

A G E N D A

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) to be held on **Wednesday, March 11, 2026** at **3:00 p.m.** in the Mean Green Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Members: Billie Wallace, Mayor, Chair
Shane Henry, Vice Chair
Al Mack
Brad Yates
Dusty Autrey
Conor McGuire
Amber Adams

1. Call to Order
2. **Public Comments:** Persons may address the Board on any issues. This is the appropriate time for citizens to address the Board on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers must observe the three (3) minute time limit.***

In order to be recognized during Public Comments, please complete a Public Appearance Card located at the entrance of the meeting room. Please present the card to the City Secretary, or their designee, ten (10) minutes before the start of the business meeting.

3. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of November 12, 2025
4. Consider a Downtown Building Improvement Program Grant Application for 100 N. College Street
5. Consider a Downtown Building Improvement Program Grant Application for 203–207 S. College Street
6. Adjourn

The Board of Directors of the Tax Increment Reinvestment Zone No. 1 reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein.

ACCESSIBILITY STATEMENT

This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the ADA Coordinator at (469) 309-4000 or (TDD) 1-800-RELAY TX

Notice of Potential Quorum

***One or more members of the Waxahachie City Council may be present at this meeting.
No action will be taken by the City Council at this meeting.***

A meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. 1 (TIRZ) was held on Wednesday, November 12, 2025 at 2:00 p.m. in the Mean Green Conference Room at the Charles Beatty Municipal Services Building, 408 S. Rogers, Waxahachie, Texas.

Members Present: Billie Wallace, Mayor, Chairman
Shane Henry, Vice Chairman
Al Mack
Randy Vineyard
Brad Yates
Dusty Autrey
Conor McGuire

Others Present: Gumaro Martinez, Executive Director of Parks & Leisure Services
Jami Bonner, Assistant City Secretary

1. Call to Order

Mayor Billie Wallace called the meeting to order.

Gumaro Martinez, Executive Director of Parks and Leisure Services, distributed a handout from the Texas Comptroller's Office detailing the purpose and function of a Tax Increment Reinvestment Zone (TIRZ).

Mayor Wallace asked Mr. Martinez to explain the process for vetting items before they are placed on an agenda. Mr. Martinez stated that staff follows a review process to evaluate applications and ensure that each request meets the grant requirements before being included on a TIRZ agenda for consideration. Once an application has been considered by the TIRZ Board, the item will then be placed on a City Council agenda for final consideration.

2. Public Comments

None.

3. Appointment of Vice Chair and Secretary for the Board

Action:

Al Mack moved to nominate Shane Henry as Vice Chair. Motion was seconded by Brad Yates and carried unanimously (7-0).

The Board did not taken action to appoint a secretary for the Board.

4. Approval of minutes of the Tax Increment Reinvestment Zone No. 1 meeting of September 22, 2025

Action:

Al Mack moved to approve the minutes of the Tax Increment Reinvestment Zone No. 1 meeting of September 22, 2025. Motion was seconded by Shane Henry and carried unanimously (7-0).

5. Consider a Downtown Building Improvement Program Grant Application for 208 ½ S. Rogers Street

Mr. Martinez presented the item and provided a brief overview of the Downtown Building Improvement Program (DBIP), which was adopted in 2023 to assist property owners in revitalizing and maintaining the historic downtown area. The City Council initially approved \$200,000 annually for the DBIP to support property owners' improvement efforts.

Properties located within the Waxahachie Downtown Historic Overlay District and the Tax Increment Reinvestment Zone are eligible to apply for a DBIP grant for improvements that include life safety code compliance, ADA compliance, structural repairs, roof replacement, upgrades to meet current development standards, and historical reconstruction or preservation efforts.

The DBIP allows for grant requests of up to \$50,000, with a required 50/50 match. The grant amount may not exceed 50% of the total eligible project cost. Projects that also utilize the Historic Waxahachie, Inc. (HWI) façade grant are given priority, as they have already completed review processes with both Historic Waxahachie, Inc. and the Heritage Preservation Commission for additional funding consideration. Once project work is completed in accordance with the approved application and inspected by staff, the City will reimburse the property owner based on the estimate approved in the application and upon receipt of paid invoices from the contractor who performed the work.

Projects are expected to be completed within one year of DBIP grant approval—typically within six months. Applicants may request an extension of up to three additional months if more time is needed. Staff will review the justification for any construction delays and may grant an extension, not to exceed a total project duration of nine months (six months plus up to a three-month extension).

Mr. Martinez provided a financial overview, noting that the current TIRZ fund balance is \$2.85 million. Estimated annual revenue from taxes and interest ranges between \$800,000 and \$1 million. Annual expenses are projected to range from \$125,000 to \$150,000 for maintenance and operations, which include City Council approved projects and routine upkeep, along with \$151,000 in debt obligations for three bonds that are scheduled to mature in the near future.

Since the inception of the Downtown Building Improvement Program (DBIP) in 2023, \$63,000 has been disbursed in Fiscal Year (FY) 2024, followed by \$33,000 in FY 2025. In FY 2026, \$13,000 has already been disbursed, with an additional \$143,000 approved for funding.

Applicant Tom Wright requested approval of a Downtown Building Improvement Program Grant in the amount of \$26,274.87, representing 50% of the total project cost. The request pertains to Phase One of the project, which focuses on restoring 14 original wood window openings on the Rogers Street front elevation of the Odd Fellows Building. Mr. Wright explained that the Odd Fellows organization has been fundraising for the project and is seeking City assistance to help support the restoration efforts. He also noted his intention to apply for the Historic Waxahachie, Inc. façade grant.

Mayor Wallace asked for additional details regarding the finished appearance of the restored

windows. Mr. Wright stated that the windows will be sanded and restored to their original condition. The building's paint scheme will complement the IOOF Building's neon sign, featuring a pink banner across the top, with the remaining three sides hand painted. Existing window glass will be reused where possible, though a few stained glass panels will require replacement.

Board Member Brad Yates asked whether any of the proposed window restoration work relates to damage from the March storms. Mr. Wright responded that the IOOF Building sustained damage only on the backside, and none of that damage affects the windows included in the restoration request.

Mayor Wallace also asked whether the upstairs portion of the building is currently in use. Mr. Wright confirmed that it is used for meetings and noted that ongoing cleanup efforts will allow for future room rentals and additional meetings and events to be hosted upstairs.

Board Member Shane Henry inquired whether Mr. Wright anticipates submitting additional funding requests in the future. Mr. Wright confirmed that he does plan to seek further funding assistance for Phases Two and Three of the project.

Action:

Al Mack moved to approve funding from the TIRZ fund in the amount of \$26,274.87 for the improvements at 208 ½ S. Rogers Street, and authorize the Interim City Manager to execute all documents as necessary. Motion was seconded by Shane Henry and carried unanimously (7-0).

6. Consider a Downtown Building Improvement Program Grant Application for 209 W. Main Street

Mr. Martinez presented the item. Applicant Randy Vineyard requested approval of a Downtown Building Improvement Program Grant application in the amount of \$63,475.00 for improvements at 209 W. Main Street. The request represents 50% of the total project cost of \$126,950.00. Mr. Martinez noted that the request exceeds the maximum grant amount allowed under the Downtown Building Improvement Program; however, the Board has the discretion to approve the full amount if it chooses to do so.

Mr. Vineyard provided an overview of the project, which includes installation of a TPO roof, addition of metal support braces on the front of the roof, replacement of a rotted front beam, and installation of concrete support columns and metal plates.

Board Member Brad Yates asked whether repairs had been made to the roof following the March 2025 storms. Mr. Vineyard responded that temporary patches were made to address storm-related damage; however, the repairs outlined in this request have been needed for some time.

Mayor Wallace inquired whether the roof constitutes the primary cost of the project, and Mr. Vineyard confirmed that it does.

Action:

Al Mack moved to approve funding from the TIRZ fund in the amount of \$63,475.00 for the improvements at 209 W. Main Street, and authorize the Interim City Manager to execute all

documents as necessary. Motion was seconded by Dusty Autrey and carried 5-0 with Randy Vineyard and Brad Yates abstaining.

7. Consider funding request for professional services related to a Downtown Alley Revitalization Project

Mr. Martinez presented the item and explained that the Waxahachie Partnership, Inc. (WPI) Board has developed a transformation strategy focused on cleaning up and beautifying the alleys within the city's downtown area. WPI members Dusty Autrey and Shane Henry noted that the Alley Revitalization Committee spent considerable time evaluating downtown alleys to address issues of cleanliness and space activation. Their efforts evolved into a broader mission to beautify, enhance, and program these alleys to make them more attractive, usable, and inviting to the public.

The Alley Revitalization Committee recommends beginning with the alley located between Big Al's and Gran's Antiques as the first phase of a multi-phase revitalization project. To initiate this phase, a consultant will be engaged to design and engineer the project, prepare construction documents, provide bid assistance, and support construction administration. Staff is requesting \$15,000 for consulting services to begin this work.

Action:

Shane Henry moved to approve funding from the TIRZ fund in the amount of \$15,000.00 for professional services to be provided for a Downtown Alley Revitalization project and authorize the Interim City Manager to execute all documents as necessary. Motion was seconded by Al Mack and carried 6-0 with Dusty Autrey abstaining.

8. Adjourn

There being no further business, the meeting adjourned at 2:36 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary



Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Sandy Rehkopf, Downtown Redevelopment Manager
Thru: Ricky Boyd, City Manager *RB*
Date: March 11, 2026
Re: Consider a Downtown Building Improvement Program Grant Application for 100 N. College Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$100,000 for the emergency brick repairs at 100 N. College Street and authorize the City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$100,000 for the emergency brick repairs at 100 N. College Street.

Item Summary: The Applicant has submitted a request through the Downtown Building Improvement Grant Program (DBIP) for \$100,000, which represents a fraction of the cost to replace and restore the windows on the Rogers Hotel.

The cost proposals submitted as part of the DBIP grant application ranged from \$316,000 to \$335,000 for the emergency brick and associated masonry repairs. However, the total cost of repairs is expected to be closer to \$400,000.

The building's brick and mortar are in deteriorated condition, requiring more extensive restoration than initially estimated. Additionally, during the removal of existing windows for replacement, some consequential damage has occurred to the surrounding exterior brick, further increasing the scope of necessary masonry repairs.

The DBIP allows for up to a \$50,000 reimbursement for qualifying projects. However, since the grant limit is \$50,000 for the grant program, the TIRZ Board approval is needed for the additional \$50,000.

The project scope for this grant request encompasses the costs of installing approximately 18,000 bricks, with installment reinforcement as needed throughout the project, and provide roof protection, wall protection, and safety protection.

Fiscal Impact: The \$100,000 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.

Exhibit – Damaged Brick Areas



DOWNTOWN BUILDING IMPROVEMENT GRANT APPLICATION

(4)

Supported by the City of Waxahachie and Waxahachie Main Street Program

APPLICANT INFORMATION:

Building Owner: Rogers Hotel Partners, LLC Date: 1/30/2026
Tenant (if applicable): _____
Mailing Address: 1350 Manufacturing St. Suite 101 Dallas, TX 75207
Building Address: 100 N College St. Waxahachie, TX 75165
Contact Name(s): Kevin Cross
Contact Phone Number: 214-809-9832 Email: kcross@jimlakeco.com

BUILDING INFORMATION:

Physical Address: 100 N College St. Waxahachie, TX 75165
Property Legal Description: LOT 5 THRU 8 BLK 1 O T WAXAHACHIE BLK 1 0.4924 AC
Year of Construction: 1912 Number of Stories: 5
Building Space Type (check one):
☒ Commercial ☐ Retail ☐ Restaurant ☐ Office ☐ Other

Details of planned improvements: (attach additional pages if necessary)

Emergency Brick Work

ATTACH THE FOLLOWING REQUIRED DOCUMENTS:

- Scaled drawings/plans of proposed work and description of materials to be used
- Photos of current building conditions
- Copy of current commercial property insurance policy
- Licensed Contractor quotes/bids (minimum of 3 proposals)
- (1) Contractor name: Acosta Construction
Cost Estimate: \$ 335,200
- (2) Contractor name: Angel Sanchez Painting & Construction
Cost Estimate: \$ 341,000
- (3) Contractor name: Quick Roofing Excel Construction Group
Cost Estimate: \$ 316,535.58

Quotes/bids submitted by an applicant must be current and dated no earlier than sixty (60) days prior to the application request. Quotes/bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number.

Total Cost of Building Improvement Project: \$ 400,000

Total Grant Amount Requested: \$ 100,000

DOWNTOWN BUILDING IMPROVEMENT AGREEMENT FORM

(4)

I, Amanda Moreno-Lake, fully understand the Downtown Building Improvement Program procedures and details established by the City of Waxahachie. I intend to use this program for the aforementioned planned improvement to forward the efforts of downtown revitalization and overall aesthetic improvement of the downtown area. I affirm and understand that:

- a) The information submitted herein is true and accurate to the best of my knowledge.
- b) I have read and understand the City of Waxahachie's Downtown Building Improvement Project Guidelines and agree to be bound by and abide by these conditions.
- c) I understand that approval of a Downtown Building Improvement grant shall be communicated to the applicant in writing by the City of Waxahachie via a Downtown Building Improvement Commitment Letter.
- d) I understand that receipt of a Downtown Building Improvement Commitment Letter from the City of Waxahachie does not constitute application or approval for a City of Waxahachie building permit.
- e) I understand that any changes made to the approved building improvements without the approval of the selection committee will be cause for the City of Waxahachie to withdraw its funding commitment.

Rogers Hotel Partners, LLC
Business/Organization Name

Amanda Moreno-Lake 1/30/2026
Property Owner/Applicant's Signature Date

(5)



Memorandum

To: Tax Increment Reinvestment Zone (TIRZ) No. 1 Board
From: Sandy Rehkopf, Downtown Redevelopment Manager
Thru: Ricky Boyd, City Manager *RB*
Date: March 11, 2026
Re: Consider a Downtown Building Improvement Program Grant Application
for 203 – 207 S. College Street

Recommended Motion: "I move to approve funding from the TIRZ fund in the amount of \$110,409 for the emergency structural and brick repairs at 203 – 207 S. College Street and authorize the City Manager to execute all documents as necessary."

Item Description: Consider authorizing funding from the TIRZ fund in the amount of \$110,409 for the emergency structural and brick repairs at 203 – 207 S. College Street.

Item Summary: The Applicant has submitted a request through the Downtown Building Improvement Grant Program (DBIP) for \$110,409, which represents a fraction of the cost for the total anticipated building improvement project.

The cost proposals submitted as part of the DBIP grant application ranged from \$110,000 to \$130,000 for the emergency structural repairs, exterior and interior brick repairs.

The structural integrity of the building was severely compromised, and emergency repairs were warranted to maintain and preserve the historical structure.

(5)

The DBIP allows for up to a \$50,000 reimbursement for qualifying projects. However, since the grant limit is \$50,000 for the grant program, the TIRZ Board approval is needed for the additional \$60,409.

The project scope for this grant request encompasses the costs of making structural repairs and augmentations to the walls of the building, while repointing brick and rebuilding the interior masonry wall on the second floor.

Fiscal Impact: The \$110,409 would be funded by the TIRZ fund, which has sufficient capacity to fund the improvements.

Exhibit – Structural Damage



(5)

DOWNTOWN BUILDING IMPROVEMENT GRANT APPLICATION

Supported by the City of Waxahachie and Waxahachie Main Street Program

APPLICANT INFORMATION:

Building Owner: BEG Partners Date: 2-28-26
Tenant (if applicable): Georgia Hair Solutions
Mailing Address: 200 S. Elm St, Waxahachie TX 75165
Building Address: 203-207 S. College
Contact Name(s): Erik Banard
Contact Phone Number: 972-898-7541 Email: erik@bisontitletx.com

BUILDING INFORMATION:

Physical Address: 203-207 S. College
Property Legal Description: Lot 1B & 2B BLK 14 OT Waxahachie
Year of Construction: 1910 Number of Stories: 2
Building Space Type (check one):
☒ Commercial ☐ Retail ☐ Restaurant ☐ Office ☐ Other

Details of planned improvements: (attach additional pages if necessary)

Stabilize Structural components of exterior wall, repaint brick; rebuild interior masonry wall on 2nd floor.

ATTACH THE FOLLOWING REQUIRED DOCUMENTS:

- Scaled drawings/plans of proposed work and description of materials to be used
- Photos of current building conditions
- Copy of current commercial property insurance policy
- Licensed Contractor quotes/bids (minimum of 3 proposals)

- (1) Contractor name: The Noy Company
Cost Estimate: \$ 110,409
- (2) Contractor name: Brighten Construction
Cost Estimate: \$ 130,525
- (3) Contractor name: 3C Construction
Cost Estimate: \$ 128,900

Quotes/bids submitted by an applicant must be current and dated no earlier than sixty (60) days prior to the application request. Quotes/bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number.

Total Cost of Building Improvement Project: \$ 631,089

Total Grant Amount Requested: \$ 110,409

(5)

CITY OF WAXAHACHIE

DOWNTOWN BUILDING IMPROVEMENT PROGRAM

This Agreement is by and between the City of Waxahachie, (hereinafter referred to as "CITY"), and BEG PARTNERS LLC, (hereinafter referred to as "Grant Recipient"), property owner of 203-207 S. Cowie St (property address) located in the Waxahachie Downtown Historic Overlay (WDHO).

As part of the City's Downtown Building Improvement Program, both parties agree that this program makes Downtown more attractive and accessible, increasing the economic vitality of the buildings, increasing sales tax and property values, while preserving and enhancing Waxahachie's architectural and cultural history.

The Grant Recipient agrees and accepts funding as part of this Downtown Building Improvement Program. The Grant Recipient shall complete all work in the scope approved by the grant selection committee. The Grant Recipient shall complete all extra work in connection therewith. All work and materials shall be in strict conformity with the specifications submitted by the Grant Recipient to the City. The substantial completion of the work shall not excuse the Grant Recipient from performing all the work undertaken, whether of a minor or major nature, and thereby completing the project in accordance with the grant program guidelines and scope of work. Grant Recipient shall perform all work required for final completion of the planned improvement prior to obtaining the Grant, to the satisfaction of the City.

Signature: 

Printed name: Eric Barrows

Title: MANAGER

Date: 3/3/2020

(5)

DOWNTOWN BUILDING IMPROVEMENT AGREEMENT FORM

I, Eric Barnard, fully understand the Downtown Building Improvement Program procedures and details established by the City of Waxahachie. I intend to use this program for the aforementioned planned improvement to forward the efforts of downtown revitalization and overall aesthetic improvement of the downtown area. I affirm and understand that:

- a) The information submitted herein is true and accurate to the best of my knowledge.
- b) I have read and understand the City of Waxahachie's Downtown Building Improvement Project Guidelines and agree to be bound by and abide by these conditions.
- c) I understand that approval of a Downtown Building Improvement grant shall be communicated to the applicant in writing by the City of Waxahachie via a Downtown Building Improvement Commitment Letter.
- d) I understand that receipt of a Downtown Building Improvement Commitment Letter from the City of Waxahachie does not constitute application or approval for a City of Waxahachie building permit.
- e) I understand that any changes made to the approved building improvements without the approval of the selection committee will be cause for the City of Waxahachie to withdraw its funding commitment.

BIG PARTNERS LLC

Business/Organization Name

Eric Barnard

Property Owner/Applicant's Signature

3/13/2021

Date

Architectural drawing of a building facade. The drawing shows a series of windows and doors. The top row consists of ten windows, each with a width of 10'0" and a height of 10'0". The middle row consists of six windows, each with a width of 10'0" and a height of 10'0". The bottom row consists of six windows, each with a width of 10'0" and a height of 10'0". A vertical door is located on the left side of the bottom row, with a width of 10'0" and a height of 10'0". The drawing is labeled with dimensions and a scale.

Scale: 1" = 10'0"

Dimensions:

- Top Row: 10'0" x 10'0"
- Middle Row: 10'0" x 10'0"
- Bottom Row: 10'0" x 10'0"
- Vertical Door: 10'0" x 10'0"

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CONTACT THE NEW COMPANY - SUPPLY FULLY TRAINED PERSONNEL
CONTACT CREDIT ADVISORY

DATE: 07/10/2018
TIME: 14:00
DATE: 07/10/2018

POSTING EXTERIOR WALL FRAMING

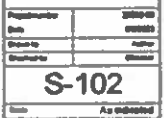
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\$1.0

25 4 pages

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Temporary Shoring

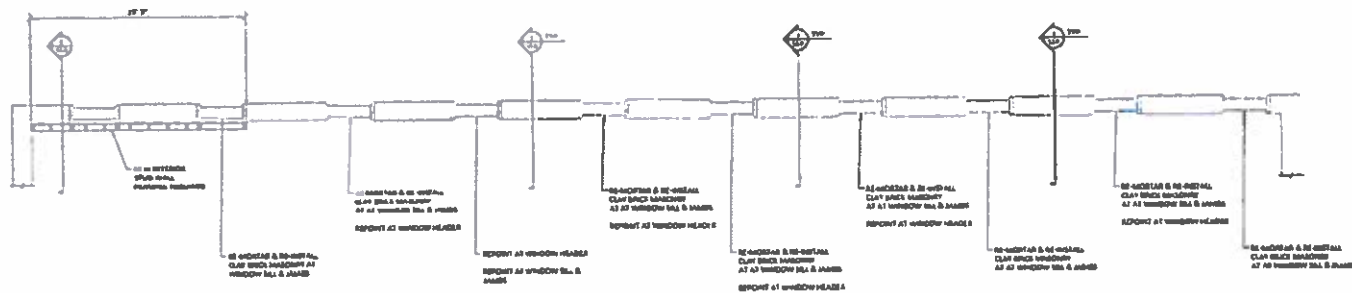


1. What is the purpose of the document? The purpose of the document is to provide information to the public regarding the activities of the organization and to ensure that the public is kept informed of the organization's activities and decisions.

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0893-3200/04/\$12.00 DOI: 10.1037/0893-3200.18.4.545

NOTE: CONSTRUCTION CONTROLS THE SLAB OF REIN. IN THE
 ONE-TWO ROOMS, ADDITIONALLY CONSTRUCTED WITH REINFORCEMENT
 THE TWO TWO MASONRY WALLS IS OF A STEEL REIN. CONCRETE

NOTE: During implantation of denture prosthodontics, some plaque build-up can occur. It is important to maintain the state of health of the oral and maxillofacial structures at all times. Periodontal, controlled-value, attention to the denture machine assembly of a structural concept.



27645
11 N. FURN CHEROKEE # 312
DALLAS, TX 75203
OFFICE: 214-343-8050
www.bluesonastang.com



WILLIAMSON COUNTY
CLERK OF COURT
OFFICE
100 N. 1st St.
PO BOX 100
WILLIAMSON, MO 65758-0100

[illegible][illegible]

NAME OF STUDENT
NAME OF SCHOOL
DATE

RETROFIT PLAN

25-L2000

S2.0

of 4 weeks

(5)



Since 1963

(5)



423 S. College Street Waxahachie, Texas 75165
P.O. Box 605, Waxahachie, Texas 75168
Phone 972-937-1652 972-938-8582 Fax 972-923-2517
thenaycompany.com

General Contractors for Industrial and Commercial Construction

Quotation #202627

MARCH 2, 2026

DUSTY AUTREY
Waxahachie, Texas

MISC WORK

This Quotation covers the full remodel of a 5,000sqft space: Breakrooms, Restrooms, Kitchen, Electrical, HVAC, ect

SECTIONS:

01-GENERAL REQUIREMENTS

01-01040 Coordination & Supervision
01-01060 Regulatory Requirements
01-01310 Jobsite Engineering
01-01501 Temporary Power
01-01507 Temporary Toilets
01-01514 ADA Compliance
01-01516 Dumpsters

Total Section 01 \$ 20,000.00

Since 1963

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02-SITE MISCELLANEOUS

02-02071. Removal of existing offices

Total Section 02 \$ 9,000.00

04-MASONRY

04-04100 Repoint entire building and rebuild interior
brick walls on the 2nd story

Total Section 04 \$ 43,409.00

05-METALS

05-05120 Install All thread, steel plates, joist hangers
to tie wood structure to the masonry structure
per the Engineer's report

Total Section 05 \$ 20,000.00

Since 1963

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06-WOODS & PLASTICS

06-06300 Temporary Shoring
06-06400 Permanent Shoring

Total Section 06 \$ 18,000.00

Total Quotation \$110,409.00

Note: No Sales Tax Quoted

SUBMITTED BY:

Doug Pate

ACCEPTED BY: _____

(5)

3C CONSTRUCTION

100 Liberty Way WAXAHACHIE TX 75165

PHONE 972-825-6960

Estimate**Customer**

Name BEG Partners
 Address 200 S. Elm St.
 City Waxahachie State TX ZIP 75165
 Phone _____

Date 2/27/2026

Project Mgr John London
 Cell # 972-825-6960

Qty	Description	Unit Price	
	Demolition		\$11,400.00
	Engineering		\$6,600.00
	Temporary framing		\$10,550.00
	Window replacement		\$3,400.00
	Masonry Work and stucco		\$43,200.00
	Wood framing		\$19,250.00
	Structural Steel		\$23,500.00
	General Conditions		\$11,000.00
Sub Total			\$128,900.00
Sales Tax			
Sub Total			
Overhead & Profit			
Sub Total			\$0.00
Total			\$128,900.00

Qty	Description	Unit Price	Total
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
Sub Total			\$0.00
Tax .08			
Sub Total			\$0.00
Total amount of supplements			\$0.00

Total amount of the project **\$128,900.00****TOTAL****\$128,900.00**

Estimate

DATE:

**1407 Creek Circle
Waxahachie, TX 75165
7632343766**

SOLD TO;

BEG Partners
200 S Elm
Waxahachie, TX 75165

DESCRIPTION		AMOUNT
	Demolition	\$9,600.00
	Temporary framing	\$12,250.00
	Masonry including repointing brick and mortar	\$38,550.00
	Stucco repair/Brick coating	\$5,325.00
	Heavy metal/structural steel	\$22,575.00
	Wood framing	\$21,975.00
	Window/Glass replacement	\$2,500.00
	General conditions/ Misc	\$12,500.00
	Engineering	\$5,250.00
	SUBTOTAL	\$130,525.00
	TAX RATE	
	SALES TAX	
	OTHER	-
	TOTAL	\$130,525.00

Brian Vickery
project manager

