILE	CARPET ONE		1,369.42
	RUBBER COVE BASE	CARPET ONE	INCL	
	CERAMIC TILE WALLS		NONE	
	CERAMIC TILE FLOORS		NONE	
	WAXING VCT FLOORS		BY OWNER	
		SUBTOTAL		
690				
Other	PAINTING	K AND P	INCL	
	APPLIANCES:		BY OWNER	
	LABOR TO INSTALL		BY OWNER	
	TOILET PARTITIONS		EXISTING	
	LABOR TO INSTALL		EXISTING	
	TOILET ACCESSORIES:		NONE	
	LABOR TO INSTALL		NONE	
	CLEAN-UP			1,500.00
	FFE MATERIALS AND LABOR		BY OWNER	
		SUBTOTAL		
	WORKER'S COMP. AND GENERAL LIABILITY	SUBTOTAL		90,110.79
	INSURANCE INCLUDED.	CONTRACTOR OVERHEAD		9,011.08
		SUBTOTAL		99,121.87
		PERFORMANCE/PAYMENT BOND		2,478.05
		TOTAL CONSTRUCTION PROJECT		101,599.92
		ARCHITECTURAL FEE APPROVED		12,000.00
		TOTAL PROJECT COST		113,599.92
		ALTERNATE FOR MILLWORK IN WORKROOM ADD TO BASE BID INCLUDING OVERHEAD AND P/P BOND		14,093.75



DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
Permit & Inspections Division
 1522 Texas Parkway
 Missouri City, Texas 77489
 281-403-8600 (Office) ■ 281-403-8962 (Fax)
 www.missouricitytx.gov

FEE SCHEDULE

DESIGN REVIEW

A. Plan Review

Item	Fee
First Building on a site:	
$\$0.05 \times \text{Total Site Square Footage}$	Minimum fee: \$500.00; Maximum fee: \$1,500.00
Each additional building on a site:	
$\$0.05 \times \text{Total Building Square Footage}$	Maximum fee: \$200.00
Resubmittal applications:	\$200.00

BUILDING PERMIT

A. Plan Review

When the valuation of the proposed construction exceeds \$1,000, a plan is required to be submitted. A plan review fee shall be paid at the time of application submission. Such plan review fee shall be equal to one-half of the required building permit fee. **Such fee is in addition to the Building Permit Fee.**

B. Permit

Item (Total Valuation of work)	Fee
Less than \$1,000	\$15.00
\$1,000 to \$49,999.99	\$15.00 for the first \$1,000.00 plus \$5.00 for each additional thousand or fraction thereof, to and including \$49,999.99
\$50,000 to \$99,999.99	\$260.00 for the first \$50,000 plus \$4.00 for each additional thousand or fraction thereof, to and including \$99,999.99
\$100,000 to \$499,999.99	\$460.00 for the first \$100,000 plus \$3.00 for each additional thousand or fraction thereof, to and including \$499,999.99
\$500,000 and up	\$1,600.00 for the first \$500,000 plus \$2.00 for each additional thousand or fraction thereof

C. Moving Fee

For the moving of any building or structure \$100.00

D. Demolition Fee:

For the demolition of any building or structure

0 to less than 100,000 cubic feet	\$50.00
100,000 cubic feet and over	\$0.50/1,000 cubic feet

Fees continued on following page



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FEE SCHEDULE (CONTINUED)

EXPEDITED REVIEW

Expedited reviews are only available if applicable fees are provided below.

- ☐ **Zoning Compliance** – Forthcoming
- ☐ **Infrastructure Design Manual** – Forthcoming
- ☐ **International Building Code** – Forthcoming

☐ **International Fire Code:**

Item	Fee
Automatic Fire Extinguishing Systems (subsection 105.7.1)	
Fire sprinkler system installation	
1 st 10,000 square feet	\$150.00 (Base fee)
Each additional 10,000 square feet	Base fee + \$75.00 (per 10,000 square feet)
Remove, add, or relocate over 25 sprinkler heads	\$75.00
Specialty systems including dry systems, foam systems, or anti-freeze systems	Base fee + (additional fee, if applicable) + \$150.00
Fire Alarm and Detection Systems (subsection 105.7.4)	
Fire alarm system installation	
1 st 20,000 square feet	\$100.00 (Base fee)
Each additional 20,000 square feet	Base fee + \$75.00 (per 20,000 square feet)
Fire Pumps (subsection 105.7.5)	\$150.00
Smoke Control or Smoke Exhaust (subsection 105.7.12)	\$100.00
Standpipe Systems (subsection 105.7.14)	
Per 2 connections	\$100.00
Underground Private Fire Mains (subsection 105.7.16)	\$150.00
Transport/Courier	\$105.00 (estimated – to be determined at the time of request)

PENALTIES

Where work for which a permit is required by an adopted city code is started or proceeded prior to obtaining a permit, the fees herein specified shall be doubled, but the payment of such double fees shall not relieve any persons from fully complying with the requirements of any adopted code in the execution of the work nor from any other penalties prescribed.



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INDEX OF PLAN DRAWINGS

Plans for the applicable work scope are required to be submitted in print as well as electronic format in accordance with the application checklist. Electronic files should be labeled in accordance with the index of drawings included in the plan set.

Electronic files should include the following

- ☐ 1 full set of plans
- ☐ 1 set of individual plan sheets, separated as follows:
 - Civil (if applicable)
 - Architectural (if applicable)
 - Landscaping (if applicable)
 - MEP (if applicable)
 - Structural (if applicable)

Individual plan sheet file names should include the sheet number and the date of submittal only. **Example:** YrMonth_Sheet number - 2002_A101



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IMPORTANT INFORMATION

APPLICATION SUBMITTALS

1. A completed application form, documents as indicated on the associated application checklist, and applicable fees, may be submitted by the applicant or applicant's agent as follows:
 - a. In person, during regular business hours: 8:00 am to 4:00 pm.
 - b. By mail or courier service;
 - c. By email to: developmentservicespsr@missouricitytx.gov
 - d. By fax to: (281) 403-8962Applications submitted by mail, courier or email must ensure that all applicable documents and fees are provided to the city.
2. An incomplete application will be disapproved.
3. An application, received by the city, will be processed within 10 calendar days following receipt.

APPLICATION REVIEW

1. The target review period for an application on the initial submittal is 15 business days. The target review period for resubmitted plans is 7 business days. The city will make every effort to meet these target dates based upon available resources and workloads.
2. The status of an application and review comments, as available may be found using the City's online services. An applicant may also contact a Development Review Coordinator for information.

EXTENSIONS AND MODIFICATIONS

1. Minor modifications to an application that has been filed must be received by the Development Services Department no later than 10 days prior the end of the 15 day target review period, if action has not already been taken. Major modifications will be disapproved.

ONLINE SERVICES

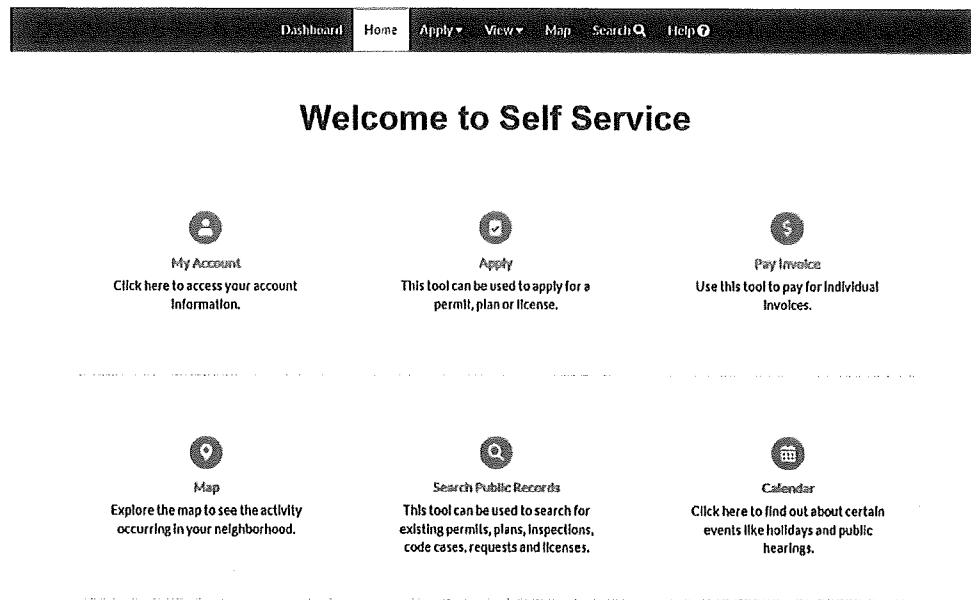
1. Citizen Self Service (CSS) may be used to locate application status; pay invoices; download review comments; upload responses; and schedule inspections.
2. Visit the City's website at www.missouricitytx.gov to find additional information regarding the development review, Planning and Permitting processes.



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CITIZEN SELF SERVICE (CSS)



Citizen Self Service (CSS) is the city's online development portal. The following services can be completed online:

- ✓ Apply for Plans & Permits (Not yet active)
- ✓ Review application details and statuses
- ✓ Pay invoices (Not yet active)
- ✓ Download review comments
- ✓ Upload documents and plans
- ✓ Request inspections

Additional features available through CSS include a map that can be used to locate development activity within the city and its extraterritorial jurisdiction (ETJ); as well as a calendar function which can include pertinent dates (i.e. – required meetings/public hearings; scheduled inspections) for projects.

An account, including a user name, full name, and email address must be created in order to utilize CSS. The information included in the account must match the contact information included on the applicable development application. The city will assign a Development Review Coordinator and/or the Planning Technician as the city's contact for each project.

For questions, concerns, or help using CSS, please contact the Planning & Development Division at planning@missouricitytx.gov.

D & T

CONTRACTING, LP.

ENVIRONMENTAL SPECIALISTS

August 1, 2022

Mr. William Key
BLS Construction
207 Fahrenhold Street
El Campo, Texas 77437
Office: (979) 543-2696
Mobile: (979) 637-0427
Email: William.key@blsconstruction.com

RE: Missouri City Annex Clinic
307 Texas Parkway
Missouri City, Texas 77489
Dust Control Containments

Dear Mr. Key:

D & T Contracting, LP would like to submit the following proposal to set up dust control containments and maintain negative pressure throughout demolition process.

D & T Contracting, LP will provide all labor, material, disposal, insurance, worker's compensation and project documentation throughout the interior demolition process.

D & T Contracting, LP is not responsible for damages to walls, ceilings, wallpaper, paint, doors, floors, metal, trim, or any woodwork due to interior demolition activities.

Owner is responsible for the removal of all contents and personal items inside and outside of all work areas and providing access for the duration of all remediation activities.

Owner is responsible for providing water and electricity for the duration of the project.

This proposal does not include any rebuild, replacement or repairs to any items removed or cleaned during any interior demolition activities.

This proposal includes rental of negative air machines for the duration of remodel process.

26231 Hanna Road * Spring, Texas 77386 * Office: (281) 362-9966 Fax: (281) 362-9968

D & T Contracting, LP will complete the item mentioned above for the following amount:
Eleven thousand seven hundred fifty dollars (\$11,750.00)

Tax if applicable: Nine hundred sixty-nine dollars and thirty-seven cents (\$969.37)

Total including taxes: Twelve thousand seven hundred nineteen dollars and thirty-seven cents (\$12,719.37).

Please allow (3-4) working days for the completion of this project.

We are looking forward to working with you on this project. If you have any questions, please call me at (281) 362-9966.

Sincerely,

Chris Schamerhorn

Chris Schamerhorn



COMMERCIAL CONTRACTOR

Integrity ♦ Reliability ♦ Experience

PROPOSAL

ATTN: William Key

PROJECT: 244296 - Missouri City Annex -
Clinic Renovations

TO: BLS Construction, Inc.
207 Fahrenthold Street
El Campo, TX 77437

LOCATION: 307 Texas Parkway
Missouri City, TX

DATE: 1/23/2024

We propose to furnish all materials, equipment, and labor, subject to any exclusions listed below, required to complete the following:

- | | | |
|-----------|--|-------------------|
| 1. | 09040 Drywall | \$6,382.60 |
| | <i>Description of Services:</i>
Provide and install new wall partitions as shown on plans. (Frame, Hang, Tape, Float, Insulate) | |
| 2. | 09025 ACT Ceilings | \$4,579.99 |
| | <i>Description of Services:</i>
Add new and repair existing ceilings as required per plans. | |
| 3. | 09153 Painting | \$7,491.67 |
| | <i>Description of Services:</i>
Painting of interior walls as required within work area. | |
| 4. | 08010 Doors, Frames, & Hardware | \$468.00 |
| | <i>Description of Services:</i>
Installation and relocation of 2 door systems. | |

Total Proposal Value:

\$18,922.26

General Notes:

1. Dumpsters and City Fees are by others
2. Wage rates have been included for the project

K&P Construction Services · 9949 Clodine Road · Richmond, TX 77407

3. Work to be completed during normal business hours Mon-Fri 7-4
4. Pricing prepared from plans dated 1.15.24. No Addendums Reviewed

The above price is valid for 30 days. K&P Construction Services agrees that they will enter into a standard AIA subcontract with General Contractor, and that basic provisions such as insurance and W-9 shall be in place prior to start.

Contractor:	<u>Landon Knapp</u>	<u>1/23/2024</u>
	K&P Construction Services	Date

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

ACCEPTED BY: _____



Proposal

DATE: JANUARY 25, 2024
PROJECT: MISSOURI CITY ANNEX RENO
ADDENDUM: NO
SALES TAX: NO – BY GC
SPEC BOOK: NONE - OPEN

BID AMOUNT: 8,500.00

SECTION BIDDING: **Field Painting 009900**

INCLUSIONS

1. PAINT GWB WALLS
2. WAGE SCALE

EXCLUSIONS

- | | |
|--|--------------------------------------|
| 1. FLOORS & BASE/ EXTERIOR/ACCENTS | 12. BUILDING CORE ROOMS |
| 2. SITE PAINTING / FENCES / GUARD RAIL | 13. LAQUER FINISHES/ EPOXY |
| 3. MECH. COLOR CODING/ WAREHOUSE | 14. P-LAM / WOOD VENEER / WOOD PANEL |
| 4. MILLWORK / TRIM / MOLDINGS | 15. HPC/ WALLCOVERING GWB CEILINGS |
| 5. CABINETS & CASEWORK / SHELVING | 16. PARKING LOT STRIPING / CURBS |
| 6. SIGNAGE & GRAPHICS / STENCILS | 17. LIGHT POLES & BASES |
| 7. ALUMINUM STOREFRONT SYSTEMS | 18. EIFS / PLASTER / STUCCO |
| 8. RACO FRAMES / WINDOW FRAMES | 19. ROOF ITEMS / COPING / FLASHING |
| 9. OVERTIME / PREMIUM TIME | 20. STAINING & CLEAR COATING |
| 10. NIGHT WORK / WEEKEND WORK | 21. CEILING GRID & TILE |
| 11. METALLIC COATINGS/ DOORS&FRAMES | 22. SITE PAINTING/ EXPOSED CEILINGS |

If you have any questions or comments, please contact our office at 713-856-8757.

This bid amount is based on LMI Painters working a 40-hour work week w/ no overtime.

This bid amount is based on industry standard 1 year warranty.

Bid price will be honored for 30 days after date quoted.

Sincerely,

TYLER BACKHUS

ESTIMATING DEPARTMENT

LMI PAINTING

This bid sheet assumes the work and the work place are free, or will be rendered free, of any hazardous or toxic conditions (i.e. Lead, Asbestos, PCB) prior to the mobilization of our employees.

Advanced Caseworks LLC

6333 Ashcroft Dr.

O/F: 832-582-5046

C: 832-594-1496

Houston TX 77081

Project: Missouri City Annex Clinic

Date: 1-23-24

This is a bid proposal to manufacture and install the above project.

Negative Pressure C168 5/A20.01 3' new upper/lower, 9' new
P.lam countertop, 3' P.Lam ADA panel and apron

\$4050.00

Office Area C151 7/A20.01 29 ½' new upper/lower

\$12,500.00

Shop Drawings, Delivery, Installation

\$1,850.00

Total no tax: \$18,480.00

need for base bid

\$5,000

McNutt Electric, Inc.

3212 Avenue R, Rosenberg, TX 77471

(281) 232-3515; FAX (281) 232-0544

"Serving Fort Bend County Since 1945"

www.mcnuttelelectric.com

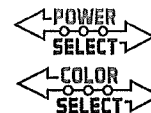
McNutt Electric, Inc.
3212 Avenue R
Rosenberg, TX 77471

1/23/2024

BLS Construction
207 Farenthold
El Campo, TX 77437

Electrical Quotation

		Material	Labor
Proposal: Electrical on remodel of FBC Clinical Health Services at Missouri City Annex.			
<u>Negative Pressure (C168)</u>			
2	Base plugs to eliminate in wall to be removed	20.00	200.00
3	Other base plugs to eliminate	30.00	300.00
5	Base plugs to add	125.00	1000.00
1	Wall switch to eliminate	10.00	150.00
1	Light fixture to be tied into existing light (replacing both)	15.00	50.00
2	New light fixtures (Keystone KT-BPLED50-24-840-VDIM)	300.00	400.00
1	Power for negative pressure equipment to be relocated (confirm that this is a dedicated circuit and on generator backup)	100.00	600.00
1	Data stub-up	20.00	50.00
<u>Lab (C166)/Nurse's Station (C150A)</u>			
2	Counter plugs to remove (keeping other plugs in counter hot)	20.00	500.00
2	Light fixtures to remove and save	20.00	300.00
3	Base plugs to add	75.00	600.00
1	Wall switch to add for new fixture	25.00	200.00
1	New light fixture (Keystone KT-BPLED50-24-840-VDIM)	150.00	200.00
1	Data stub-up	20.00	50.00
<u>Corridor (C150)</u>			
1	Base plug for refrigerator to be relocated to new wall (confirm that this is a dedicated circuit and on generator backup)	50.00	750.00
<u>Office Area (C151)</u>			
1	Light fixture to relocate	20.00	300.00
1	3W light switch to relocate	20.00	150.00
3	Base plugs to eliminate	30.00	225.00
5	Fourplex receptacles (each on a dedicated circuit)	250.00	1250.00
5	120-volt dedicated circuits	500.00	900.00
5	Data stub-ups	100.00	250.00
<u>Electrical permit</u>			150.00
Subtotals		1900.00	8575.00
Sales Tax			0.00
Total bid			10,475.00



KT-BPLED50PS-24-8CSA-VDIM /G2

BACKLIT LED PANEL LIGHT

DESCRIPTION

2'x4' LED panel light, 30, 40 and 50W,
120-277V input, 0-10V dimming, Generation 2



5 YEAR
WARRANTY

PRODUCT FEATURES

- Aluminum frame featuring stepped edge design detail and gloss white paint for improved aesthetics
- New backlit style design; fits standard T-grid ceilings
- Suitable for recessed or surface mount (with optional accessories)*
- Construction features precise optical lenses over each individual LED, offering optimal light diffusion and consistent surface illumination, with no risk of yellowing over product lifetime
- Suitable for damp locations
- Powered by Keystone 0-10V dimmable LED driver with built-in junction box
- Compatible with Keystone SmartSafe LED emergency backup
- Over 50% energy savings compared to traditional fluorescent troffers
- Operating temp range -20°C/-4°F to 40°C/104°F
- IC Rated

* For use in non-fire rated installations only

PERFORMANCE SPECIFICATIONS

Catalog Number	Input Voltage	Wattage	CCT	Lumen Output	Efficacy	CRI	Power Factor	Lifetime
KT-BPLED50PS-24-8CSA-VDIM /G2*		50W	3500K	5,850	117 lm/W	>80	>0.9	50,000 Hours
			4000K	6,200	124 lm/W			
			5000K	5,900	118 lm/W			
		40W	3500K	4,850	121 lm/W			
			4000K	5,200	120 lm/W			
			5000K	4,900	123 lm/W			
		30W	3500K	3,850	128 lm/W			
			4000K	4,200	140 lm/W			
			5000K	3,900	130 lm/W			

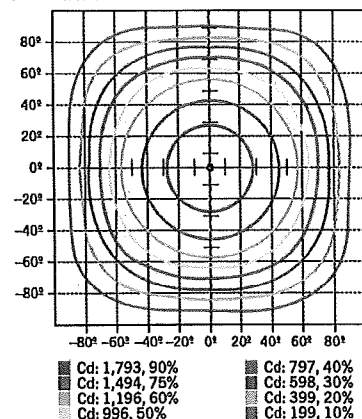
ONE CATALOG NUMBER WITH 9 DIFFERENT OPTIONS

* Preset to (50W / 5000K)

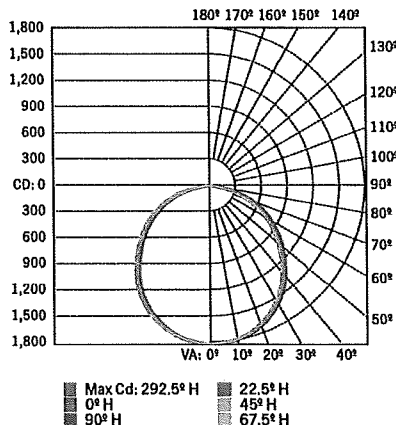
* Color Uniformity: CCT (Correlated Color Temperature) range as per guidelines outlined in ANSI C78.377-2017.

PHOTOMETRIC SPECIFICATIONS

ISOCANDELA PLOT



POLAR CANDELA DISTRIBUTION

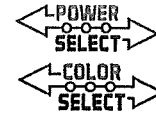


ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-60	4,546.4	77.9%
60-90	1,275.8	21.9%
0-90	5,822.2	99.8%
90-180	12.0	0.2%
0-180	5,834.1	100%



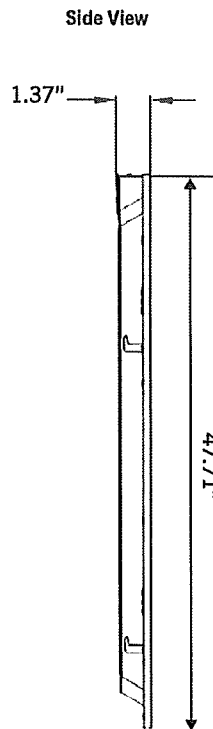
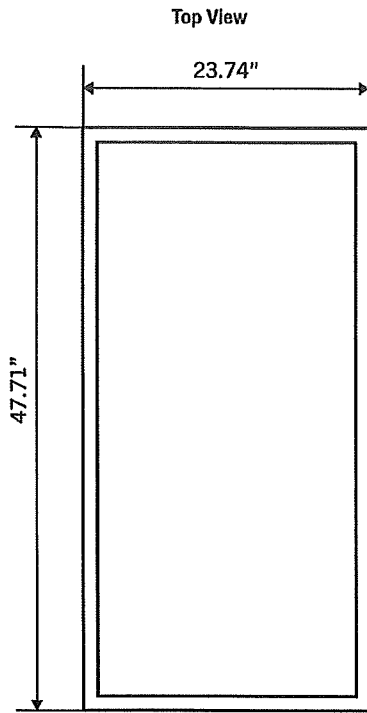
XFiT



KT-BPLED50PS-24-8CSA-VDIM /G2

BACKLIT LED PANEL LIGHT

PHYSICAL SPECIFICATIONS

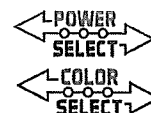


WEIGHT INFORMATION

1 Piece	1 Carton
11.5 lbs	23 lbs



XFIT



KT-BPLED50PS-24-8CSA-VDIM /G2

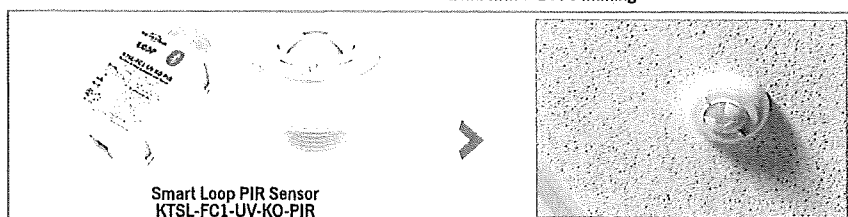
BACKLIT LED PANEL LIGHT

ACCESSORIES

SENSORS

Factory-Installable OR Field-Installable (field-installable purchased separately)

✓ SUFFIX*	CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
/FC1-PIR	KTSL-FC1-UV-KO-PIR	Bluetooth Mesh Wireless Fixture Controller for SmartLoop System with emote mountable daylight and PIR motion sensor. 120-277V. 3A Max Load with 0-10V Dimming	843654129259	MGZ-59

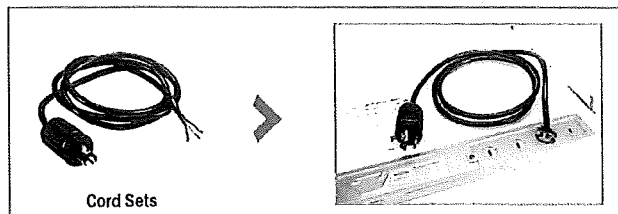


* For factory installation of accessory, add suffix to fixture part number (see ordering examples and instructions on last page of spec sheet).

CORD SETS

Factory-Installable OR Field-Installable (field-installable purchased separately)

✓ SUFFIX*	CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
/515P6	KT-CS-515P-6-18/3	Cord set for high bay; 125V NEMA 5-15P; straight blade plug; 6' SJTOW cable; 18/3 wire	843654140124	UKH-26
/L715P10	KT-CS-L715P-10-16/3	Cord set for high bays; 277V NEMA L7-15P; twist lock plug; 10' SJTOW cable; 16/3 wire	843654140131	SFV-88
/L615P10	KT-CS-L615P-10-16/3	Cord set for high bays; 250V NEMA L6-15P; twist lock plug; 10' SJTOW cable; 16/3 wire	843654140148	ZQS-05
/L515P10	KT-CS-L515P-10-16/3	Cord set for high bays; 125V NEMA L5-15P; twist lock plug; 10' SJTOW cable; 16/3 wire	843654140155	GVH-22
/L715P6	KT-CS-L715P-6-16/3	Cord set for high bays; 277V NEMA L7-15P; twist lock plug; 6' SJTOW cable; 16/3 wire	843654140162	DVU-44
/L615P6	KT-CS-L615P-6-16/3	Cord set for high bays; 250V NEMA L6-15P; twist lock plug; 6' SJTOW cable; 16/3 wire	843654140179	LCW-66
/L515P6	KT-CS-L515P-6-16/3	Cord set for high bays; 125V NEMA L5-15P; twist lock plug; 6' SJTOW cable; 16/3 wire	843654140186	POC-82
/MC-63	KT-MC-NP-6-18/3	MC cable whip for high bays; no plug; Inners 1/2" strip on both ends; 6' metal-clad cable; 18/3 wire	843654134505	EYP-82
/MC-65	KT-MC-NP-6-18/5	MC cable whip for high bays; no plug; Inners 1/2" strip on both ends; 6' metal-clad cable; 18/5 wire (dimming wires included)	843654134512	CBU-56
/NP10	KT-CS-NP-10-16/3	Cord for high bays; no plug; Inners 1/2" strip on both ends; 10' SJTOW cable; 16/3 wire	843654140193	YOH-90
/NP6	KT-CS-NP-6-16/3	Cord for high bays; no plug; Inners 1/2" strip on both ends; 6' SJTOW cable; 16/3 wire	843654140216	HUB-73
/NP15	KT-CS-NP-15-16/3	Cord for high bays; no plug; Inners 1/2" strip on both ends; 15' SJTOW cable; 16/3 wire	843654140209	EYD-18



* For factory installation of accessory, add suffix to fixture part number (see ordering examples and instructions on last page of spec sheet).
Note: For cord sets not listed here, please contact your Keystone sales rep.

(Accessories continued on next page)

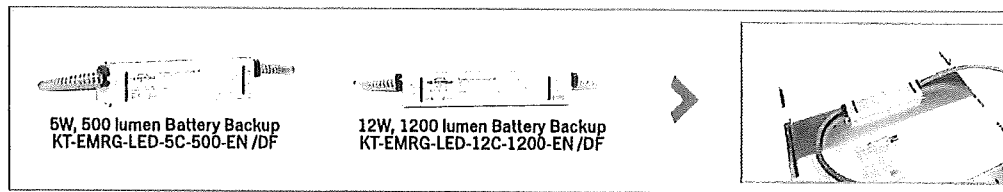
KT-BPLED50PS-24-8CSA-VDIM /G2
BACKLIT LED PANEL LIGHT

ACCESSORIES (continued)

EMERGENCY BACKUP

Factory-Installable OR Field-Installable (field-installable purchased separately)

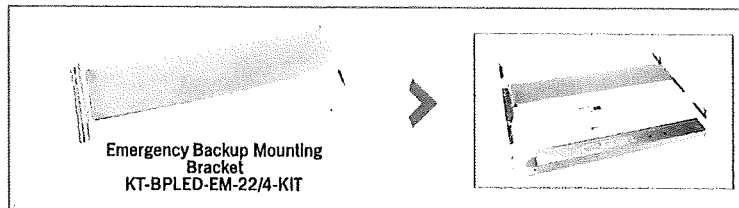
✓ SUFFIX*	CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
/EM5 ¹	KT-EMRG-LED-5C-500-EN/DF	5W, 500 lumen Smart Safe emergency backup with dual flex cables	843654132433	RAR-74
/EM12 ¹	KT-EMRG-LED-12C-1200-EN/DF	12W, 1200 lumen Smart Safe emergency backup with dual flex cables	890949019900	YCV-23



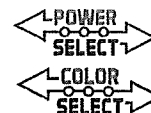
* For factory installation of accessory, add suffix to fixture part number (see ordering examples and instructions on last page of spec sheet).
¹ Factory installation of emergency backup units will automatically include any relevant mounting bracket.

Field-Installable / Field-Use ONLY (purchased separately)

CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
KT-BPLED-EM-22/4-KIT	Emergency LED backup mounting bracket kit for LED high bay fixtures	843654128047	EIG-03



(Accessories continued on next page)



KT-BPLED50PS-24-8CSA-VDIM /G2

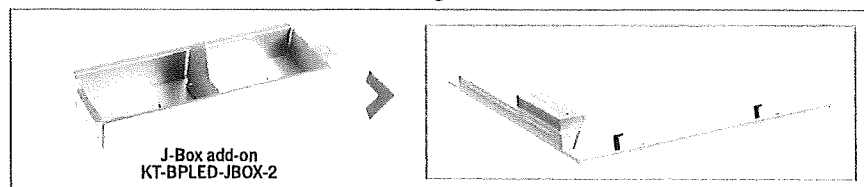
BACKLIT LED PANEL LIGHT

ACCESSORIES (continued)

MOUNTS AND BRACKETS

Factory-Installable OR Field-Installable (field-installable purchased separately)

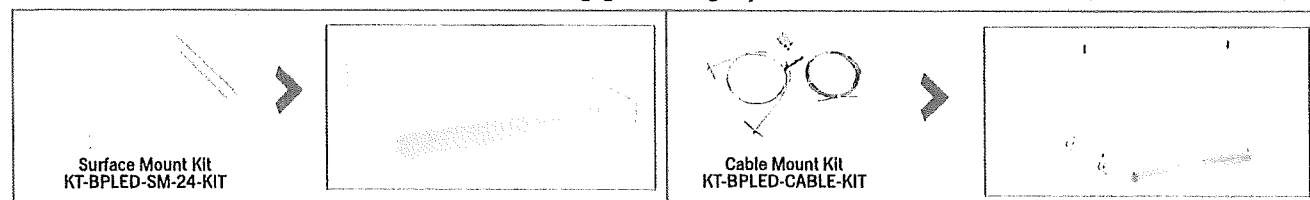
☒ SUFFIX*	CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
/JBOX	KT-BPLED-JBOX-1	Larger J-Box add-on for LED Backlit Panels	843654128092	MYW-25

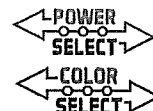


* For factory installation of accessory, add suffix to fixture part number (see ordering examples and instructions on last page of spec sheet).

Field-Installable / Field-Use ONLY (purchased separately)

CATALOG NUMBER	DESCRIPTION	UPC	EASY CODE
KT-BPLED-SM-24-KIT /G2	Surface Mount Kit 2x4 Backlit panels	843654134543	CGY-52
KT-BPLED-CABLE-KIT	Aircraft cable hanging kit for LED high bay fixtures	843654133423	JLB-77





KT-BPLED50PS-24-8CSA-VDIM /G2

BACKLIT LED PANEL LIGHT

ORDERING INFORMATION

CATALOG NUMBER	CARTON QTY.	EASY CODE	UPC	DLC PRODUCT ID
KT-BPLED50PS-24-8CSA-VDIM /G2	2	IPT-19	843654127873	P5CHN20W

CATALOG NUMBER BREAKDOWN

KT-BPLED50PS-24-8CSA-VDIM /G2

1 2 3 4 5 6 7 8 9 10

- 1 Keystone Technologies
- 2 Backlit Panel Light LED Fixture
- 3 Wattage
- 4 Power Select
- 5 2' x 4' Nominal Size
- 6 800 Series
- 7 Color Select
- 8 3500, 4000 and 5000K Color Temp
- 9 0-10V Dimming
- 10 Generation 2

ORDERING EXAMPLES

FIXTURE WITH MULTIPLE FACTORY-INSTALLED ACCESSORIES*

KT-BPLED50PS-24-8CSA-VDIM /G2 /PIR/L715P6/EM5



KEYSTONE FIXTURE

CATALOG NUMBER

KT-BPLED50PS-24-8CSA-VDIM /G2

FIXTURE WITH TWO FACTORY-INSTALLED ACCESSORIES*

KT-BPLED50PS-24-8CSA-VDIM /G2 /JBOX/EM5



SENSORS

✓ SUFFIX	CATALOG NUMBER
✓ /FC1-PIR	KTSL-FC1-UV-KO-PIR

CORD SETS

✓ SUFFIX	CATALOG NUMBER
✓ /L715P6	KT-CS-L715P-6-16/3

EMERGENCY BACKUP

✓ SUFFIX	CATALOG NUMBER
✓ /EM5	KT-EMRG-LED-5C-500-EN/DF

FIXTURE WITH SINGLE FACTORY-INSTALLED ACCESSORY

KT-BPLED50PS-24-8CSA-VDIM /G2 /L715P6



MOUNTS AND BRACKETS

✓ SUFFIX	CATALOG NUMBER
✓ /JBOX	KT-BPLED-JBOX-1

* When ordering more than one factory-installed accessory, use multiple suffixes as shown in the ordering examples above.
Note: All accessories can also be ordered separately for field installation using just their regular Catalog Number, UPC, or Easy Code.



Friday, January 19, 2024

To: BLS Construction

Attn: Darian Dutcher

Project: FBC HEALTH SERVICES - Missouri City Annex Clinic Renovations

Re: Fire Alarm System Pricing

Fire Alarm Price

\$5,644.00 (Excludes Tax)

Fire Alarm Scope of Work: FireTron shall modify the existing  NOTIFIER fire alarm system in compliance with the Architectural drawings dated 10/30/16. Pricing includes design, F/A devices (w/ lay-in ceiling box rough-in), and after-hours Fire Marshal inspection.

Note 1: Prior to FireTron starting work, the contract drawings must be submitted and approved by the City of Houston Fire Marshal. Please provide the COH permit/project number along with a copy or scan of the city stamped architectural drawings in order to expedite our plan submission. Contractor shall provide FireTron a complete set of contract documents including electronic CAD backgrounds.

Note 1: Customer shall provide FireTron a complete set of contract documents including electronic CAD backgrounds.

Exclusions: Conduit, conduit stub ups, underground raceway, cable tray, trenching, mounting Firetron provided panels, 120 VAC wiring, interlock wiring, power/control of fire/smoke dampers, providing/installing/monitoring duct detectors, carbon monoxide detection/monitoring, door holders and/or control, security interface, existing device synchronization, remote annunciation, fire stopping, access panels (if required), intrinsically safe devices, phone lines or wiring, device custom finishes, coring, cutting, patching, painting, millwork, ceiling work, architectural modifications, bonding, costs for reproduction of backgrounds, overtime (unless noted), lift.

This pricing is valid for 30 days.

FireTron appreciates the opportunity to quote this project.

Sincerely,

Andy Crate

Account Executive

Approval Signature: _____ Date: _____

Printed Name: _____

A & T PLUMBING COMPANY, INC.

COMMERCIAL • INDUSTRIAL • RESIDENTIAL

P.O. BOX 801243
HOUSTON, TEXAS 77280
(713) 464-5508 • FAX (713) 465-1782

1-17-2024

BLS Construction
Att: William, Darian

Re: Missouri City Clinic
Renovations

PROPOSAL

We are pleased to confirm our quote on the above mentioned project to include the following,

Demo as required , relocate 1- Existing sink and faucet to new location in Negative Pressure room , with New insta hot removing existing Bi-level EDF

Furnish and install 2- New exam room stainless steel sinks with gooseneck faucets, connecting to existing , Waste, vent, H & C Water lines

Permit & Inspection

BASE BID

\$ 5,970.00

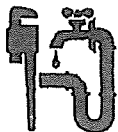
We do not include:

- a.) Haul off from site,
- b.) Concrete sawcut, breakout or patch
- c.) Sales tax
- d.) Sheetrock or ceiling tile removal or replacement

If you have any question, please feel free to call me at (713) 464-5508.

Thank you,

Thomas Laskowski
President



Halbison Plumbing LLC
PO Box 819
Brookshire, TX 77423
281-391-7600
RMP#1910

proposal

TO: BLS Const.
207 Fahrenheit
El Campo, TX 77437

PHONE	DATE 1-24-24
JOB NAME / LOCATION Missouri City Annex 307 Texas Parkway Missouri City, TX 77489	
JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

- > Install plumbing as per plans
NOTES:
-No spec. book (on plans only)
-Any repairs on salvaged fixtures will be extra

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: **eleven thousand one hundred twenty five and no/100-----** dollars (\$ **11,125.00**).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

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

Date of Acceptance: _____

Authorized Signature Rebecca Ryland

Note: This proposal may be withdrawn by us if not accepted within

15 days.

Signature _____

Signature _____

www.tsbpe.texas.gov



High Performance Buildings for Life

Fort Bend County C/O: BLS Construction Missouri City Health Annex

Authorized Warranty Service
TACLA009290C
MPL38267



5622 Luce St
Houston, TX 77087

p. 713.643.8336
f. 713.583.6519

customerservice@huntongroup.com
www.huntonservices.com



Job Number: 240124023
Date: January 25, 2024

To: BLS Construction
207 Fahrenthold St.
ElCampo, TX 77437
Mr. William Key

William,

As the Trane™ Company's authorized service provider for southeast Texas, we are pleased to offer the following BURGET proposal:

BUDGET SCOPE OF WORK:

Supply materials and labor to replace outside air ductwork on existing negative air unit, as follows:

Perform job site analysis (JSA) to identify and mitigate any potential safety-related issues before work begins.

Perform Lockout-Tagout

Provide labor to remove approximately twenty (20) feet of existing round ductwork uninsulated.

Supply and install twenty (20) feet of new galvanized round ductwork and seal

Supply and install new hanger strap for new ductwork

Startup and verify operations

Permit included.

All work is to be provided during normal business hours (M-F 7:00am - 3:30pm).

Exclusions:

Taxes

Overtime hours

Ceiling work

Relocation of existing equipment, pipe, other duct, wiring, etc.

Building Automation and Controls

Air / Water Balance

Temporary cooling and or heating

Concrete work

Fire alarm/fire sprinkler pipe work of any kind

Asbestos abatement/testing

Painting

Any work stoppage caused by others, will be billed at the Standard Hunton Services time and material rates



Notes:

Proposal is for budget purposes only, a site visit is required for had pricing.
No repairs or replacement of existing equipment, louvers, or dampers included.
This proposal does not include insulation on the new ductwork.
Any removal of ceiling, piping, wiring, etc. to gain access for ductwork changeout is not include
Work is to be performed off of ladders, scaffolding/lifts are not included if needed.

If a bond is required, the cost may vary depending on what alternates are accepted

Material prices are subject to change without prior notice due to currency fluctuations, fuel prices and/or unforeseen economic circumstances. The above pricing is good for 15 days. After 15 days, the price for the materials will be re-evaluated and charged accordingly.

This proposal is based on all the work being performed per OSHA and Hunton Services safety requirements. If site specific training or site-specific safety rules supersede OSHA requirements, please notify Hunton Services before issuing a purchase order as prices may be subject to change.

Any added work not covered by the scope of this budget proposal will require written authorization before Hunton Services can continue.

Reasonable access needed for the duration of work.

Total price for labor and materials for above scope \$6,020.00

Exclusions:

1. The price does not include sales tax unless specifically stated below. Taxes will be billed in addition at the time of job completion unless Hunton Services is furnished a Tax Exemption Certificate.
2. This quotation is based on straight time labor unless indicated otherwise.
3. Any additional work not covered by the scope of this proposal will require written authorization by the customer before Hunton Services can proceed.
4. Water Treatment is not included.
5. Temporary Cooling is not included.
6. Building Automation or Controls are not included unless specified above.
7. All freight charges incurred by Hunton Services will be billed with a 15% surcharge.
8. This proposal is firm for fifteen (15) days unless stated otherwise.
9. See 'Construction Terms and Conditions' for terms and conditions of sale.

Neal Robichau

Account Executive
5622 Luce Street
Houston, TX 77087
Office: 713-530-0491
Mobile: 713-530-0491
Email: NRobichau@huntongroup.com

The proposal and the terms and conditions contained herein are accepted and Hunton Services is authorized to proceed with the work.

Customer: _____

By: _____

Title: _____

Date: _____

P.O. Number: _____

562
PHON



High Performance Buildings for Life

5622 Luce Street, Houston, TX 77087
PHONE-713.643.8336 • FAX- 713.583.6519



CONSTRUCTION TERMS & CONDITIONS

Acceptance: A proposal made upon these terms is subject to acceptance within fifteen days from date and the prices are subject to change without notice prior to acceptance by Customer. Any rebate from CenterPoint Energy has been accounted for in the price of this proposal; therefore, Hunton Services will retain any rebate funds. If your order is an acceptance of a written proposal, on a form provided by Hunton Services, without the addition of any other terms and conditions of sale or any other modification, this document shall be treated solely as an acknowledgment of such order, subject to credit approval. If your order is not such an acceptance, then this document is Hunton Services' offer, subject to credit approval, to provide the goods and/or Work solely in accordance with the following terms and conditions of sale.

Exclusions from Work: Hunton Services' obligation is limited to the Work as defined and does not include any modifications to the Premises under the Americans with Disabilities Act or any other law or building code(s).

Construction Procedures: Hunton Services shall supervise and direct the Work using its best skill and attention and have exclusive control over construction means, methods, techniques, sequences and procedures.

Payment Terms: Customer shall pay Hunton Services invoices within net thirty (30) days of invoice date. Hunton Services may invoice Customer for all equipment or material furnished, whether delivered to the installation site or to an off-site storage facility and for all work performed on-site or off-site. No retention shall be withheld from any payments except as expressly agreed in writing by Hunton Services, in which case retention shall be reduced per the contract documents and released no later than the date of substantial completion. If payment is not received as required hereby, Hunton Services may suspend performance and the time for completion shall be extended for a reasonable period of time not less than the period of suspension. Customer shall be liable to Hunton Services for all reasonable shutdown, standby and start-up costs as a result of the suspension. All amounts outstanding 10 days beyond the due date are subject to a service charge not to exceed 1.5% of the principal amount due or the maximum allowable legal interest rate, retroactive to the due date. Customer shall pay all costs (including attorneys' fees) incurred by Hunton Services in attempting to collect amounts due and otherwise enforcing these terms and conditions.

Time for Completion: Except to the extent otherwise expressly agreed in writing signed by an authorized representative of Hunton Services, all dates provided by Hunton Services or its representatives for commencement, progress or completion are estimates only. While Hunton Services shall use commercially reasonable efforts to meet such estimated dates, Hunton Services shall not be responsible for any damages for its failure to do so.

Access: Hunton Services and its contractors or subcontractors shall be provided access to the Premises during regular business hours, or such other hours as may be requested by Hunton Services and acceptable to the Premises' owner or tenant for the performance of the Work, including sufficient areas for staging, mobilization, and storage. Hunton Services' access to correct any emergency condition shall not be restricted.

Permits and Governmental Fees: Hunton Services shall secure (with Customer's assistance) and pay for building and other permits and governmental fees, licenses, and inspections necessary for proper performance and completion of the Work, which are legally required when bids from Hunton Services' subcontractors are received, negotiations thereon concluded, or the effective date of a relevant Change Order, whichever is later. Customer is responsible for necessary approvals, easements, assessments and charges for construction, use or occupancy of permanent structures or for permanent changes to existing facilities.

Utilities during Construction: Hunton Services shall be provided without charge all water, heat, and utilities during performance of the Work.

Concealed Or Unknown Conditions: In the performance of the Work, if Hunton Services encounters conditions at the Premises that are (i) subsurface or otherwise concealed physical conditions that differ materially from those indicated on drawings expressly incorporated herein or (ii) unknown physical conditions of an unusual nature that differ materially from those conditions ordinarily found to exist and generally recognized as inherent in construction activities of the type and character as the Work, Hunton Services shall notify Customer of such conditions promptly, prior to significantly disturbing the same. If such conditions differ materially and cause an increase in Hunton Services' cost of, or time required for, performance of any part of the Work, Hunton Services shall be entitled to, and Customer shall consent by Change Order to, an equitable adjustment in the Contract Price, contract time, or both. Any loss contributed to, or aggravated by rust, mold, fungus, wet or dry rot and any resulting is always excluded under this contract however caused.

Asbestos and Hazardous Materials: Hunton Services' Work and other services in connection with this Agreement expressly excludes any identification, abatement, cleanup, control, disposal removal or other work connected with asbestos, poly-chlorinated biphenyl ("PCB"), or other hazardous materials (hereinafter, collectively, "Hazardous Materials"). Customer warrants and represents that, except as set forth in a writing signed by Hunton Services, there are no Hazardous Materials on the Premises that will in any way affect Hunton Services' Work and Customer has disclosed to Hunton Services the existence and location of any Hazardous Materials in all areas within which Hunton Services will be performing the Work. Should Hunton Services become aware of or suspect the presence of Hazardous Materials, Hunton Services may immediately stop work in the affected area and shall notify Customer. Customer will be responsible for taking any and all action necessary to

correct the condition in accordance with all applicable laws and regulations. Customer shall be exclusively responsible for any claims.

including the payment thereof, arising out of or relating to any Hazardous Materials on or about the Premises, not brought onto the Premises by Hunton Services. Hunton Services shall be required to resume performance of the Work in the affected area only in the absence of Hazardous Materials or when the affected area has been rendered harmless. In no event shall Hunton Services be obligated to transport or handle Hazardous Material, to provide any notices to any governmental agency, or to examine the Premises for the presence of Hazardous Materials.

Conditions Beyond Control Of Parties: If Hunton Services shall be unable to carry out any material obligation under this Agreement due to events beyond its control, such as acts of God, governmental or judicial authority, insurrections, riots, labor disputes, labor or material shortages, fires, or explosions, this Agreement shall at Hunton Services' election (i) remain in effect but Hunton Services' obligations shall be suspended until the uncontrollable event terminates; or (ii) be terminated upon ten (10) days notice to Customer, in which event Customer shall pay Hunton Services for all parts of the Work furnished to the date of termination. Any loss consisting of, caused by, contributed to, or aggravated by rust, mold, fungus, wet or dry rot, and any resulting loss in always excluded under this contract, however caused.

Customer's Breach: Each of the following events or conditions shall constitute a breach by Customer and shall give Hunton Services the right, without an election of remedies, to terminate this Agreement by delivery of written notice declaring termination, upon which event Customer shall be liable to Hunton Services for all Work furnished to date and all damages sustained by Hunton Services (including lost profit and overhead): (1) Any failure by Customer to pay amounts due more than thirty (30) days after the date of the invoice therefor; or (2) Any failure by Customer to perform or comply with any material provision of this Agreement.

Indemnification: Hunton Services and Customer shall indemnify, defend and hold each other harmless from any and all claims, actions, costs, expenses, damages and liabilities, including reasonable attorneys' fees, resulting from death or bodily injury or damage to real or personal property, to the extent caused by the negligence or misconduct of their respective employees or other authorized agents in connection with their activities within the scope of this Agreement. However, neither party shall indemnify the other against claims, damages, expenses or liabilities to the extent attributable to the negligence or misconduct of the other party. If the parties are both at fault, the obligation to indemnify shall be proportional to their relative fault. The duty to indemnify will continue in full force and effect, notwithstanding the expiration or early termination hereof, with respect to any claims based on facts or conditions that occurred prior to expiration or termination. Notwithstanding any contrary provision, neither party shall be liable to the other for any special, incidental, consequential or punitive damages.

Workmanship And Equipment Warranty: Hunton Services warrants that, for a period of one year from the date of substantial completion (the "Warranty Period"), Trane equipment installed hereunder and Work (i) shall be free from defects in material, manufacture, and workmanship and (ii) shall have the capacities and ratings set forth in Trane's catalogs and bulletins; substantial completion shall be the earlier of the date that the Work is sufficiently complete so that Customer can utilize the Work for its intended use or the date that Customer receives beneficial use of the Work. For Trane equipment not installed by Hunton Services, the Warranty Period is the lesser of 12 months from initial start-up or 18 months from the date of shipment. If such defect is discovered within the Warranty Period, Hunton Services will correct the defect or furnish replacement equipment (or, at its option, parts therefor) and, if said equipment was installed pursuant hereto, labor associated with the replacement of parts or equipment not conforming to this warranty. No liability whatever shall attach to Hunton Services until said equipment and Work have been paid for in full and then said liability shall be limited to Hunton Services' cost to correct the defective Work and/or the purchase price of the equipment shown to be defective. Hunton Services' warranties expressly exclude any remedy for damage or defect caused by corrosion, erosion, or deterioration, abuse, modifications or repairs not performed by Hunton Services, improper operation, or normal wear and tear under normal usage. Hunton Services shall not be obligated to pay for the cost of lost refrigerant.

THE WARRANTY AND LIABILITY SET FORTH IN THE PRECEDING PARAGRAPH ARE IN LIEU OF ALL OTHER WARRANTIES AND LIABILITIES, WHETHER IN CONTRACT OR IN NEGLIGENCE, EXPRESS OR IMPLIED, IN LAW OR IN FACT, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL HUNTON SERVICES BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES.

Assignment: Customer may not assign, transfer, or convey this Agreement, or any part hereof, or its right, title or interest herein, without the written consent of Hunton Services. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of Customer's successors and assigns.

Complete Agreement: This Agreement shall constitute the entire Agreement between both parties and this Agreement may not be amended, modified or terminated except by a writing signed by the parties hereto. No documents shall be incorporated herein by reference except to the extent Hunton Services is a signatory thereon.

Governing Laws: This shall be construed as an agreement in accordance with the laws of the State of Texas. Texas license TACLA00929C. Regulated by The Texas Department of Licensing and Registration, P.O. Box 12157, Austin, TX 78711, 1-800-803-9202.



Chillers: Air & Water Cooled

- Routine maintenance/Coil cleaning
- Complete turnkey replacements
- Vibration & oil analysis
- Eddy current testing
- Controls
- Routine operations log
- Annual stop inspection
- Tube brushing
- Major & minor repair work

Air Handling Units

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- Backflow Prevention
- Boiler Maintenance

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- Connected buildings through fiber optics
- Hunton Smart Services
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- Internet remote access
- Building control units (BCU)
- Thermostats/sensors
- Digital electronic/pneumatic
- Software programming
- Variable frequency drives (VFD)
- Retro-recommissioning
- Energy management services

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- Rental chillers
- Air conditioning units w/electric heat
- Portable air conditioning units
- Air handling units
- Cooling towers
- Diesel generators
- Transformers, pumps, flexible duct & hose
- Heaters, humidifiers & compressors

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- Ice machines
- Freezers/coolers - cafeterias & labs

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- We coordinate with National Trane to support you and your needs
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High Performance Buildings for Life

Fort Bend County - Missouri City Annex Service Proposal

Authorized Warranty Service
TACLA009290C
MPL38267



5622 Luce St
Houston, TX 77087

p. 713.643.8336
f. 713.583.6519

customerservice@huntongroup.com
www.hunttonservices.com



Quote No. QUO-54611-H1Y1F8
Date: 12/8/2023

To: Fort Bend County - Missouri City Annex
307 Texas Parkway
Missouri City, TX 77489

Choice Partners Contract 22/049MF-11

Justin Zwahr,

As the Trane™ Company's authorized service provider for southeast Texas, we are pleased to offer the following proposal:

Unit: Clinic - Exam Room # D / 157
Scope of work:

Replacement of faulty TMK Impeller Unit. Provide job safety analysis, complete Hunton XOI-JSA, use of proper PPE for service in Infectious/Disease Exam Room. Clear area for accessing impeller unit above ceiling grid. Disconnect power at main breaker, provide LOTO, and verify with proven meter. Disassemble impeller unit from casing, remove, and install new unit. Secure all electrical, mounts, nuts, and bolts. Remove LOTO, verify unit rotation and functional, and record exhaust system CFM's. Clean area of work, and provide customer with XOI report.

NOTE: Customer to allow access during regular business hours with exam room down time of approximately 8-HRS.

Total price for labor and materials for above scope\$5,787.98

Exclusions:

1. The above price does not include sales tax. Taxes will be billed in addition at the time of job completion unless Hunton Services is furnished a Tax Exemption Certificate.
2. This quotation is based on straight time labor unless indicated otherwise.
3. Any additional work not covered by the scope of this proposal will require written authorization by the customer before Hunton Services can proceed.
4. All freight charges incurred by Hunton Services will be billed with a 15% surcharge.
5. This proposal is firm for fifteen (15) days unless stated otherwise.
6. See 'Service Terms and Conditions' for terms and conditions of sale.

Owner is paying this directly



Neal Robichau
Account Executive
5622 Luce St., Houston, TX 77087
Office: 713-530-0491
Mobile: 713-530-0491
Email: NRobichau@huntongroup.com



High Performance Buildings for Life

The proposal and the terms and conditions contained herein are accepted and Hunton Services is authorized to proceed with the work.

Customer: _____

By: _____

Title: _____

Date: _____

P.O. Number: _____



SERVICE TERMS & CONDITIONS

GENERAL:

This transaction is expressly limited to the terms and conditions stated herein. No other warranty may be offered or modified without the express written consent of an officer of Hunton Services, hereafter referred to as "the Company".

ACCEPTANCE:

The company reserves the right to review credit prior to acceptance. If credit is not approved and/or alternative terms cannot be agreed to, the order shall be cancelled without liability.

PAYMENT:

Payment terms for goods and services provided herein will be due in net 30 days from invoice. The company reserves the right to add a surcharge of 1½% of the principal per month, or the maximum allowable amount, for each month the invoice is past due. Should legal action be necessary to enforce the payment of any monies due from the purchaser, purchaser agrees to pay all reasonable attorney's fees and costs incurred.

SHIPPING:

All goods and materials provided are the property of the purchaser upon delivery to the carrier. Freight claims are therefore to be handled by the purchaser with the carrier.

CANCELLATIONS:

Orders cannot be cancelled without the written permission of an officer of the company. In the event of such cancellation, a reasonable charge will be applied to all cancellations to cover the cost incurred by the company for processing the order, restocking charges, etc.

LIMITED LIABILITY:

No liability or warranty whatsoever shall exist until the company has been paid complete. Then said liability and warranty shall be limited to the amount of the purchase price of the parts, materials, and labor shown to be defective. In no event shall the company be liable for any incidental or consequential damages.

LIMITED WARRANTY:

The warranties set forth herein are in lieu of all other warranties, expressed or implied, whether written or oral, including warranties of merchantability and fitness for a particular purpose.

In general, the company warrants its workmanship and materials to be free of defects for all purchases under normal use. The warranty does not cover damages due to acts of God, misuse, neglect, corrosion, erosion, and deterioration. Any loss consisting of, caused by, contributed to, or aggravated by rust, mold, fungus, wet or dry rot and any resulting loss is always excluded under this contract, however caused. In the event of a warranty claim, the company shall repair or correct such defect during normal working hours, Monday thru Friday, excluding holidays, from 7:30 am to 4:00 pm. All warranty calls are to be limited to normal working hours. Emergency, after-hours service is available, provided customer agrees to pay the difference between the standard labor rate and the overtime labor rate. Regular freight charges for warranty materials are included. Expedited freight or delivery is available provided customer agrees to pay the differential between normal and expedited delivery. See below for specific warranty term for type of sale:

Type of Sale

Equipment/Parts: The Company warrants equipment/parts for the period as covered by the manufacturer.

Labor: The Company warrants its workmanship for a period of 60 days from the date of completion.

SEVERABILITY:

Should any of the terms and qualifications set forth herein be contrary to, prohibited by, or be determined to be inapplicable under the laws of the court of jurisdiction, then such provisions shall be omitted, but shall not invalidate any other remaining provisions.

GOVERNING LAWS:

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- Reduced downtime cost man hours spend by owner in oversight
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Darian Dutcher

From: Eric Pace <epace.tias@gmail.com>
Sent: Wednesday, January 24, 2024 1:50 PM
To: Darian Dutcher
Subject: Re: Invitation to Bid-Missouri City Annex Clinic Renovations

I would plug in \$6,800.00. Price is to remove the negative pressure room unit and gauge. Reinstall units and gauge in a new location. Add new duct work, insulation, and tubing. Thank you!

On Wed, Jan 17, 2024 at 11:26 AM Darian Dutcher <darian.dutcher@blsconstruction.com> wrote:

Just talked to William and he said to call him on his cell. 979-637-0427. There is HVAC work

Darian Dutcher

Assistant Project Manager

BLS Construction, Inc.

207 Farenthold Street

El Campo, TX, 77437

O: 979-543-2696

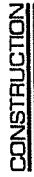
From: Eric Pace <epace.tias@gmail.com>
Sent: Wednesday, January 17, 2024 11:19 AM
To: Darian Dutcher <darian.dutcher@blsconstruction.com>
Subject: Re: Invitation to Bid-Missouri City Annex Clinic Renovations

I do not see that HVAC work will be needed. Am I missing something?



Virus-free. www.avg.com

On Mon, Jan 15, 2024 at 3:12 PM Darian Dutcher <darian.dutcher@blsconstruction.com> wrote:



PROPOSAL

PRODUCT / WORK DESCRIPTION / AREAS		AMOUNT
Armstrong Standard Excelon VCT 12x12 VCT - Color Polar White-51941, Adhesive & Installation		\$1,065.82
Regular float unit for patch areas (Unit quantity may vary due to condition of substrate)		\$95.38
4" Roppe Covebase-Black, Adhesive & Installation (Patch Areas & New Walls)		\$208.22
NO DEMO IS INCLUDED IN THIS PROPOSAL		
ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE WORK TO BE PERFORMED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS SUBMITTED FOR ABOVE WORK AND COMPLETED IN A SUBSTANTIAL WORKMANLIKE MANNER FOR THE SUM OF:		SALES TAX
		\$112.98
		TOTAL
		\$1,482.40

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED.
YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED.
 PAYMENTS WILL BE MADE AS OUTLINED ABOVE.

DATE _____