



Generocity Services, Inc.

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

Glenn Risko
Job Address:
10 11th Street North
Texas City, Tx 77590

Print Date: 3-31-2026

Proposal for City of Texas City Warehouse Enclosure

Dear Mr. Risko,

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

PRELIMINARY DESIGN SPECIFICATION WAIVER

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

SCOPE OF WORK

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

Scope:

- Mobilize all equipment, tools, and materials onsite
- Provide 2- scissor lifts for the duration of the project
- Frame approx. 125 LF of stud wall using 8" 16-gauge metal studs and 8" 16-gauge flat strap every 5' horizontally
- Provide and install R-panel on the exterior side of new studs walls (color to be limestone)
- Provide and install new 12'x12' overhead door
- Provide and install new 3/0 7/0 man door with grade 2 hardware
- Install 1" closed cell spray foam insulation at ceiling and 3-new walls

Note: Work to be performed during normal business hours.

Excludes: Any work outside of this proposal

Items	Description	Price
RS Means		\$98,096.80
Houston CCI .846		-\$15,106.91
Choice Partners .89		-\$9,128.89

Total Price: \$73,861.00

PRECEDENCE

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

- a. Generocity Services Proposal.
- b. Addenda issued by Client.
- c. Scope of Work issued by Client within the Invitation to Bid.
- d. Directives and work scope specifically and graphically issued within the Construction Drawings prepared by Client.
- e. Manufacturer's recommendations and installation instructions.
- f. Directives, regarding project work scope, specifically within the Project Specifications prepared by the Client.
- g. All Project Specifications prepared by Client that are specifically applicable to the project scope of work and project drawings.
- h. Owner's Engineering Facility Standards that are specifically referred to within this inquiry, and that have been issued as part of the inquiry.
- i. Balance of applicable project bid documents.

SERVICES & MATERIALS PROVIDED BY CLIENT/OWNER

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

TECHNICAL CLARIFICATIONS

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

Inquire drawings, or that is specifically named or directed within the inquiry specifications (as they relate to the drawings), the additional cost shall be assessed and passed on to the Client.

EXCLUSIONS

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

COMMERCIAL TERMS & CONDITIONS

- 1. Validation Period: This proposal is valid for a period of 30 calendar days after the "DATE" indicated above.
- 2. Material Cost Escalation: Due to the volatile and unpredictable global material marketing pricing, Generocity Services, Inc. can not guarantee project-specific pricing for the validation period stated above. If material orders and requisite shipments are made at current pricing, we will honor the material cost. If the cost of the materials increases before shipment, then the change in price will be passed on to the Client/Owner.
- 3. Generocity Services, Inc. will not perform work changes unless authorized in writing by the Client before the work begins. All cost assessments will include the cost of tangible items and the additional cost associated with schedule delays and extensions.
- 4. When materials and permanent equipment that are purchased for this project are stored either on or off site as a result of delays by Client (or Owner), or the contractors, or agents of the same, progress pay requests will include these materials and equipment items for Client approval and payment within the contract pay period.
- 5. Generocity Services, Inc. will not be held responsible for damages to any concealed, hidden or buried equipment, structures, pipelines, electrical lines, cable, grounding, underground utilities and other obstacles.
- 6. Generocity Services, Inc. will not be held responsible for personal injury from accidents resulting from encounters with any concealed, hidden or buried equipment, structures, pipelines, electrical lines, cables, grounding, and other obstacles.
- 7. Downtime or delays caused by Owner and/or Client during the field construction operations shall be assessed by Generocity Services, Inc. and reimbursements by Owner and/or Client.
- 8. Repair cost and touch-up costs made necessary by damage caused by Owner's and /or Client's personnel will be assessed by Generocity Services, Inc. and passed on to the Client.
- 9. Our pricing is based on a 40-hour workweek. We have not included the cost of holiday or overtime work hours.

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

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

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

Signature: _____

Date: _____

Print Name: _____

Costs based on RSMeans data

Estimate Name: 025-10-10-2025B City of Texas City Warehouse Enclosure

ESTIMATE INFORMATION

Client Name: City of Texas City
 Estimate Address: Texas

Notes:

Quantity	LineNumber	Description	Unit	Ext. Mat. O&P	Ext. Labor O&P	Ext. Total O&P	Notes
1.00	013113700200	Field personnel, project manager, average	Week	\$ -	\$ 5,623.50	\$ 5,623.50	
3.00	013113200260	Field personnel, superintendent, average	Week	\$ -	\$ 11,175.00	\$ 11,175.00	
20.00	015403400040	Rent aerial lift, scissor type, over 30' high, 1500 lb. capacity, electric, incl. Hourly Oper. Cost.	Day	\$ -	\$ -	\$ 9,265.40	
2031.00	050519208970	Concrete screw, phillips flat head, 3/16" dia x 1-3/4" long, self-threading, incl layout and drilling	Ea.	\$ 600.00	\$ 5,453.30	\$ 6,072.00	
1.00	050521103000	Cutting, steel, incl prep, torch cutting & grinding, excl staging, minimum labor/equipment charge	Job	\$ -	\$ 455.00	\$ 454.40	
2031.00	050521151920	Drilling holes in steel for anchors, up to 1/4" deep, 1/4" diameter, incl bit & layout, excludes anchor	Ea.	\$ 81.24	\$ 10,140.45	\$ 10,227.69	
125.00	054110306630	Partition, galvanized LB studs, 14 ga x 5' W studs 16" OC x 20' H, incl galvanized top & bottom track, excl openings, headers, beams, bracing & bridging	L.F.	\$ 12,750.00	\$ 4,937.50	\$ 17,687.50	
4375.00	072120100310	Insulation, polyurethane foam, 2#/CF density, 1" thick, R5.5, sprayed	S.F.	\$ 5,697.90	\$ 1,443.76	\$ 7,031.25	
2500.00	074213301000	Steel siding, colored, corrugated or ribbed, on steel frame, 10 year finish, 24 gauge, incl fasteners	S.F.	\$ 6,775.00	\$ 10,000.00	\$ 16,775.00	
1.00	051213250100	Door frames, steel channels with anchors and bar stops, 6" channel @ 6 1/2 lb/L.F., 3' x 7' door, weighs 150 lb	Ea.	\$ 262.00	\$ 289.87	\$ 570.87	
1.00	051313131570	Doors, hollow metal, commercial, steel, flush, full panel, hollow core, 1-3/4" thick, 10 ga., 3'-0" x 7'-0"	Ea.	\$ 855.00	\$ 89.50	\$ 944.50	
1.00	053513102700	Doors, overhead, commercial, stock steel, heavy duty, sectional, manual, 24 gauge, 12' x 12' high	Ea.	\$ 2,825.00	\$ 1,075.00	\$ 3,700.00	
1.00	057120192000	Door hardware, school, single, classroom, ANSI F88, complete set incl. lever	Door	\$ 965.00	\$ 269.00	\$ 1,234.00	
1.00	057120308150	Door hardware, door closer, surface mounted, heavy duty, parallel arm, modern	Ea.	\$ 300.00	\$ 134.00	\$ 524.00	

R S Means Estimate	\$ 98,096.80
Houston CCI .846	\$ (15,105.91)
Choice Partners .89	\$ (9,128.69)
Sub Total	\$ 73,861.00
Bond	
Grand Total	\$ 73,861.00