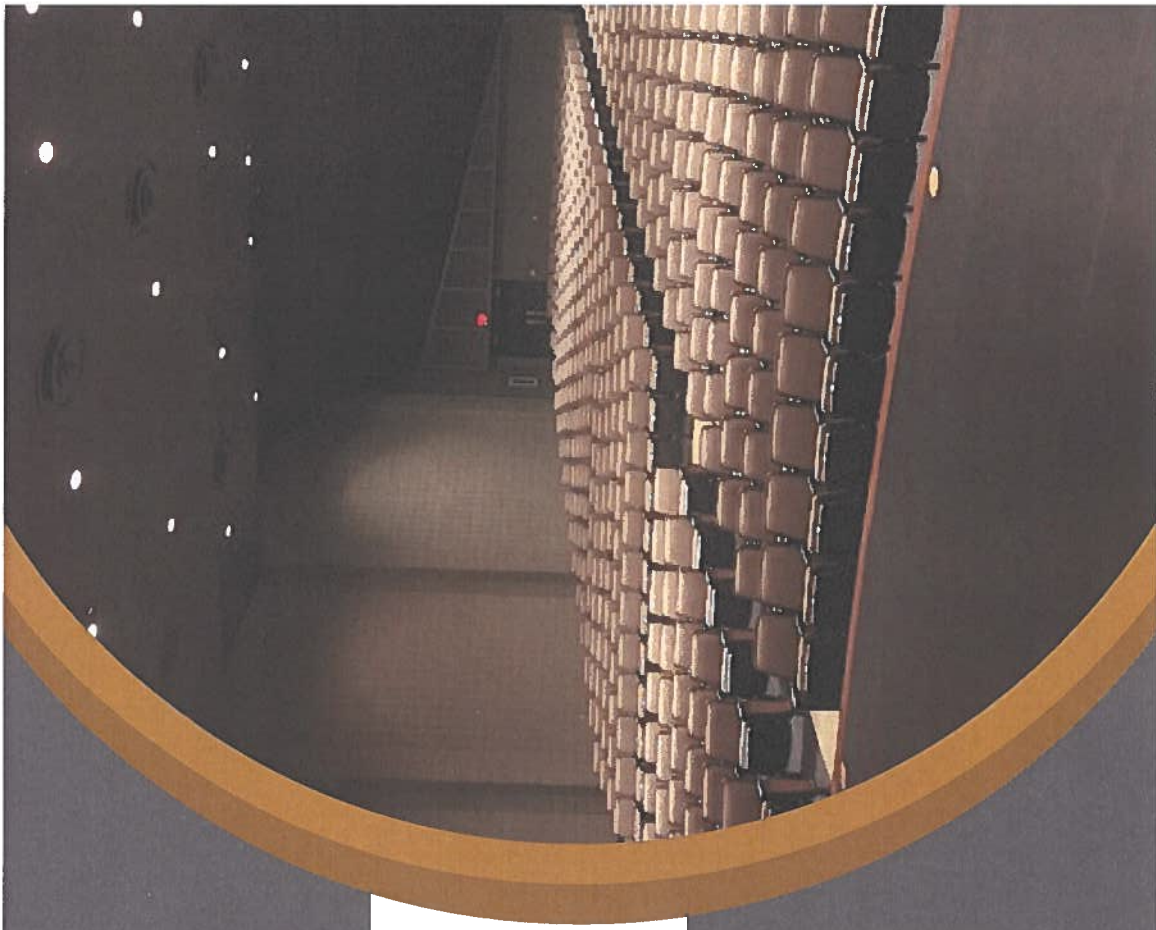


AUDITORIUM RENOVATION

Initial Proposal





TARGET

SOLUTIONS

A COTTON COMPANY

No.	Stage	Additional Notes
1	Replace Stage Floor	
2	New Fire Rated Curtains	Maroon and Black color
3	New Stage Lights	
4	Paint Wallls Black	
5	Install Handrail on Stairway - Removable	
6	Paint Stage Front	
7	Sand and Refinish Trim Board	Dark Cherry
8	Sound System (Speaker)	
Seating Area		
1	New Seats with Lighting w ADA seating	
2	New Carpet on Aisles, Epoxy Paint under Seating	
3	Remove Wallpaper, Skim Coat Drywall	
4	Electrical in Floor for Judges	
5	Repaint Metal Doors (1-Side)	
6	Paint Ceiling and Walls	
7	Condensation Issues with HVAC	
8	Upgrade Control System with Dimmer Rack and LCD touchscreen/Wifi Controls	
9	Intercom System	
2nd Floor		
1	Paint Doors	
2	New LED Lighting	
3	Lighting Booth - Clean up Electrical - Make Safe	
Foyer - 1st Floor		
1	Concession Stand - Millwork and Sink	
2	Clean HVAC Vents	
3	Paint Walls	
4	Repaint Handrails	
5	Refinish Display Cabinet	
6	Sound to House, Foyer	
Foyer - 2nd Floor		
1	Paint Ceiling	
Fire Riser Room		
1	Waterproof Room	Not Included

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Insured: Groesbeck ISD Renovation

Claim Number:

Policy Number:

Type of Loss:

Date of Loss:

Date Received:

Date Inspected:

Date Entered: 4/13/2026 6:12 PM

Price List: TXWA8X_APR26

Restoration/Service/Remodel

Estimate: GISD_AUDITORIUM_RENO

General Conditions	\$ 58,752.12
Stage Flooring	\$ 134,810.20
Curtains	\$ 118,365.71
Electrical/Audio/Lighting	\$ 697,709.55
Auditorium Seating	\$ 374,590.04
Scaffolding	\$ 168,540.81
Wall/Ceiling Repair	\$ 218,766.43
Carpet Flooring	\$ 150,756.59
Doors	\$ 53,720.74
Millwork	\$ 7,878.44
Plumbing	\$ 2,479.89
Sound Booth	\$ 10,242.55
Handrail	\$ 2,880.00
Total	\$ 1,999,493.07

Target Solutions LLC., is pleased to offer our proposal for the below referenced project and scope of work:

Project: Groesbeck ISD Renovation

Scope: Auditorium Renovation

Proposed Cost: \$1,999,493.07

This estimate is subject to the following qualifications:

1. This estimate is based upon a specific scope of work that may have been developed prior to the completion of emergency response services, and, is subject to revision should the scope change following the completion of emergency response and mitigation.
2. Unless specifically stated otherwise, this proposal is based upon performing the work during normal working hours and on a 40 hour per week schedule. Overtime, expediting materials, and after hours labor will be performed upon written directive of client authorized agent and subject to additional incurred cost.
3. The project duration is estimated as 90-120 working days. This does not include material delivery timeline.
4. All work shall be performed to match pre-loss conditions utilizing materials of like kind and quality.
5. Any cost associated with "Code Upgrades" as may be required by local jurisdiction having authority, unless specifically covered by the estimate, will be billed at an additional cost.
6. Unless specifically stated otherwise, we exclude the cost to provide architectural or engineering drawings.
7. Unless specifically stated otherwise, we exclude the cost of any third party consultants.
8. Please note that the estimate may contain a separate folder, usually listed first, named "Open Items," for items of yet unknown or unclear scope.

Noted Inclusion/Exclusions:

1. Accelerated scheduling to include overtime is excluded
2. After normal working hours labor is excluded
3. Expediting materials, when and where available, is excluded
4. Architectural fees for permit Construction Documents are excluded
5. Engineering fees for permit Construction Documents are excluded
6. Interior Designer fees for finish product selection are excluded

We specifically exclude:

1. Cost of Emergency Response or Mitigation services.
2. Relocation cost of any parties.
3. Contents cleaning.
4. Moving and/or Storage of contents.
5. Concealed damages or Code Required Upgrades.
6. Any cost associated with furniture, fixtures, or equipment (FF&E).
7. Payment and performance bonds.
8. Prevailing wage requirements.



GISD_AUDITORIUM_RENO

Main Level

Concession	Height: 8'
DESCRIPTION	QTY
Ceiling	
1. Paint the ceiling - two coats	206.43 SF
Walls	
2. Paint the walls - two coats	422.13 SF
Cabinets	
3. Cabinetry - lower (base) units	25.58 LF
Plumbing	
71. R&R Sink	1.00 EA
74. R&R Sink faucet - Kitchen	1.00 EA
75. R&R Angle stop valve	1.00 EA
76. R&R P-trap assembly - ABS (plastic)	1.00 EA

Entry Hall 2	Height: 23'
Subroom: Entry Hall 2 (3)	Height: 8'
Subroom: Entry Hall 2 (4)	Height: 30'
Subroom: Entry Hall 2 (1)	Height: 30'
Subroom: Entry Hall 2 (5)	Height: 8'
Subroom: Entry Hall 2 (2)	Height: 8'
DESCRIPTION	QTY
Ceiling	
4. Paint the ceiling - two coats	1,103.68 SF
Flooring	

Lobby 1	Height: 7' 9"
DESCRIPTION	QTY
Flooring	

Hallway 1	Height: Sloped
Subroom: Hallway 1 (2)	Height: 8'
Subroom: Hallway 1 (1)	Height: 7' 10"
DESCRIPTION	QTY



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CONTINUED - Hallway 1

DESCRIPTION	QTY
Ceiling	
5. Paint the ceiling - two coats	413.84 SF

Entry/Foyer	Height: 9'
DESCRIPTION	QTY
Ceiling	
6. Paint the ceiling - two coats	628.75 SF

Hallway 2	Height: 8' 8"
Subroom: Hallway 2 (6)	Height: 8'
Subroom: Hallway 2 (1)	Height: 8'
Subroom: Hallway 2 (4)	Height: 7' 10"
Subroom: Hallway 2 (3)	Height: 8'
Subroom: Hallway 2 (5)	Height: 8'
Subroom: Hallway 2 (8)	Height: 7' 10"
Subroom: Hallway 2 (2)	Height: 7' 10"
Subroom: Hallway 2 (7)	Height: 7' 10"
DESCRIPTION	QTY
Ceiling	
7. Paint the ceiling - two coats	1,591.97 SF
Walls	
8. Paint the walls - two coats	2,046.95 SF

Hallway 3	Height: Sloped
Subroom: Hallway 3 (2)	Height: 8'
Subroom: Hallway 3 (3)	Height: 8'
Subroom: Hallway 3 (1)	Height: 7' 10"
DESCRIPTION	QTY
Ceiling	
9. Paint the ceiling - two coats	427.55 SF

Display Case	Height: 8'
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DESCRIPTION	QTY
92. Sand wood - interior	144.06 SF
93. Stain and finish wood	144.06 SF
94. Stain & finish corner trim	21.25 LF

Entry Hall	Height: 23'
Subroom: Entry Hall (1)	Height: 30'
Subroom: Entry Hall (5)	Height: 23'
Subroom: Entry Hall (2)	Height: 8'
Subroom: Entry Hall (4)	Height: 30'
Subroom: Entry Hall (3)	Height: 8'
DESCRIPTION	QTY

<u>Ceiling</u>	
10. Paint the ceiling - two coats	1,138.59 SF

Lobby 2	Height: 8'
DESCRIPTION	QTY
<u>Flooring</u>	

Stairs1	Height: 16' 6"
DESCRIPTION	QTY
<u>Handrails</u>	
77. Prime & paint iron handrail, 36" to 42" high	27.52 LF

Stairs	Height: 23'
DESCRIPTION	QTY
<u>Handrails</u>	
78. Prime & paint iron handrail, 36" to 42" high	0.00 LF

Stairs	Height: 23'
DESCRIPTION	QTY
<u>Handrails</u>	
79. Prime & paint iron handrail, 36" to 42" high	0.00 LF

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Stairs1	Height: 16' 6"
DESCRIPTION	QTY
Handrails	
80. Prime & paint iron handrail, 36" to 42" high	0.00 LF

Stairs2	Height: 16' 6"
DESCRIPTION	QTY
Handrails	
81. Prime & paint iron handrail, 36" to 42" high	0.00 LF

Stairs2	Height: 16' 6"
DESCRIPTION	QTY
Handrails	
82. Prime & paint iron handrail, 36" to 42" high	0.00 LF

Level 2

Hallway	Height: 8' 8"
DESCRIPTION	QTY
Ceiling	
11. Paint the ceiling - two coats	1,434.79 SF
Walls	
12. Paint the walls - two coats	1,125.84 SF

Hallway 1	Height: 11' 4"
DESCRIPTION	QTY
Ceiling	
57. Paint the ceiling - two coats	159.63 SF
Walls	
58. Remove Wallpaper	392.16 SF
59. Texture drywall - smooth / skim coat	392.16 SF
60. Seal/prime (1 coat) then paint (2 coats) the walls	392.16 SF
Handrails	
84. Handrail	8.00 LF



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Performance Halls	Height: 40'
Subroom: Performance Halls (2)	Height: 40'
DESCRIPTION	QTY

Walls

13. Paint the surface area - two coats	1,990.50 SF
Ceiling not included. Paint from floor to 18' along walls.	

Hallway 2	Height: 11' 3"
DESCRIPTION	QTY

Ceiling

64. Paint the ceiling - two coats	141.13 SF
-----------------------------------	-----------

Walls

65. Remove Wallpaper	366.28 SF
66. Texture drywall - smooth / skim coat	366.28 SF
67. Seal/prime (1 coat) then paint (2 coats) the walls	366.28 SF

Handrails

87. Handrail	8.00 LF
--------------	---------

Living Hall	Height: Peaked
DESCRIPTION	QTY

Ceiling

14. Paint the ceiling - two coats	907.72 SF
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Sitting Performance Halls	Height: 35' 4"
Subroom: Sitting Performance Halls (23)	Height: 30' 8"
Subroom: Room65 (7)	Height: 37' 4"
Subroom: Room53 (18)	Height: 25' 4"
Subroom: Room48 (10)	Height: 28'
Subroom: Room68 (4)	Height: Sloped
Subroom: Room56 (2)	Height: 27' 4"
Subroom: Room71 (8)	Height: 28' 8"
Subroom: Room69 (3)	Height: 39' 4"
Subroom: Room55 (13)	Height: 26' 8"
Subroom: Room72 (24)	Height: 29' 4"
Subroom: Room54 (12)	Height: 26'
Subroom: Room78 (9)	Height: 33' 4"
Subroom: Room84 (28)	Height: 8'
Subroom: Room85 (29)	Height: 8' 6"
Subroom: Room86 (30)	Height: 9'
Subroom: Room45 (15)	Height: 36' 8"



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Subroom: Room77 (26)	Height: 32' 8"
Subroom: Room75 (21)	Height: 32'
Subroom: Room76 (20)	Height: 31' 4"
Subroom: Room74 (22)	Height: 30'
Subroom: Room64 (14)	Height: 36'
Subroom: Room57 (25)	Height: 34'
Subroom: Room70 (11)	Height: 34' 8"
Subroom: Room82 (16)	Height: 8' 6"
Subroom: Room80 (17)	Height: 8'
Subroom: Room66 (6)	Height: 38'
Subroom: Room67 (5)	Height: 38' 8"
Subroom: Room62 (32)	Height: 9'
Subroom: Room59 (1)	Height: Sloped
Subroom: Room50 (27)	Height: 8'
Subroom: Room61 (31)	Height: 8' 6"
Subroom: Room81 (19)	Height: 9'
DESCRIPTION	QTY
Ceiling	
15. Paint the ceiling - two coats	7,236.95 SF
Walls	
16. Remove Wallpaper	33,305.15 SF
17. Texture drywall - smooth / skim coat	33,305.15 SF
18. Seal/prime (1 coat) then paint (2 coats) the walls	33,305.15 SF
Flooring	
19. Epoxy finish - one coat over concrete floor	5,243.76 SF
20. Scrape the surface area & prep for paint	5,243.76 SF
Doors (Metal)	
91. Paint door slab only - 2 coats (per side)	8.00 EA
Cleaning	
56. Final cleaning - construction - Commercial	13,675.76 SF

Stage Floor Front	Height: 19'
DESCRIPTION	QTY
Trim Board Repair	
88. Sand wood - interior	601.02 SF
89. Stain and finish wood trim	601.02 SF

Sound Booth	Height: 8'
DESCRIPTION	QTY
Ceiling	
21. Metal studding, 3 5/8" wide, 16" OC, 25 gauge	86.87 SF
22. Batt insulation - 4" - R13 - paper / foil faced	86.87 SF

CONTINUED - Sound Booth

DESCRIPTION	QTY
23. 5/8" drywall - hung, taped, heavy texture, ready for paint	173.75 SF
24. Seal/prime (1 coat) then paint (2 coats) the ceiling	86.87 SF
Walls	
25. Metal studding, 3 5/8" wide, 16" OC, 25 gauge	340.70 SF
26. Batt insulation - 4" - R13 - paper / foil faced	340.70 SF
27. 5/8" drywall - hung, taped, heavy texture, ready for paint	681.41 SF
28. Seal/prime (1 coat) then paint (2 coats) more than the walls	681.41 SF
29. Aluminum window, picture/fixed 33-40 sf	2.00 EA
30. 2" x 4" lumber (.667 BF per LF)	100.00 LF
31. Sheathing - plywood - 3/4" CDX	64.00 SF
32. Carpenter - General Framer - per hour	8.00 HR
Two framers 4 hours to build countertop.	

Stage Flooring

DESCRIPTION	QTY
33. Floor Covering - Wood	1.00 EA
Demo of existing backstage flooring & dispose	
Inspect slab and report condition	
Salvage all electrical plates to be reinstalled in new floor system	
Includes: 1/4" Tempered Hardboard S2S Flooring-painted with 2 coats Rosco Tough Prime black paint	
1/2" CDX Plywood	
3/4" CDX Plywood	
2X4 sleepers with rubber pads	
Batt insulation	
6 mil poly moisture barrier	
3" X 4" BLACK Rubber vent cove wall base and 1/4" X 5" Aluminum Thresholds	
Reinstall salvaged electrical inserts.	
1 Slab check trip is included (additional trips incur \$500.00 per trip charge)	
1 year Limited Install Warranty	

Curtain

DESCRIPTION	QTY
34. R&R Stage Curtains	1.00 EA
CURTAINS	
Theater Curtain System - See System Description	
Rose Brand Cyclorama - 26' H x 55' W	
Installation Costs for Curtain System	

**Electrical****DESCRIPTION****QTY****Auditorium - House Light Fixtures and Aisle Lights****36. Light Fixtures (Bid Item)****1.00 EA**

- * Provide LED dimmable can lights, one for one above seating and alcoves.
- * Rework wiring in sound booth for new sound booth and lights.
- * Trench groove and install 1/2" pvc for power to judges seats and power to lighted seats closest to the stage.
- * Run dimming wire back to stage controller.
- * Replace key switch in lobby.
- * All lights, material, and labor are included.

Stage Lighting**38. Stage Lighting****1.00 EA**

Lighting System to include -

- 1 ETC 4311A1021-US Ion Xe 20 Console 2,048 Outputs
- 6 Elation EN4 EN4; 4PORT ETHERDMX Gateway
- 5 Interactive Technologies ST-UN6-CI-RGB Ultra 5W/6B/IVR/RGB
- 1 Owner Furnished Equipment OFE Dimming infrastructure - Sensor Rack
- 24 Owner Furnished Equipment OFE ETC Source 4 Lekos - pairs a standard Source Four ellipsoidal head with the lens tube you need for your throw distance and beam size.
- 24 ETC 7067A1112-A Source 4WRD II, retrofit kit, black, w/Edison
- 8 Elation KL Profile Compact KL Profile Compact; 200W RGBMA Compact Z
- 40 Elation KL PAR FC KL PAR FC; 280W RGBMA LED PAR
- 12 CSD NOTE Elation KL Batten 48 RGBMA Linear LED Batten
- 5 Elation KL CYC L KL CYC L; 1M LED RGBMA CYC With Wired Digital Communication Network
- 2 CSD PROFESSIONAL INSTALLATION Each Qty (1) represents a week of installation labor for two technicians costs, lodging, per diem and lift rental
- 6 CSD Tr1H System Turnover Training
- 1 Middle Atlantic BGR-4532 45SP/32D MULTIBAY BGR RK
- 1 Furman CN-2400S 20A Advanced Remote Smart Sequencer W/SMP & EVS, 9 Outlets 10Ft Cord
- 24 ETC 7050A1013 Dual 20A Constant Current Module
- 2 Netgear GSM4230P-100NAS M4250 26G4F POE+ Managed Switch

Sound System**39. Audio Sound System - Auditorium****1.00 EA**

Audio Sound System to include-

- 4 d&b audiotechnik Z1611.000 24S-D Loudspeaker
- 2 d&b audiotechnik Z0795.000 KSLi-SUB Subwoofer
- 2 d&b audiotechnik Z2830.500 40D Amplifier US/CA/KR
- 1 Allen & Heath AH-SQ-6 96kHz XCVI FPGA processing, 48 Input Channels, DEEP Processing, 25 Faders / 6 Layers, 12 Stereo mixes+LR, 3 Stereo Matrix, 7" capacitive touchscreen
- 1 Allen & Heath AH-GX-4816 48 x 16 audio expander with dLive 96kHz mic preamps, dual DX ports connect to up to 4 DX Expanders, DX2 socket supports ME connection, rack mount (5U) or shelf/floor operation, 96kHz
- 1 QSC CORE 8 FLEX Unified Core with 8 local audio I/O channels, 64x64 network I/O channels with 8x8 Software-based Dantel license included, USB AV bridging, dual LAN ports, VoIP telephony, 8x8 GPIO, 8 AEC processors, Half-size 1RU.
- 2 QSC TSC-70-G3 Q-SYS 7" PoE Touch Screen Controller for In-Wall Mounting. Color - Black only
- 18 QSC AD-C6T-WH 6.5" Two-way ceiling speaker, 70/100V transformer with 16 bypass, 135° conical DMT coverage, includes Cring and rails for blind mount installation. Available in black or white. Priced individually but must be purchased in pairs.
- 1 LEA Professional CS352 2CH x 350W - 4, 8, and 70V/100V per channel • IoT Smart Amplifier for Professional Audio Systems • Key Features: WebUI, LEA Cloud, Third-Party API Control, SharkWare, 96kHz DSP, Speaker Tunings, Real-Time Load Monitoring, Event & Fault Monitoring, Lo-Z or Hi-Z Selectable by Channel, Smart Power Bridge and High-Efficiency Design
- 13 Owner Furnished Equipment OFE Shure SLXD
- 1 Owner Furnished Equipment OFE Shure SLXD4D
- 1 Owner Furnished Equipment OFE Shure BLX88

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CONTINUED - Electrical

DESCRIPTION	QTY
1 RF Venue D-ARCBDISTRO4 Diversity Architectural Antenna, Black DISTRO4 Pack	
2 Shure SM58-LC SHURE SM58LC CARDIOD DYNAMIC	
2 Audix ADX40 Miniature black hanging microphone. Includes 30' integral cable to mini-XLRf and hanging clip. APS910* phantom power adapter (included). Requires 9-52V phantom power.	
3 Owner Furnished Equipment OFE Shure UA844	
6 Owner Furnished Equipment OFE Quarter wave antenna	
1 CSD PROFESSIONAL INSTALLATION Each Qty (1) represents a week of installation labor for two technicians, including travel costs, lodging, per diem and lift rental	
6 CSD TrlH System Turnover Training	

Auditorium Seating

DESCRIPTION	QTY
40. R&R Built-in theater seating - per seat - Standard grade	934.00 EA
934 Irwin Seating Company Citation Model 90.12.60.4 with the following components, options, accessories, upholstery, and finishes: No. 90 Citation - Square profile 34" tall padded and upholstered back with 2" foam and injection molded poly rear panel. No. 12 Ergo - Padded and upholstered seat with ergonomic substrate, molded foam, and structural composite seat pan. Seat fold - 3/4	

Scaffolding

DESCRIPTION	QTY
41. Scaffolding	1.00 EA

Carpet Flooring

DESCRIPTION	QTY
42. Floor Covering - Carpet	1.00 EA

Doors

DESCRIPTION	QTY
43. Doors	1.00 EA



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General Conditions

DESCRIPTION	QTY
95. Commercial Supervision / Project Management - per hour	480.00 HR
96. Dumpster load - Approx. 40 yards, 7-8 tons of debris	16.00 EA

Grand Total

\$1,999,493.07

Grand Total Areas:

68,396.62 SF Walls	20,391.14 SF Ceiling	88,787.76 SF Walls and Ceiling
20,733.96 SF Floor	2,303.77 SY Flooring	3,179.30 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	4,206.58 LF Ceil. Perimeter
20,733.96 Floor Area	21,428.44 Total Area	67,202.27 Interior Wall Area
21,150.51 Exterior Wall Area	1,236.82 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Coverage	Item Total	%	ACV Total	%
General Conditions	48,960.10	2.52%	58,752.12	2.94%
Stage Flooring	133,175.16	6.85%	134,810.20	6.74%
Curtains	118,365.71	6.09%	118,365.71	5.92%
Electrical/Audio/Lighting	697,709.55	35.87%	697,709.55	34.89%
Auditorium Seating	374,590.04	19.26%	374,590.04	18.73%
Scaffolding	168,540.81	8.67%	168,540.81	8.43%
Wall/Ceiling Repair	182,305.39	9.37%	218,766.43	10.94%
Carpet Flooring	148,197.63	7.62%	150,756.59	7.54%
Doors	53,649.42	2.76%	53,720.74	2.69%
Millwork	6,565.36	0.34%	7,878.44	0.39%
Plumbing	2,066.59	0.11%	2,479.89	0.12%
Sound Booth	8,535.47	0.44%	10,242.55	0.51%
Handrail	2,400.00	0.12%	2,880.00	0.14%
Total	1,945,061.23	100.00%	1,999,493.07	100.00%



Target Solutions

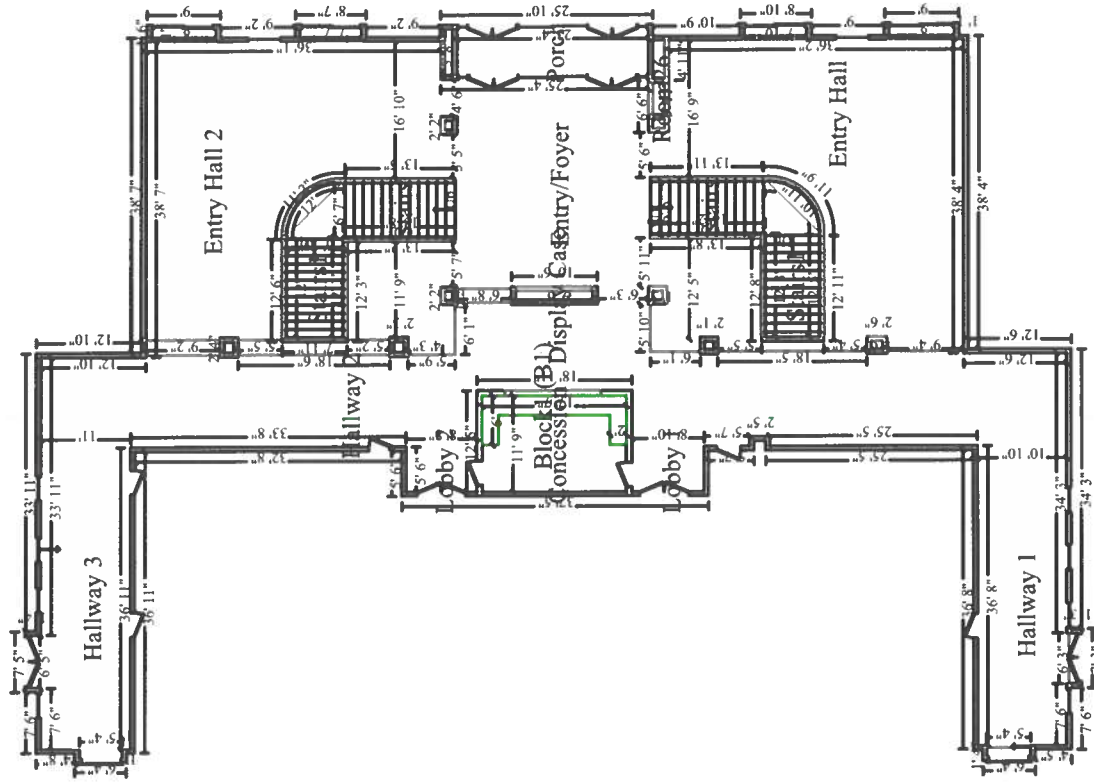
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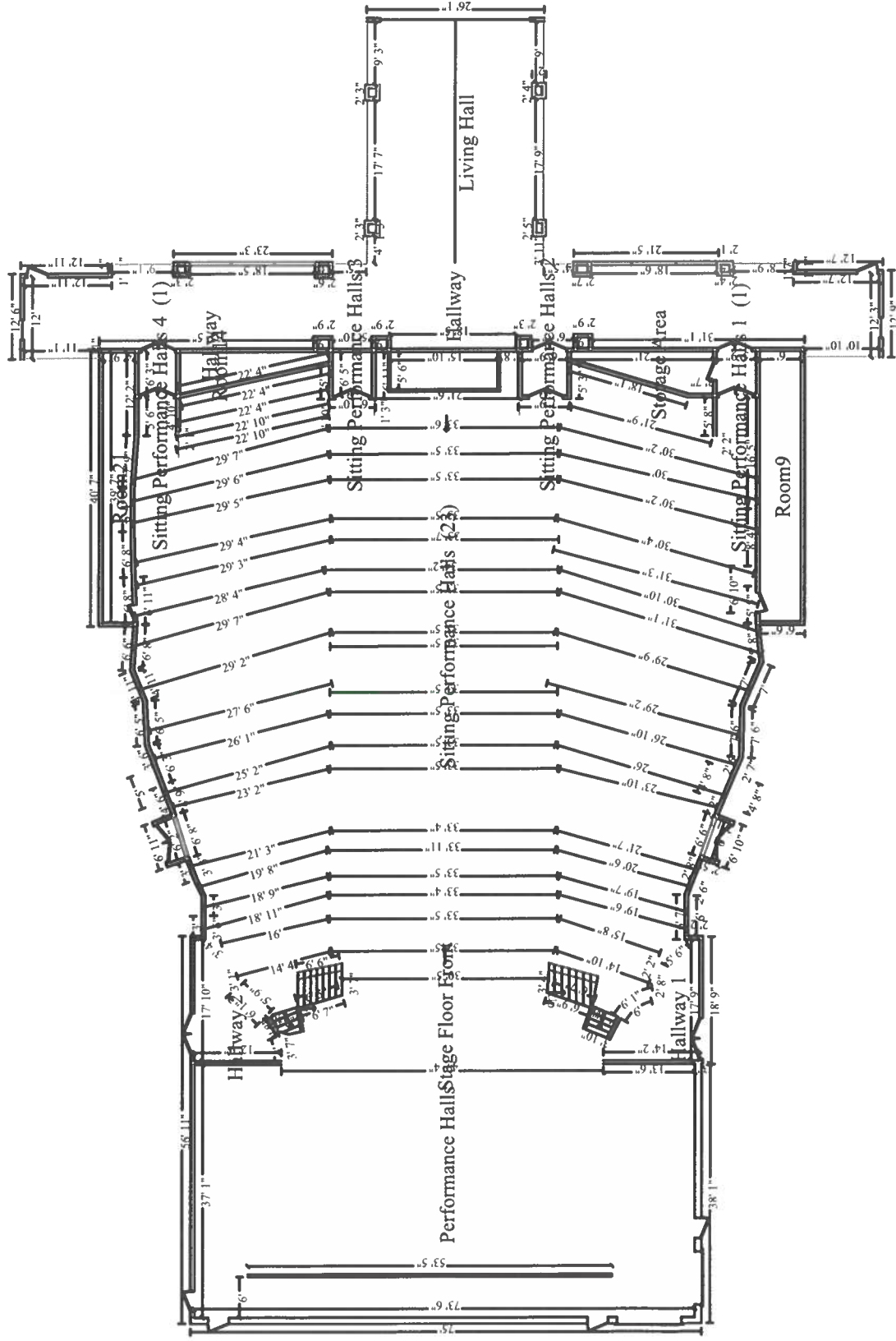
We appreciate the opportunity to offer our proposal. Should you have any questions with regards to this proposal please feel free to contact me at your earliest convenience.

Sincerely,

Target Solutions

Mobile:





LET'S CONNECT

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Business Development

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