

Change Order

PROJECT: *(Name and address)*
 Brazos County Admin Building
 200 South Texas Ave.
 Bryan, TX 77803

CONTRACT INFORMATION:
 Contract For: 25-531
 Date: 09/30/2025

CHANGE ORDER INFORMATION:
 Change Order Number: 001
 Date: 02/13/2026

OWNER: *(Name and address)*
 Brazos County
 200 South Texas Ave.
 Bryan, TX 77803

ARCHITECT: *(Name and address)*
 PlanNorth
 107 South Baylor St.
 Brenham, TX 77833

CONTRACTOR: *(Name and address)*
 Flintco
 317 Grace Ln #150
 Austin, TX 78746

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

This Change Order incorporates all revisions associated with ASI-01 issued by PlanNorth and dated January 20, 2026. Additionally, this Change Order includes:

- Removal and Replacement of All Exterior Sheathing
- Removal and Replacement of Existing Wood Roof Decking in Area A.
- Additional Miscellaneous Demo Items in Areas A and C.
- Additional Excavation and Import of Select Fill in Area A.
- Removal and Replacement of the Existing Concrete Entry Walkway and West-side Sidewalks.
- Transfer of Test and Balance (TAB) responsibilities to Flintco’s designated subcontractor.

Due to the increased Scope of Work described above, an extension of sixty (60) calendar days is requested. All applicable General Contractor costs and fees associated with this time extension have been incorporated into this Change Order.

The original Contract Sum was	\$ 14,865,000.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 14,865,000.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 974,949.83
The new Contract Sum including this Change Order will be	\$ 15,839,949.83

The Contract Time will be increased by 60 (Sixty) days.

The new date of Substantial Completion will be May 18, 2027

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.



ARCHITECT (Signature)

Ken Burch, Principal #28755

(Printed name, title, and
license number if required)

02/16/2026

Date



CONTRACTOR (Signature)

Mark Holland - Project Manager

(Printed name and title)

February 13, 2026

Date

OWNER (Signature)

(Printed name and title)

Date



Change Notification

Brazos County Administration Building Renovations
 200 South Texas Ave Suite 352
 Bryan, Texas 77803

Flintco LLC (40-000)
Project # 25114

PCO: 001	Date: 2/13/2026
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To: Brazos County, TX
 200 South Texas Ave, Suite 352
 Bryan, Texas 77803

From: Flintco, LLC
 317 Grace Lane Suite 150
 Austin, Texas 78746

Description	Status
CE #001 - ASI 01 - Flooring & Ceiling Changes, Exterior Sheathing Replacement, & Misc Adds	Pending - In Review

Days Req	Reference	PCO Change Reason	Amt Req
60 days		Existing Condition	\$974,949.83

Notes
CE #001 - ASI 01 - Flooring & Ceiling Changes, Exterior Sheathing Replacement, & Misc Adds
 Brazos County & PlanNorth have requested a proposal for Removing and Replacing the Exterior Sheathing, Adding Terrazzo Flooring per ASI-01, and Remedy for the Existing Soils Conditions in Area A.

CE No.	CE Total	CE Type	Change Reason
001	\$879,521.73	Owner Change	Existing Condition

Item No	Item Description	Vendor	Amount
1	ASI 01 - Credit for CT-1 and VT-1	San Antonio Tile, Inc.	\$(25,032.27)
2	Demo Exterior Sheathing, Roof Deck Insulation, & Wall Insulation	Grant Mackay Company, Inc.	\$64,600.00
3	Demo & Replace Exterior Sheathing & Roof Plywood Decking for Area A	Coryell County International Contractors, LLC dba CCI Contractors, LLC	\$262,858.00
4	Additional Demo for ASI-01	Grant Mackay Company, Inc.	\$19,900.00
5	Demo for Structural Steel in Area A 2nd Floor Hallway	Grant Mackay Company, Inc.	\$6,800.00
6	Additional Demo for 3 Concrete Pads in Mech Room and Area C	Grant Mackay Company, Inc.	\$9,700.00
7	Additional Demo for CMU Walls in Area A Mech Room	Grant Mackay Company, Inc.	\$6,800.00
8	Add for Terrazzo Flooring & County Seal		\$190,500.00
9	Test & Balance for Current Mechanical Scope of Work	Air-Tech Brazos Valley A/C & Heating Service, Inc.	\$20,000.00
10	Additional Excavation for Area A & Additional Select Fill Import	Aggieland Select Construction, LLC	\$13,167.00
11	Remove and Replace Existing Front Entry Concrete & West Side Sidewalks	Aggieland Select Construction, LLC	\$77,777.00
12	General Conditions / General Requirements		\$232,452.00
		OH&P	\$65,964.13

Builder's Risk & GL Insurance	\$21,988.04
Bond	\$7,475.93
Total Amount:	\$974,949.83

Owner Approval:

Signature _____

Name _____

Date _____

Attachments:

- [AGS CO 1.pdf](#)
- [Grant Mackay - ASI 01 Demo.pdf](#)
- [American Terrazzo - ASI 01 Terrazzo Proposal.pdf](#)
- [Grant Mackay - Area A Level 2- cmu wall demo add.pdf](#)
- [CCI - Add for Exterior Sheathing and Roof Deck.pdf](#)
- [SA Tile - ASI 01 Credit.pdf](#)
- [Air-Tech Proposal - Test & Balance.pdf](#)
- [AGS CO 2.pdf](#)
- [Grant Mackay - Added Demo for Area A Structural.pdf](#)
- [Grant Mackay - Added Demo Area A and Area C.pdf](#)
- [Grant Mackay - Demo Exterior Sheathing.pdf](#)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
 CERTIFICATION OF FILING**

Certificate Number:
 2026-1418675

Date Filed:
 02/10/2026

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 Flintco, LLC
 Austin, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
 Brazos County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
 CIP 25-531
 General Contracting

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Dwyer, Lindsay	Austin, TX United States	X	
	Eikanger, Steve	Austin, TX United States	X	
	Kozicz, Greg	Austin, TX United States	X	

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is Chris Moyes, and my date of birth is 9/28/1983.

My address is 317 Grace Lane, Suite 150, Austin, TX, 78746, USA.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Travis County, State of Texas, on the 10 day of February, 2026.
(month) (year)



Signature of authorized agent of contracting business entity
 (Declarant)

LEGISLATIVE CERTIFICATIONS

Brazos County is federally mandated to adhere to the directions provided in the President's Executive Order (EO) 13224, Executive Order on Terrorist Financing – Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism, effective 9/24/2001 and any subsequent changes made to it via cross-referencing respondents/vendors with the Federal General Services Administration's Excluded Parties List System (EPLS, <https://www.sam.gov>), which is inclusive of the United States Treasury's Office of Foreign Assets Control (OFAC) Specially Designated National (SDN) list. Respondent certifies that the responding entity and its principals are eligible to participate in this transaction and have not been subjected to suspension, debarment, or similar ineligibility determined by any federal, state or local governmental entity and that Respondent is in compliance with the State of Texas statutes and rules relating to procurement and that Respondent is not listed on the federal government's terrorism watch list as described in Executive Order 13224. Entities ineligible for federal procurement are listed at <https://www.sam.gov>. The undersigned affirms the non-debarment statement above, that they are duly authorized execute this contract. The company representative below further affirms, that the company submitting this proposal, under the provisions of Subtitle F, Title 10, Government Code Chapter 2271:

1. Does not boycott Israel currently; and
2. Will not boycott Israel during the term of the contract.

Pursuant to Section 2270.001, and 2274.002 Texas Government Code:

1. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made or ordinary business purposes; and
2. "Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.
3. If Respondent is required to make a verification pursuant to Section 2274.002 of the Texas Government Code, Respondent verifies that Respondent does not boycott energy companies and will not boycott energy companies during the term of the Contract. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the certification is not required.
4. If Respondent is required to make a verification pursuant to Section 2274.002 of the Texas Government Code, Respondent verifies that it (1) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and (2) will not discriminate during the term of the contract against a firearm entity or firearm trade association. If Respondent does not make that verification, Respondent must so indicate in its Response and state why the verification is not required.

Company Name: Flintco, LLC

Authorized Company Representative: Chris Moyes | Vice President & Area Manager

Address: 317 Grace Lane, Suite 150

Austin, TX 78746

Signature: 

Date: 2-10-26

Contract #: CIP 25-531

TAX VERIFICATION

V.T.C.A. LOCAL GOVERNMENT CODE §262.0276

Brazos County shall refuse to enter into a contract or other transaction with a person who owes a debt to the County per V.T.C.A Local Government Code §262.0276.

- a. This refusal to award a contract to or enter into a transaction with a person, pertains to an apparent low bidder or successful proposer that is indebted to the County;
- b. “Person” includes an individual, sole proprietorship, corporation, nonprofit corporation, partnership, joint venture, limited liability company, and any other entity that proposes or otherwise seeks to enter into a contract or other transaction with the County requiring approval by the Commissioner’s Court;
- c. “Debt shall include delinquent taxes, fines, fees, or delinquencies arising from written agreements with the County.
- d. Prior to award of a contract by the Commissioners’ Court, the Purchasing Department will request a statement of account from the Brazos County Tax Office.
- e. Any “debt” as defined above, that is reflected on the statement of account, will be documented and placed in the bid file. The bid or proposal from the person with the debt shall be considered “non-responsive” and “not responsible”, eliminating it from any further consideration of award.
- f. These provisions shall apply to any “person” owned, partially owned, managed, operated or represented by a “person” indebted to the County.

Please list all the names of the individuals that have ownership, officers, managers, and board of directors that you have associated with your entity below.

<u>Name</u>	<u>Title (Owner, Officer, Director, Manager, Etc.)</u>
Please see attached Consent of Managers	

**CONSENT OF MANAGERS
OF
FLINTCO, LLC**

The undersigned, being all of the Managers of Flintco, LLC, an Oklahoma limited liability company (the “Company”), pursuant to the authority granted as Managers pursuant to the Operating Agreement of the Company, do hereby consent to and adopt the following as actions on behalf of the Company:

1. That the Managers approve, adopt, ratify and confirm that Gregory T. Hesser, Richard N. Jaggars, Steven P. Eikanger, David A. Kollmann, Kevin W. Moyes, Timothy W. Weatherford and Trent A. Gudgel are hereby authorized to sign all documents on behalf of Flintco, LLC.

2. That the Managers approve, adopt and ratify that Brent J. Farmer, Kirk A. Mammen, Scott D. Tomhave, William R. Peevy, Joel T. Lester, John W. Stamison, Scott A. Taylor, Robert T. Marchetti, Brett Venable, Patrick Horath, Chris Moyes, Danny Moeschle and Chad Hunter are hereby authorized to sign all bid proposals, bid documents and contracts on behalf of Flintco, LLC within their limits of authority.

3. That the Managers approve, adopt and ratify that Mike Ryan, Tracy Pitts and Melinda Young are hereby authorized to sign all bonds on behalf of Flintco, LLC.

4. That the following named persons are elected and confirmed to the offices set opposite their respective names, each to serve at the pleasure of the Managers until the next annual meeting of the Managers and thereafter until their respective successors shall have been elected and qualified:

<u>NAME</u>	<u>OFFICE</u>
Gregory T. Hesser	Chairman
Steven P. Eikanger	President & CEO
Richard N. Jaggars	Treasurer
David A. Kollmann	Executive Vice President and President, Central Region
Kevin W. Moyes	Executive Vice President and President, South Central Region
Timothy W. Weatherford	Executive Vice President and President, Southeast and Southwest Region
Scott D. Tomhave	Senior Vice President
William R. Peevy	Senior Vice President
Scott A. Taylor	Senior Vice President
Trent A. Gudgel	Vice President - General Counsel, Secretary
Rex A. Woods	Vice President - Business Acquisition
Brent J. Farmer	Vice President - Area Manager

Kirk A. Mammen	Vice President - Area Manager
Anthony J. DeStefano	Vice President - Human Resources
John W. Stamison	Vice President - Area Manager
Joel T. Lester	Vice President - Area Manager
Robert T. Marchetti	Vice President - Market Leader
Steve Jordan	Vice President - HSE
Lindsay Dwyer	Vice President - Finance
Patrick Horath	Vice President - Strategy
Brett Venable	Vice President - Area Manager
Chris Moyes	Vice President - Area Manager
Danny Moeschle	Vice President - Area Manager

DATED this 30th day of July 2025.

All of the Managers of
Flintco, LLC



Gregory T. Hesser



Richard N. Jagers



Steven P. Eikanger

AIR-TECH BRAZOS VALLEY
4889 Elmo Weedon Road
COLLEGE STATION, TEXAS 77845
PH 979-696-6030 FAX 979-696-6134
TACLA49774E

January 27, 2026

TO: Flintco

PROJECT: Brazos County Admin. Renovations - TAB

We are pleased to offer the following quote:

- PROFESSIONAL SERVICES TO PROVIDE THE FOLLOWING: TEST, ADJUST AND BALANCE THE HVAC SYSTEM ON THE ABOVE REFERENCED PROJECT PER PLANS AND JOB SPECIFIC SPECIFICATIONS WITH CERTIFIED REPORTS.

Quote: \$20,000.00. Addendum 1-10 seen Per Basis of Design

This quote is good for 30 days.

Submitted By: Byron Kay

Regulated by Texas Department of Licensing & Regulation, P.O. Box 12157 Austin, Texas 78711 1-800-803-9202

AMERICAN TERRAZZO COMPANY, LTD.

309 Gold Street, Garland, Texas 75042
972-272-8084 Phone 972-276-4736 Fax
www.americanterrazzo.com

***** BID PROPOSAL *****

TO: Mark Holland
Flintco

PHONE: 713-397-5329
FAX:
DATE: 1.22.26

PLEASE CONSIDER OUR BID FOR FURNISHING AND INSTALLING WORK IN THE PROJECT NAMED BELOW. PLANS AND SPECIFICATIONS PREPARED BY THE ARCHITECTS:

PROJECT
Brazos County Admin Building Bryan, TX

SCOPE/AREAS OF WORK
Furnish all necessary labor, material, equipment, and supervision required to install 3/8" epoxy terrazzo flooring with a 2-color pattern. Full coverage moisture mitigation system. Crack isolation membrane. 1/8" zinc divider strips. 4" tall poured-in-place covered base. Large County Seal design/logo. Work done during normal business hours.

BID
Base Bid: \$ 190,500.00
Approx 4,700 sqft

EXCLUSIONS
Power for equipment, major floor prep and leveling, protection of finished terrazzo, multiple mobilizations, bond premiums, sales tax, elevator cab interiors, terrazzo stair, night or weekend work.
BOND PREMIUM: ADD PREMIUM IF REQUIRED (RATES ARE ON NEXT PAGE)

***** CONDITIONS OF BID *****

ACCEPTANCE OF BID SUBJECT TO TERMS AND CONDITIONS AS SET FORTH ON PAGE #2, ON BACK. MUST BE WITHIN THIRTY (30) DAYS OF THIS DATE, AND BID IS VOID THEREAFTER AT THE OPTION OF AMERICAN TERRAZZO COMPANY. OUR BID PROPOSAL SHALL BE MADE A PART OF ANY SUBSEQUENT AGREEMENT.

ACCEPTED BY:

SUBMITTED BY:

SIGNATURE DATE

NICK FLABIANO, ESTIMATOR

(SIGNED ORIGINALS OF TELECOPIER-TRANSMITTED BIDS WILL BE MAILED THE SAME DAY)

TERMS AND CONDITIONS OF BID

THIS BID FROM: AMERICAN TERRAZZO COMPANY, GARLAND, TEXAS IS SUBJECT TO: THE TERMS AND CONDITIONS SET OUT BELOW

01. **TERMS OF PAYMENT:** Payment to us is NOT contingent upon payment to you from the owner. If not covered by the specifications on or before the 15th of the month following our request, we shall receive payment from you for the total value of materials delivered at the job site and work in place, less retainage as stipulated in the prime contract. You will withhold no greater percentage retainage from us than the owner withholds from you.
02. **INSURANCE:** Liability insurance will be evidenced on a certificate (accord or other standard form). Our insurance will not be primary to the insurance carried by the contractor or any other subcontractor. Endorsements for additional insureds and waivers of subrogation will not be added to our policy.
03. **HOLD HARMLESS/INDEMNITY PROVISIONS:** Our liability will be limited to the maximum of our insurance coverage and to the extent that we are liable.
04. **SURETY BONDS:** If bonds are required of us, the premium will be paid by you (our current rates will be given to you upon request).
05. **FACILITIES:** Adequate heat, potable water, hoisting facilities and operator light and electrical current and connections for Terrazzo-grinding equipment will be provided by you at no cost to us. Excluded from this bid are prorated charges for any items, for example, but not limited to: telephone, toilet facilities, watchmen, temporary structures, etc.
06. **DEMOLITION/FLOOR PREPARATION:** Unless stated in the scope of work or inclusions, demolition and/or preparation work are not included in our bid. Only normal slab preparation in accordance with N.T.M.A. specifications for the type of installation involved is included in our bid.
07. **SLAB CONDITIONS:** Any concrete slab over which we are to install a thin-set or bonded-to-concrete system shall be structurally sound, coarse-broom finished, and free of any fins, ridges or voids. Slab must be water cured: NO LIQUID CURING AGENTS MAY BE USED. Slab must be free of all surface contaminants and level, or with required slopes to drain. Any work necessary to correct conditions will be done as an extra to our contract following issuance of a change order for a mutually agreeable amount. Epoxy terrazzo floor installations - the owner, architect, engineer or general contractor is responsible for providing adequate vapor barriers to ensure the concrete substrate is not defective due to moisture vapor transmission, hydrostatic pressure or moisture within the concrete slab.
08. **SUBSTRATA:** Unless stated in the scope of work or inclusions, we are not responsible for any substrata that are out of tolerance.
09. **GRADES:** All necessary grades, levels or benchmarks shall be furnished by you at not cost to us.
10. **DAMAGE TO OUR WORK:** Should damage be done during construction by persons or forces other than our own work force, any patching or remedial work required will be done as an extra to our contract following issuance of a change order for a mutually agreeable amount.
11. **CLEANING/WORK AREA:** During our activity on the project, the slush and rubbish generated by our work will be removed to an on-site area designated by you for removal by others at no cost to us.
12. **CLEANING/THE WORK:** Upon its completion, our work will be thoroughly cleaned, which will complete our contract. Any further cleaning made necessary by others will be done as an extra to our contract following issuance of a change order for a mutually agreeable amount.
13. **BACKCHARGES:** Only backcharges with substantive backup, and our written agreement at the time assessed, will be accepted by us.
14. **LIQUIDATED DAMAGES:** We will not accept liquidated damages unless agreed upon in the contract, and then only that portion for which we are liable, and only to the extent damages will be paid by you to the owner.
15. **ACCEPTANCE:** This bid proposal is subject to acceptance within 30 days from the date signed by us and, at our option, is voidable thereafter.



CORYELL COUNTY INTERNATIONAL
 CONTRACTORS LLC
 102 BARTON LANE
 GATESVILLE, TX 76528

Estimate

Date	Estimate #
1/21/2026	599331

Name / Address
Flintco, LLC 317 Grace Lane Ste 150 Austin, TX 78746

Ship To
Brazos Cty Admin Bldg Renovations 200 South Texas Ave Ste 352 Bryan, TX 77803

P.O. No.	Project
	Brazos Cty Admin B...

Item	Description	Total
Misc Construction	Demolition of exterior sheathing	80,170.00
Misc Construction	Furnish and install exterior 5/8" Densglass Sheathing (exlude taping and waterproofing)	135,980.00
Misc Construction	Furnish and install 3/4" plywood decking	46,435.00

Thank you for the opportunity.	Total	\$262,585.00
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STANDARD PROPOSAL

Corporate Office
13610 Reeveston Rd
Houston, TX. 77039

James Burke
C 713.614.8936
jamie@gmcabatement.com

Date 2-5-26

Attn: Mark Holland, Project Manager
Flintco Construction
317 Grace Lane, Suite 150
Austin, TX 78746

Proposal # 510
Project: Brazos Admin-selective demo
Address: 200 South Texas Ave
Bryan, TX 77803

On behalf of Grant Mackay Abatement Co., respectfully submits this add proposal on the above referenced project. It is our desire. to provide you with a quality solution to your project needs. As a highly qualified contractor, I feel our experience, financial strength, and contracting techniques enable us to assure you a professionally completed project.

Add to Scope:

Area A- 3 concrete pads 15'x15', 5'x5', 8'x8'

Area C- Level 2 Remove carpet, drywall ceiling, electrical conduit and mechanical ductwork at approximately 1,000 square foot space.

Exclusions: layout, shoring, dry- in, any salvage, utility disconnects, make safe, unforeseen asbestos, Air Monitoring, power and water, clearances, patching, cut & cap by others.

Price Add:	Area A	\$4,800
	Area C	\$4,900



Proposal Terms:

Proposal # 510

1. *Includes costs for labor, material and applicable taxes.*
2. *Grant Mackay retains all salvage rights for items for demo.*
3. *Site conditions being reasonably similar to those at the time of inspection.*
4. *Reasonable interpretation of existing conditions based upon Owner provided information of the work area.*
5. *No contingency or consideration given for delays to the work. If delays occur price may require renegotiation.*
6. *Owner responsible for state or regulatory fees associated with the Scope of Work.*
7. *Final clearances will be provided by owner.*
8. *Pricing based on normal working hours. Overtime required by Owner will constitute and additional cost.*
9. *Single mobilization to the site unless otherwise indicated.*
10. *Owner provide adequate electricity, owner provide potable water, owner to provide on-site parking and sufficient storage space for materials and equipment. Utility connections to be adjacent to work area and compatible with Grant Mackay needs.*
11. *All non-stationary items are to be removed by Owner prior to the start of work unless otherwise noted in Scope.*
12. *Grant Mackay will not be liable for damage to items left in the work area.*
13. *Proposal based on Grant Mackay standard terms and conditions.*
14. *Grant Mackay will employ reasonable efforts to minimize damage to surface and work areas and Owner agrees Grant Mackay will not be held liable for any damages from the construction of containments required to perform the Scope of Work.*
15. *Client agrees that Grant Mackay has been given permission by the property owner to enter the premises, perform the Scope of Work, use any plans or drawings of the project, and agrees to hold harmless and defend Grant Mackay employees, officers and representatives for any and all claims, costs or damages that result from the performance of the Scope of Work in the absence of gross neglect or willful misconduct of Grant Mackay or its representatives. Grant Mackay is expressly authorized to sign any required disposal forms on behalf of the Owner or generator of any waste removed from the site.*
16. *Payment and performance bonds are not included in this proposal.*
17. *Unforeseen conditions may exist at the worksite and as such the Scope of Work is specific and does not include any such unforeseen conditions or contingencies. Additional work, if required will be priced separately.*
18. *This proposal may be withdrawn or modified for any reason if not accepted within sixty (60) days from the date above.*
19. *All invoices are due upon receipt and are expected to be paid within 30 days.*

Upon acceptance of this proposal, client will receive an electronic service agreement. If you have questions regarding this proposal, please refer to my contact information below. *No work will commence until the Grant Mackay Services Agreement has been fully executed.*

Sincerely,

Accepted,

James Burke
Estimator/ Project Manager
Grant Mackay Abatement
c713.614.8936

Name
Company
Phone



jamie@gmcabatement.com



STANDARD PROPOSAL

Corporate Office
13610 Reeveston Rd
Houston, TX. 77039

James Burke
C 713.614.8936
jamie@gmcabatement.com

Date 1-16-26

Attn: Mark Holland, Project Manager
Flintco Construction
317 Grace Lane, Suite 150
Austin, TX 78746

Proposal # 505
Project: Brazos Admin-selective demo
Address: 200 South Texas Ave
Bryan, TX 77803

On behalf of Grant Mackay Abatement Co., respectfully submits this proposal on the above referenced project. It is our desire. to provide you with a quality solution to your project needs. As a highly qualified contractor, I feel our experience, financial strength, and contracting techniques enable us to assure you a professionally completed project.

**Add to Scope: Sheet A0.04 2nd Floor Hall (where noted metal deck to remain)
demo sheetrock ceiling, ceramic tile floor also sheetrock wall (1st and 2nd floors)**

Exclusions: layout, shoring, dry- in, any salvage, utility disconnects, make safe, unforeseen asbestos, Air Monitoring, power and water, clearances, patching, cut & cap by others.

Price Add: Selective Demo **\$6,800**



Proposal Terms:

Proposal # 505

1. *Includes costs for labor, material and applicable taxes.*
2. *Grant Mackay retains all salvage rights for items for demo.*
3. *Site conditions being reasonably similar to those at the time of inspection.*
4. *Reasonable interpretation of existing conditions based upon Owner provided information of the work area.*
5. *No contingency or consideration given for delays to the work. If delays occur price may require renegotiation.*
6. *Owner responsible for state or regulatory fees associated with the Scope of Work.*
7. *Final clearances will be provided by owner.*
8. *Pricing based on normal working hours. Overtime required by Owner will constitute and additional cost.*
9. *Single mobilization to the site unless otherwise indicated.*
10. *Owner provide adequate electricity, owner provide potable water, owner to provide on-site parking and sufficient storage space for materials and equipment. Utility connections to be adjacent to work area and compatible with Grant Mackay needs.*
11. *All non-stationary items are to be removed by Owner prior to the start of work unless otherwise noted in Scope.*
12. *Grant Mackay will not be liable for damage to items left in the work area.*
13. *Proposal based on Grant Mackay standard terms and conditions.*
14. *Grant Mackay will employ reasonable efforts to minimize damage to surface and work areas and Owner agrees Grant Mackay will not be held liable for any damages from the construction of containments required to perform the Scope of Work.*
15. *Client agrees that Grant Mackay has been given permission by the property owner to enter the premises, perform the Scope of Work, use any plans or drawings of the project, and agrees to hold harmless and defend Grant Mackay employees, officers and representatives for any and all claims, costs or damages that result from the performance of the Scope of Work in the absence of gross neglect or willful misconduct of Grant Mackay or its representatives. Grant Mackay is expressly authorized to sign any required disposal forms on behalf of the Owner or generator of any waste removed from the site.*
16. *Payment and performance bonds are not included in this proposal.*
17. *Unforeseen conditions may exist at the worksite and as such the Scope of Work is specific and does not include any such unforeseen conditions or contingencies. Additional work, if required will be priced separately.*
18. *This proposal may be withdrawn or modified for any reason if not accepted within sixty (60) days from the date above.*
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Upon acceptance of this proposal, client will receive an electronic service agreement. If you have questions regarding this proposal, please refer to my contact information below. *No work will commence until the Grant Mackay Services Agreement has been fully executed.*

Sincerely,

Accepted,

James Burke
Estimator/ Project Manager
Grant Mackay Abatement
c713.614.8936
jamic@gmcabatement.com

Name
Company
Phone



STANDARD PROPOSAL

Corporate Office
13610 Reeveston Rd
Houston, TX. 77039

James Burke
C 713.614.8936
jamie@gmcabatement.com

Date 2-12-26

Attn: Mark Holland, Project Manager
Flintco Construction
317 Grace Lane, Suite 150
Austin, TX 78746

Proposal # 514
Project: Brazos Admin-selective demo
Address: 200 South Texas Ave
Bryan, TX 77803

On behalf of Grant Mackay Abatement Co., respectfully submits this add proposal on the above referenced project. It is our desire. to provide you with a quality solution to your project needs. As a highly qualified contractor, I feel our experience, financial strength, and contracting techniques enable us to assure you a professionally completed project.

Add to Scope:

Area A- Level 2 Demo concealed cmu wall material (see attached floor plan for locations)

Exclusions: layout, shoring, dry- in, any salvage, utility disconnects, make safe, unforeseen asbestos, Air Monitoring, power and water, clearances, patching, cut & cap by others.

Price Add: Area A \$6,800



Proposal Terms:

Proposal # 514

1. *Includes costs for labor, material and applicable taxes.*
2. *Grant Mackay retains all salvage rights for items for demo.*
3. *Site conditions being reasonably similar to those at the time of inspection.*
4. *Reasonable interpretation of existing conditions based upon Owner provided information of the work area.*
5. *No contingency or consideration given for delays to the work. If delays occur price may require renegotiation.*
6. *Owner responsible for state or regulatory fees associated with the Scope of Work.*
7. *Final clearances will be provided by owner.*
8. *Pricing based on normal working hours. Overtime required by Owner will constitute and additional cost.*
9. *Single mobilization to the site unless otherwise indicated.*
10. *Owner provide adequate electricity, owner provide potable water, owner to provide on-site parking and sufficient storage space for materials and equipment. Utility connections to be adjacent to work area and compatible with Grant Mackay needs.*
11. *All non-stationary items are to be removed by Owner prior to the start of work unless otherwise noted in Scope.*
12. *Grant Mackay will not be liable for damage to items left in the work area.*
13. *Proposal based on Grant Mackay standard terms and conditions.*
14. *Grant Mackay will employ reasonable efforts to minimize damage to surface and work areas and Owner agrees Grant Mackay will not be held liable for any damages from the construction of containments required to perform the Scope of Work.*
15. *Client agrees that Grant Mackay has been given permission by the property owner to enter the premises, perform the Scope of Work, use any plans or drawings of the project, and agrees to hold harmless and defend Grant Mackay employees, officers and representatives for any and all claims, costs or damages that result from the performance of the Scope of Work in the absence of gross neglect or willful misconduct of Grant Mackay or its representatives. Grant Mackay is expressly authorized to sign any required disposal forms on behalf of the Owner or generator of any waste removed from the site.*
16. *Payment and performance bonds are not included in this proposal.*
17. *Unforeseen conditions may exist at the worksite and as such the Scope of Work is specific and does not include any such unforeseen conditions or contingencies. Additional work, if required will be priced separately.*
18. *This proposal may be withdrawn or modified for any reason if not accepted within sixty (60) days from the date above.*
19. *All invoices are due upon receipt and are expected to be paid within 30 days.*

Upon acceptance of this proposal, client will receive an electronic service agreement. If you have questions regarding this proposal, please refer to my contact information below. *No work will commence until the Grant Mackay Services Agreement has been fully executed.*

Sincerely,

Accepted,

James Burke
Estimator/ Project Manager
Grant Mackay Abatement
c713.614.8936
jamic@gmcabatement.com

Name
Company
Phone



15x15

12x13

EXISTING PUMP / BOILER ROOM

MECH. 220

MECHANICAL 223

MECHANICAL 226



6x10

STRUCTURAL STEEL FRAMING SECTION. (TYP)



EXISTING BALCONY TO REMAIN



STANDARD PROPOSAL

Corporate Office
13610 Reeveston Rd
Houston, TX. 77039

James Burke
C 713.614.8936
jamie@gmcabatement.com

Date 2-2-26

Attn: Mark Holland, Project Manager
Flintco Construction
317 Grace Lane, Suite 150
Austin, TX 78746

Proposal # 510
Project: Brazos Admin-selective demo
Address: 200 South Texas Ave
Bryan, TX 77803

On behalf of Grant Mackay Abatement Co., respectfully submits this add proposal on the above referenced project. It is our desire. to provide you with a quality solution to your project needs. As a highly qualified contractor, I feel our experience, financial strength, and contracting techniques enable us to assure you a professionally completed project.

Add to Scope:

Area A- Demo entry hall sheetrock ceiling system and ceramic floor, also minor concrete demo outside main entrance.

Exclusions: layout, shoring, dry- in, any salvage, utility disconnects, make safe, unforeseen asbestos, Air Monitoring, power and water, clearances, patching, cut & cap by others.

Price Add: Area A \$19,900



Proposal Terms:

Proposal # 510

1. *Includes costs for labor, material and applicable taxes.*
2. *Grant Mackay retains all salvage rights for items for demo.*
3. *Site conditions being reasonably similar to those at the time of inspection.*
4. *Reasonable interpretation of existing conditions based upon Owner provided information of the work area.*
5. *No contingency or consideration given for delays to the work. If delays occur price may require renegotiation.*
6. *Owner responsible for state or regulatory fees associated with the Scope of Work.*
7. *Final clearances will be provided by owner.*
8. *Pricing based on normal working hours. Overtime required by Owner will constitute and additional cost.*
9. *Single mobilization to the site unless otherwise indicated.*
10. *Owner provide adequate electricity, owner provide potable water, owner to provide on-site parking and sufficient storage space for materials and equipment. Utility connections to be adjacent to work area and compatible with Grant Mackay needs.*
11. *All non-stationary items are to be removed by Owner prior to the start of work unless otherwise noted in Scope.*
12. *Grant Mackay will not be liable for damage to items left in the work area.*
13. *Proposal based on Grant Mackay standard terms and conditions.*
14. *Grant Mackay will employ reasonable efforts to minimize damage to surface and work areas and Owner agrees Grant Mackay will not be held liable for any damages from the construction of containments required to perform the Scope of Work.*
15. *Client agrees that Grant Mackay has been given permission by the property owner to enter the premises, perform the Scope of Work, use any plans or drawings of the project, and agrees to hold harmless and defend Grant Mackay employees, officers and representatives for any and all claims, costs or damages that result from the performance of the Scope of Work in the absence of gross neglect or willful misconduct of Grant Mackay or its representatives. Grant Mackay is expressly authorized to sign any required disposal forms on behalf of the Owner or generator of any waste removed from the site.*
16. *Payment and performance bonds are not included in this proposal.*
17. *Unforeseen conditions may exist at the worksite and as such the Scope of Work is specific and does not include any such unforeseen conditions or contingencies. Additional work, if required will be priced separately.*
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Sincerely,

Accepted,

James Burke
Estimator/ Project Manager
Grant Mackay Abatement
c713.614.8936
jamic@gmcatatement.com

Name
Company
Phone



STANDARD PROPOSAL

Corporate Office
13610 Reeveston Rd
Houston, TX. 77039

James Burke
C 713.614.8936
jamie@gmcabatement.com

Date 1-20-26

Attn: Mark Holland, Project Manager
Flintco Construction
317 Grace Lane, Suite 150
Austin, TX 78746

Proposal # 506
Project: Brazos Admin-selective demo
Address: 200 South Texas Ave
Bryan, TX 77803

On behalf of Grant Mackay Abatement Co., respectfully submits this add proposal on the above referenced project. It is our desire. to provide you with a quality solution to your project needs. As a highly qualified contractor, I feel our experience, financial strength, and contracting techniques enable us to assure you a professionally completed project.

Add to Scope:

Area A- Demo insulation at roof deck & walls, sheetrock behind brick at exterior wall

Area B- Demo sheetrock behind brick at exterior wall

Area C- Demo sheetrock behind brick at exterior wall

Exclusions: layout, shoring, dry- in, any salvage, utility disconnects, make safe, unforeseen asbestos, Air Monitoring, power and water, clearances, patching, cut & cap by others.

Price Add:	Area A	\$64,600
	Area B	\$21,700
	Area C	\$16,800



Proposal Terms:

Proposal # 506

1. *Includes costs for labor, material and applicable taxes.*
2. *Grant Mackay retains all salvage rights for items for demo.*
3. *Site conditions being reasonably similar to those at the time of inspection.*
4. *Reasonable interpretation of existing conditions based upon Owner provided information of the work area.*
5. *No contingency or consideration given for delays to the work. If delays occur price may require renegotiation.*
6. *Owner responsible for state or regulatory fees associated with the Scope of Work.*
7. *Final clearances will be provided by owner.*
8. *Pricing based on normal working hours. Overtime required by Owner will constitute and additional cost.*
9. *Single mobilization to the site unless otherwise indicated.*
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Sincerely,

Accepted,

James Burke
Estimator/ Project Manager
Grant Mackay Abatement
c713.614.8936
jamie@gmcabatement.com

Name
Company
Phone



Change Order

Change Order #: CO # 1 - Credit to switch to Terrazzo
Date: 2/3/2026
Reference #:
Project: # 183 - Brazos County Admin Building

San Antonio Tile, Inc
 306 E Nakoma Dr.
 San Antonio, TX 78216, United States

Bill To
 Mark Holland
 Phone: (713) 397-5329

Ship To
 Mark Holland
 Phone: (210) 942-2051

Reason for Changes
 Owner requesting pricing to change floor finish in some rooms to Terrazzo

Description
 Credit for carpet, vinyl tile, and ceramic tile in specified rooms

Profit Percentage
 %

#	Item & Description	Qty	Sales Price	Amount
1	T-1 American Olean MN43 Light Grey 12x24	2246.15 SF	-\$4.76	-\$10,691.67
2	Labor to Install Tile	2078 SF	-\$2.75	-\$5,714.50
3	CT-1 Milliken Simply That Artistic Custom 40x40	263 SY	-\$28.45	-\$7,482.35
4	Adhesive	2 EA	-\$128	-\$256.00
5	Labor to Install Carpet	263 SY	-\$2.35	-\$618.05
6	VT-1 Tandus Centiva Color Pop Sand Dollar 18x18	58 SF	-\$4	-\$232.00
7	Labor to Install VT-1	58 SF	-\$0.65	-\$37.70
			Materials	-\$18,662.02
			Labor	-\$6,370.25
			Freight	\$0.00
			Subtotal	-\$25,032.27
			Total	-\$25,032.27

Signed on:



CHANGE PROPOSAL

Project Name: Brazos Administration Bldg Addition
Contractor Name: Flintco

Change Proposal: 01
Date: 2/6/2026

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUB TOTAL
DEMOLITION					
1	Saw Cut	227	LF		
2	Demolition existing sidewalk	3353	SF		
3	Demolition existing monolithic curb	227	LF		
4	Recompaction subgrade	3353	SF		
				Demo Items	\$ 17,077.00
SITE CONCRETE					
5	4" Concrete sidewalk	3353	SF		
6	6" Monolithic curb	227	LF		
				Site Concrete	\$ 54,857.00
				TOTAL	\$71,934.00
ALTERNATIVE					
7	Cut and export existing soils	67	LCY		
8	4" Fill of subgrade	67	LCY		
				Alternative	\$5,843.00
				Total+ Alternative	\$ 77,777.00

AGS will only proceed with change orders if we have writing via email, txt or sign document in place. Thank you for your understanding.

 Signature of Acceptance - Client

 Date

 Printed Name - Client

 Title

 Signature - Aggield Select Construction

 Date

 Printed Name - Aggield Select Construction

 Title



CHANGE PROPOSAL

Project Name: Brazos Administration Bldg Addition
Contractor Name: Flintco

Change Proposal: 02
Date: 2/6/2026

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUB TOTAL
SITE EARTHWORK					
1	Excavate 24" and export existing soils	3179	SF		
2	Import 24" of selected fill and compact it	3179	SF		
				Site Earthwork	\$ 13,167.00
				TOTAL	\$13,167.00

AGS will only proceed with change orders if we have writing via email, txt or sign document in place. Thank you for your understanding.

Signature of Acceptance - Client

Date

Printed Name - Client

Title

Signature - Aggieland Select Construction

Date

Printed Name - Aggieland Select Construction

Title