

To: City of La Vernia – Police Department

Project Summary

The following proposal outlines and estimates costs for La Vernia Police Department. This project is to take place at 4061 CR 342, La Vernia, Tx 78121. This estimate is based on plan provided, conversation, briefing on March 11, 2025. Proposal valid for 30 days.

Total Cost of the project: \$895,750

Project Specifics for Construction Agreement

Unless amended to in writing, the contents of this proposal supersede any blueprints, drawings, plans or verbal discussions Construction materials and methods may vary from blueprints or construction notes provided, but at all times will meet or exceed building codes.

Sitework and Excavation

- Excludes density testing
- Clean existing area - 12,410 sq ft
- Install road base
 - Roll and company
- Raise elevation 6" lifts to final elevation
 - Cut and grade
- Pour 290 LF concrete curb
- Install asphalt to 12,000 sq ft area

Plumbing

- Relocate existing water heater to ceiling
- Construct a platform above the interviewing room and entry
- Install an access ladder from the kitchen
- Plumb as needed



Framing

- Frame 9 offices per diagram provided
- Evidence side of building – frame to 9' plate line
- Kitchen side of building – frame to 8' plate line
- Hall and garage – frame to 12' suspended ceiling
- Construct pony wall – tie into suspended 12' ceiling

Exterior

- Overhead Door – remove existing door, repair C channel. Remove the existing Bear Cave sign. Tie in existing foam stucco to perlin. Replaster front section (to door width) to match color of structure. Rebuild band around overhead door.
- Reinstall previously removed overhead door.
- Exterior Doors (2) – sawcut stucco, remove wainscoting, install 2 new metal 36" door with an outswing.
- Replaster door areas and install rock as needed to finish construction of new doors.
- Plaster from joint to joint to match existing stucco.
- Remove existing downspouts to patch holes on top of the building.
- Construct 20 x 60 canopy 14' high (covered parking area).
 - Install 4 – 5 x 5 posts
 - Install 2 x 8 purlin and R panel, galvalume.
 - Drill concrete piers – 4 total – 36" deep x 12" diameter
 - Install anchor plate to weld posts
 - Elevation from existing slab out
- Install front entry door – left of overhead door (facing 342) – 36 walk door – solid metal – right swing.
 - Saw cut stucco, remove rock, frame in metal door, install door.
 - Re-stucco walls and install rock to complete installation.
- Handicap Ramp – construct ramp leading to parking area. Saw cut existing concrete curb to meet asphalt area. Ramp 28' long x 4' wide.



Interior

- Masonry Block Walls
 - Construct block walls 12' high – 12 x 12 rooms
 - Install 1 metal door – left swing – facing garage area
 - Fill top core with mortar, install ½" anchors for 2 x 8 framing plate
 - Plaster wall with dryvit – all interior and 1 exterior wall (garage side)
- Restroom – close in mop room, create 36" opening
- Shower – install pan for shower per plan provided
- Restroom door will be removed, reinstall to swing out
- Kitchen and Interview Room – build dividing wall, install door at front leading to interview room. Remove existing drywall, install insulation, install new drywall. Tape, float and texture.
- Kitchen – install 8' countertop and cabinets. Install new ventahood 30".
- Doors – Interior – solid core doors – 11 total
- Install 1 pull down ladder (metal) at highwall to provide access to above ceiling storage area.
- Insulation – all new framed areas will be insulated – walls R-19 and ceilings R-30.
- Paint all walls (semi-gloss white) and ceilings (flat white)
- Baseboards – install Craftsman 5.5" fiberboard to new walls
- Evidence Room – frame ceiling 2 x 8 ceiling joist with ¾" plywood on top for security.
- Evidence Room – install ¾" plywood away from existing electrical boxes
- Install glass door – 4' wide from garage

Flooring

- Stain existing concrete floor – gray color
- Restroom – install 12 x 12 tile

HVAC

- Install 16 seer units



-
- 1 – 4 ton unit
 - 1 – 3 ton unit
 - Separate garage area from offices
 - Install 2 thermostats for garage and office area
 - Install ducting with 20 drops

Windows

- Install 5 – 23x23 operable windows at each office facing the garage area

Electrical

- Evidence Room Side of Building – every room: install 3 plugs – 36” high, 1 light switch at entry and LED surface mount lights (2 x 2)
- Kitchen Side of Building – wire office and Sergeant’s office.
- 3 single gang duplex electrical outlet per room, not to include corridor and entry
- 42 light fixtures, 3 exit light for EM lighting, 3 EM wall packs
- 2 single pole switch per office
- Power to electrical gate
- 4 Canopy lights
- Power for rollup door
- Power for range / stove

Proposal Excludes

- Communication wiring
- Survey costs
- Density/soil testing
- Impact fees
- Proctor
- Fee associated with hook-up to community water
- Appliances
- HVAC Design



- Telephone hook-up
- Post wall installation – painting/patching
- Digging
- Hazardous material handling
- Building design changes
- Power backup systems
- Electrical gate equipment
- Electrical power fees
- Professional fees
- Any specialty equipment power outlets, wiring, raceway, equipment, etc.
- Security system such power outlets, wiring, raceways, equipment
- Communication wiring such as power outlets, wiring, raceways, equipment, etc.

Any additional expenses incurred due to force majeure (extraordinary events or circumstances beyond the builder's control such as war, crime or acts of God including but not limited to earthquake, floods, lights, landslides, etc.

Proposal Sign-off

OSO Construction proposes to build the unit described above for an all-inclusive fee of \$895,750. This price include project management, construction, scheduling, supervision and quality assurance.

Additional charges will occur if changes are made to project scope once this document has been signed and/or differences between the allowance outlined above and the actual cost of these items varies.

The next steps is to agree to this proposal, and subsequently to sign the contract agreement which references the document above.

Date

4/7/2025

LV PD

Address:



Living Sq.Ft.

New Slab area

2855

	ORIG.BID AMT.	Allowances
Build Cost (Builders Risk Insurance, Engineer Foundation Plan, Framing Lumber, Framing Labor, Plumbing, HVAC (2) 15 SEER, Electrical, Insulation, Drywall, Paint, Windows (single color), Interior & Exterior Doors and Trim, Trim Labor, Tile/Flooring Labor, Cleaning, Dumpster/Trash Removal)	\$ 252,525.00	
Countertops		\$ 2,968.00
Cabinets + Hardware		\$ 15,029.00
Mirrors/Shower Glass,		\$ 100.00
Plumbing Fixtures		\$ 2,386.00
Hardware		\$ 875.00
All Flooring, Showers, Backsplash Material		\$ 14,311.00
Appliances		\$ 7,279.00
Total Allowances	\$ 42,948.00	
Total Build Cost	\$ 295,473.00	
	\$ -	
Total cost	\$ 295,473.00	

*Quote is valid for 45 days.

Cost estimate to complete the interior finish out per approved plan. Water and Electrical meters and service lines are not included in this cost.

Customer is responsible for any permit fees.

Bill Womack Concrete

New Braunfels, Texas

830-390-9713

billwomackjr@gmail.com

210-251-5542

Robertedwards.womackconst@gmail.com

To: Mark Fahnert Roofing and Remodeling

9475 Crow Adkins, Texas 78101

Description of work to be performed:

1. Concrete wheelchair ramp with curb cut for construction
Railings and ramp edging by Fahnert Roofing & Remodeling
2. Concrete entry porch 14'-0" x 3'-6"
3. Concrete sidewalk – right side and partial rear of building
4. Estimated 336 sq. ft. concrete flatwork plus curb cut

Estimated Bid \$ 5500.00

Submitted by: Robert Edwards – Womack Construction 03/25/25

Terms: 50% deposit required at time of scheduling concrete work. Remaining balance due at time of completion of concrete work.

City Fence Company
of San Antonio
4047 Stahl Rd. #2
San Antonio, TX 78217
210-653-1100 *



Robert Muchow
(210) 264-5823
rm.cityfencesa@gmail.com

Customer: LaVernia Police Dept
Address: 406 CR 342
City/Zip: LaVernia, TX 78121

Phone Number: 830-581-9316 Donald Keil
Alternate Number:
Email: dkeillvpd@lavernia-tx.gov

Date 04/07/2025

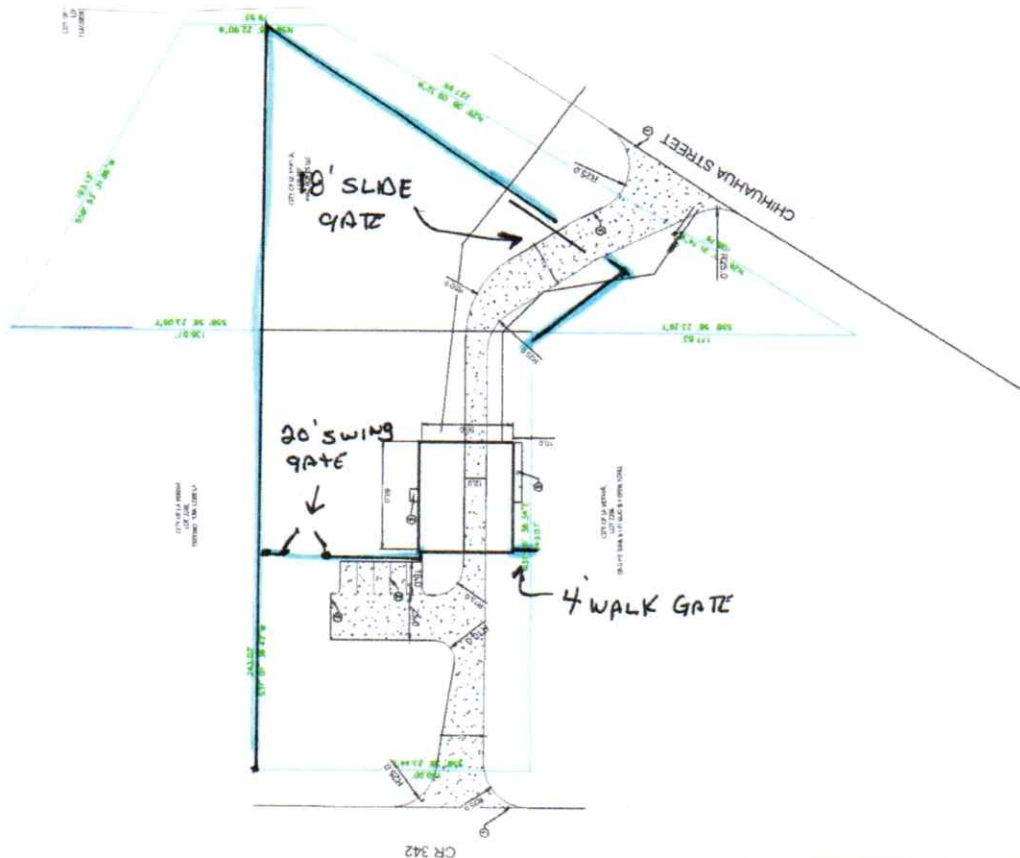
6' Tall Black Vinyl Chain Link Fence

3" Sch 40 Terminal posts
4" Sch 40 Gate posts
2" sch 20 Line posts
1 5/8" sch 20 Top rails
9 Ga core, 8 gauge finish fuse bonded chain link wire

Credit Card
Price: \$31,480.00

Check/Cash
Price: \$29,980.00

Provide and install approx. 830' of fence with
1 - 4' wide walk gate
1 - 20' wide double swing gate
1 - 18' wide cantilever gate



Prices subject to change without notice.



P.O. BOX 240339
Office (210) 628-1459
SAN ANTONIO, TX 78224
office@dhmsa.com
www.dhmsa.com

Proposal

April 4, 2025
Chief Donald Kyle
Police Chief LaVernia PD
(830)-581-9316

Project Location: 229 E Chihuahua St, La Vernia Tx

Description: DHMSA Construction submits our proposal for the parking lot construction.

Scope of Work:

- Excavate and grade approximately. 12,500 sq ft of proposed parking lot and driveway. **(Item 1)**
- Install, compact, and roll approx. 12,500 sq ft of base material to 95% compaction. **(Item 2)**
- Place and compact approx. 12,500 sq ft 2" of Type 'D' PG 64-22 HMAc w Rap on base material. **(Item 3)**
- Stripe and paint 15 parking spaces. **(Item 4)**
- Install approx. 500' of black powder coated 6' chain link fence with black slats on approx. 50' of fence. **(Item 5)**
- Install 1 15' roll apart gate. **(Item 6)**
- Saw cut approx. 75' of concrete curb **(Item 7)**
- Pour approximately 200 sq ft of 3000 psi grade concrete for future door entrance. **(Item 8)**
- Demo pipe fence around the expired gas line. **(Item 9)**

Project Pricing Breakdown:

- Item 1: \$87,550.00
- Item 2: \$60,950.00
- Item 3: \$41,850.00
- Item 4: \$1,600.00
- Item 5: \$22,000.00
- Item 6: \$13,000.00
- Item 7: \$1,000.00
- Item 8: \$3,000.00
- Item 9: \$1,000.00

Total price: \$231,900.00



Exclusions:

- DHMSA is not responsible for any permits, surveys, engineering, or construction warning signage.
- All electrical work
- All plumbing work.
-

Respectfully submitted,

Zackry Dodson

Project Manager
DHMSA Construction
12939 South West Loop 410
San Antonio, Texas 78224
Office: 210-628-1459
zack@dhmsa.com

Dunn's Electric Service LLC
1505 CR 348
La Vernia, Texas 78121
[\(210\) 415-9844](tel:(210)415-9844)

Proposal

February 10, 2025

Home By Mark

9475 Crow Lane
Adkins, Texas 78101

Re: Secret Project

Thank you for this opportunity to offer this proposal to furnish labor and materials for the following scope of work for a budget of \$15,000.00.

Furnish and install at least 3 plugs, 2-6" led recess or 2-4" 2 light wrap around led fixtures and a switch in each office.
Furnish and install exit/emergency lights where necessary
Furnish and install plug for range.
Furnish and install plugs for chargers in drive though area
Relocate power for water heater to mezzanine.

Acceptance



Garage Unlimited LLC
627 Rio St.
Uvalde, Tx 78801
(361) 944-8080
(360) 778-9811

Date	Estimate #
3/10/2025	5-223

Name / Address
Mark Fahnert Roofing and Remodeling by Mark San Antonio, TX 78029 (210) 275-0735

Project

Description	Qty	Rate	Total
Standard Service Call Fix Chain On Side Mount Motor Service Both 12'x12' Doors	2	150.00	300.00
Liftmaster Remotes	3	65.00	195.00
We greatly appreciate your business! Please feel free to contact us should you have any questions.			
Thank you, Garage Unlimited			
E-mail Chase@garageunlimitedllc.com			Total \$495.00



Gutierrez Carrillo Floors (GC FLOORS)
 1022 N. King St
 Seguin, TX 78155 US
 +18303037670
 Kasandra.carrillo@gcfloors.com
 www.gcfloors.com

ADDRESS

Mark Fahnert
 Mark Fahnert Roofing & Remodeling
 9475 Crow Ln
 Adkins, Texas 78101

SHIP TO

Mark Fahnert
 Mark Fahnert Roofing & Remodeling
 FUTURE LA VERNIA POLICE
 DEPARTMENT
 4061 CR 342, La Vernia 78121

Estimate 2917

DATE 02/19/2025

DESCRIPTION	QTY	RATE	AMOUNT
2 offices-CARPET TILES-PENTZ CHIVALRY, FORMATION OR UNIVERSE ELEMENT (SQ. YARDS)	40	32.00	1,280.00
DRIVE THRU STEP DOWN AREA- Diamond grind, mechanically prep/clean entire surface, Patch cracks/divots, tape perimeter. Apply 100% Solid Epoxy with Full Broadcast Flakes (To Be Determined) Anti-Slip Broadcast(Optional). Clean excess flakes, Application of UVR Urethane(clear). Remove perimeter protection	1	3,500.00	3,500.00
All other areas(except bathroom and shower room) MANNINGTON ADURA VINYL TILE-GLUE DOWN (SQ/FT.)	1,764	4.99	8,802.36
Adhesive- Pressure sensitive 4-gal pails	3	250.00	750.00
Float leveling bags 14 bags	14	50.00	700.00
Labor to prep subfloor for new flooring	14	50.00	700.00
Labor to install carpet tiles	40	10.00	400.00
Labor to install vinyl tiles	1,725	2.75	4,743.75
4"x4" Rubber cove base (color to be selected)	720	1.50	1,080.00
cove base adhesive	1	140.00	140.00
Labor to install cove base	720	1.50	1,080.00

Any unforeseen issues that arise will be a cost plus basis

SUBTOTAL

23,176.11

Date of Acceptance: ____/____/____

TAX

0.00

Signature: _____

GC FLOORS TERMS ARE:

50% Deposit to place order, balance due upon completion

Acceptance of Invoice:

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.

TOTAL

\$23,176.11

Accepted By

Accepted Date

Acceptance of Invoice:

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.

Estimate

for

Mark fahnert

US



HARDWOOD STARZ

San Antonio

TX

210-201-5354

Estimate No. 359 Issued on Wed Jan 31, 2024

Qty	Name	Description	Rate	Amount	Tax
2112	Square	Install provided vinyl plank flooring. Either thicker, footage more durable material or glue down vinyl plank recommended.	\$2.50	\$5,280.00	LBR
720	Service	Apply epoxy coating.	\$4.25	\$3,060.00	NON

estimated total \$8,340.00

Signature:

Signature Date:

THANK YOU for considering Hardwood Starz

If these items meet your approval, automatically [approve this estimate now!](#)

QUESTIONS? CONTACT US

TERMS & CONDITIONS

Created with [mHelpDesk](#)



Murray Air Conditioning
TACLB12434E
PO Box 7
St. Hedwig, TX 78152

Phone: (210) 667-9657
Fax: (210) 667-9565
accounting@murray-ac.com
www.murray-ac.com

Bill to
La Vernia Police Department
102 E. Chihuahua
La Vernia, Tx 78121

Ship to
La Vernia Police Department
102 E. Chihuahua
La Vernia, Tx 78121

Quote #: q4350

Quote Date: 3/21/2025

Description	Amount
Murray Air Conditioning, Inc. proposes the following for the possible new location of the LVPD (Old Bear Cave): Installation of up to 6 tons, total of 2 systems 15 SEER2 American Standard 454-B Heat Pump Systems. Ductwork will be R-6 duct board with R-6 flex to supply air devices.	\$21,297.00
Exclusions: Additional system due to space not available for ductwork and fur downs not being provided, vent a hood piping (\$350.00 - \$550.00 depending on vent a hood type), make up air required for commercial style vent a hoods 400 cfm and above, duct blast test, blower door test, sealing/caulking of supply air boxes (should be done by sheet rock trade), additional copper (price includes up to 50ft of copper per system), providing or venting of exhaust fans, electrical, plumbing, patching, painting, carpentry and structural.	

Warranty:
1 Year Parts, 5 Years Compressor & 1 Year Labor/Workmanship

Payment Terms:
Due Upon Receipt

Subtotal:	\$21,297.00
Tax:	\$0.00
Total:	\$21,297.00

Accepted By _____
Printed Name _____
Date _____

TACLB 012434E Regulated by the Texas Department of Licensing and Regulation,
PO Box 12157 Austin, TX 78711, 800-803-9202, 512-463-6599, www.tdlr.texas.gov
Quote Valid for 30 Days



ESTIMATE FOR 301846070000
DIY CUSTOMER
400 S 13TH STREET
LOUISVILLE, KY 40203
800-332-6270

SHIP INFO

STORE #9652
1705 PAT BOOKER RD
SUITE 223,
UNIVERSAL CITY, TX
78148

EMAIL PAF9652@ppg.com

PHONE 210-656-5541

HOURS
Sun: Closed
Mon: 7:00 AM - 5:00 PM
Fri: PM
Sat: 8:00 AM - 12:00 PM

PRICE
ESTIMATE # 6787848

DATE 25 Feb 2025

TIME 2:04 PM

STORE REP

SALES REP STORE GEN ACCTS STORE
GENERIC ACCOUNTS

PRICE ESTIMATE - NOT FOR USE AS A RECEIPT

This price estimate should not be accepted in place of an invoice and is not valid for return of merchandise

Item # / SAP #	Description	Qty	Unit Price	Amount
769-10/05 10478477	PP PMNZR EXT LTX SAT WPB 769-10 B500 PPG1001-1 DELICATE WHITE	3	\$430.03	\$1,290.09
769-10/05 10478477	PP PMNZR EXT LTX SAT WPB 769-10 B500 SW 7036 ACCESSIBLE BEIGE	1	\$430.03	\$430.03
769-10/05 10478477	PP PMNZR EXT LTX SAT WPB 769-10 B500 PPG1236-1 BREATHLESS	1	\$430.03	\$430.03
FLD822/01 00279542	FB FLD822 SOLID CLR DEEP BS B100 RUSSET-RUSSET <i>CAANOLIS</i>	2	\$97.30	\$194.60
1412/EA 17410477	TG210X ELASTOMERIC WHITE 10.1 OZ 1412/EA	36	\$4.29	\$154.44

Prices are valid for 30 days from the time this estimate is prepared.
Taxes may be subject to change.
For colors requiring Ultra Deep, Deep Rustic or Neutral bases, add \$2 per gallon.
Global PPG employment opportunities at www.ppgac.com/careers.

Item Subtotal	\$2,499.19
Discount/Fee Subtotal	\$2,499.19
Sales Tax	\$206.18
Total Estimate	\$2,705.37

Thank you for shopping at PPG!

DENNIS RICHTER DRYWALL

PO Box 33 La Vernia, Tx 78121
830-253-7016 Cell-210-415-6115
Fax -830-779-5036
dennisrichterdrywall@yahoo.com

PROPOSAL

PROPOSAL SUBMITTED TO:

Mark Fahner

DATE: 9-19-2024

CONTACT INFORMATION:

210-275-0735

JOB NAME:

Garage - St. Hedwig

We hereby submit specifications and estimates for Material and Labor as specified by you to hang, tape, float, and texture as follows:

Drywall Turnkey:

5' x 8' ceilings

5' x 8' walls

Square corners

Monterey or Orange Peel Texture

Please Note-

- *BUILDER IS RESPONSIBLE TO COVER ANY FINISHED FLOORS.
- *BUILDER IS RESPONSIBLE TO MARK ALL AREAS NOT RECEIVING TEXTURE.
- *ANY REPAIRS DUE TO CHANGES OR FOR ANY UNWARRANTED ITEMS ARE AN ADDITIONAL CHARGE.
- *SLIGHT IMPERFECTIONS IN TEXTURE AND FINISH ARE NORMAL FOR SPRAYED AND TROWELED SURFACE AND SHOULD BE EXPECTED.
- *BID DOES NOT INCLUDE HAULING OFF SHEETROCK SCRAPS. SHEETROCK SCRAPS WILL BE PLACED IN DUMPSTER AS PROVIDED BY BUILDER IF NOT FULL.

Dennis Richter Drywall does not warranty the following-

- Drywall defects due to bowed lumber or improper framing.
- Stress cracks due to settlement, especially coffered or angled ceilings.
- Nail pops due to framing issues.
- Pipe leaks where plumbing is not properly strapped.
- Any water damage from roof leaks or window leaks.
- Joint problems from not allowing proper dry time per U.S.G. specifications, i.e.; humidity or temperature.
- All interior joint finishing will be inspected prior to texture using natural lighting conditions or lighting provided by the builder.
- Shadowing or ghosting of joint compound due to improper wall preparations, we recommend a primer/sealer before texture.

We propose to furnish drywall material and labor as requested - complete in accordance with specifications above, for the sum of

\$ 3200.⁰⁰

with payment to be made as follows:

upon completion of texture

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Proposal price good for 30 days. After this date please contact our office for any price adjustment due to sheetrock and material price increases. If accepted, proposal must be signed and a copy with any options selected returned to our office prior to start of job.

THIS PROPOSAL SUBMITTED BY:

Authorized Signature for DENNIS RICHTER DRYWALL

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payments will be made as outline above.

ACCEPTED:

Authorized Signature

Printed Name of Signature

Date of Acceptance