

AGENDA
CITY OF TAYLOR, TEXAS
TAX INCREMENT FINANCING (TIF) #1 BOARD MEETING
CITY HALL CONFERENCE ROOM - 400 PORTER STREET, TAYLOR, TX 76574
SEPTEMBER 16, 2026, 4:00 PM

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

(The Board or Commission welcomes public comment on items not listed on the agenda. However, the Board or Commission cannot respond until the item is posted on a future agenda. All public comments are limited to 3 minutes.)

III. CONSENT AGENDA

IV. REGULAR AGENDA - NEW BUSINESS

1. Review and consider action on Grant Matrix.

V. REGULAR AGENDA - CONTINUING BUSINESS

2. Discuss and consider action on the Recruitment Grant for 506 Porter St. - Taylor Tea Room

VI. ADJOURN

The Board or Commission may vote and/or act upon each of the items listed on this Agenda. The Board or Commission reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of the meeting was posted in the Taylor City Hall Lobby for at least three business days before the scheduled date of said meeting.

Posted by: Niecy Baum Date: 9/10/2026

<u>Comprehensive Growth Target</u>	<u>Score</u>	<u>Annual Local Sales Tax Production 1.5%</u>	<u>Score</u>	<u>Rehabilitation / Preservation Investment</u>	<u>Score</u>	<u>Days of Operation</u>	<u>Score</u>	<u>Total Jobs</u>	<u>Score</u>
Full Service Restaurant	12	Over \$10,000(\$666,666 Taxable Sales)	10	\$500,000 or more	10	7 Days	12	15 or more	10
Entertainment/Tourism	10	\$9,999 - \$7,500 (\$500,000 Taxable Sales)	8	\$499,000 - \$300,00	8	6 Days	8	14 - 10	8
Retail /Primary	8	\$7,499 - \$5,000 (\$333,333 Taxable Sales)	6	\$299,999 - \$100,00	6	5 Days	6	9 - 6	6
Other Food/Beverage	8	\$4,999 - \$3,000 (\$200,000 Taxable Sales)	3	\$99,999 - \$50,000	3	4 Days	4	5 - 3	4
Retail - Resell - Antiques	7	\$2,999 - \$1,000 (\$66,666 Taxable Sales)	1	\$49,999 - \$25,000	2	3 or less days	2	2 - 1	2
Combined Service/Primary - Retail/ Secondary	4	Less than \$1000	0	under \$25,000	1	* Open past 6 PM FR-Sun	Bonus 2	* Greater than 7 FTE	Bonus 2
Service Only/event center	2			*Vacant or underutilized	Bonus 4	* open on Sun	Bonus 1		
Office Only	0			* 1M or more	Bonus 5				
Non-Retail, Restaurant, enterta	0								
*resident of Taylor	Bonus 1								

Matrix is used as a guide

Score 40 or higher		Score 39-23		Score 22-18		Less than 18
Up to 60% Match		Up to 50% Match		Up to 35% Match		Up to 20% Match
Max of \$50K		Max of \$35K - includes FS up to \$50K		Max of \$10,000		Max of \$2,500

Score

Definitions Growth Target – Businesses that contribute significantly to the overall economic growth potential and mission of Main Street. Also referred to as fully utilized, productive, or contributing: Entertainment/Tourism, Full-Service Restaurant, Retail – the primary (items for sale accounting for more than 50% of volume), Retail Art Studio, Other Food such as a sandwich shop, candy, ice cream, coffee shop, and bakery, manufacturing. Service – Business that is open to the public but does not collect sales tax for the service or retail. Office only – office for a business or personal use not open to the public in general. Noncontributing properties are vacant properties used for storage either for business or personal use, not open to the public, or for any purpose that does not contribute to the economic growth of downtown. Matching % and Rating: The grant may pay up to a matching percentage of what the Applicant is approved for based on meeting all of the requirements and the score on the application. The application is rated on Growth Target, State/Local Sales Tax Producing, Days of Operation, Capital Investment, and Jobs produced. The Rating matrix is a guide; all awards are at the TIF # 1 Board's discretion. Scoring is subject to change based on current conditions of economic growth needs in the TIF # 1 Zoned District. Days and hours of operation must be in place for at least 1 year of the payout date of the grant.

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Score

25

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Item #	Original Base Estimates:	COST
0	* Architect Drawings & Permitting Fees	\$7,000.00
1	General conditions, supervision, layout, site protection, and project coordination	\$4,141
2	Selective demolition for bathroom, living/dining wall, ceiling areas, and affected finishes	\$4,300
3	Convert existing bathroom area to ADA bathroom, including framing, blocking, door opening, and storage separation	\$7,963
4	Bathroom plumbing, electrical, exhaust, fixture setting, and ADA accessories	\$7,485
5	Raise living room and dining room ceilings to match	\$8,600
6	Remove dividing wall between living room and dining room, including patching and transitions	\$3,504
7	Drywall repair, tape, float, texture, and finish prep at affected areas	\$4,778
8	Paint entire interior	\$6,052
9	Install customer-purchased appliances	\$2,867
10	Back porch floor leveling, 400 sf, to bring floor even with kitchen	\$2,867
11	Install tongue-and-groove at back porch area, 400 sf	\$1,593
12	Front entry 12 ft ADA-compliant ramp and railing	\$636
*	Architect Drawings/Permit Fees have already been paid and I have attached an invoice for these items separately.	
	Grant Items total from original bid (including architect drawings/permitting paid)	\$49,682
	UPDATED ADDITONAL ESTIMATES Floor GRANT ALLOWANCE	
09-001 09	Addition Interior Finishes Insulation, drywall, interior paint, trim and finish flooring	
	Kitchen/pantry and tea room addition only	\$11,500
22-001 22	Addition Plumbing Water and sanitary rough-in with tie-in to existing systems	
	Addition fixtures only	\$6,000
22-002 22	Addition Plumbing Commercial sink package allowance: three-compartment, wash and two hand sinks	
	B-1.2 fixture layout	\$4,500
26-001 26	Addition Electrical New main-lug panel, feeder, breakers and grounding User scope; existing service capacity assumed	
26-002 26	Addition Electrical Addition branch circuits, LED lighting, receptacles and owner-furnished equipment rough-in	\$6,500
	Kitchen and tea room addition only	\$7,000
23-001 23	Addition HVAC Relocate existing HVAC equipment to new attic space Existing equipment assumed serviceable	\$4,500
23-002 23	Addition HVAC Addition ductwork, registers, controls, condensate and startup	
	582 SF addition	\$3,500
	ADDITIONAL Grant items total:	\$43,500.00
	GRAND TOTAL: Grant items total from original bid (paid), and newly updated bid (architect diagrams submitted to City of Taylor 3rd week in August 2026). This includes paid total above	\$93,182.00 \$46,591.00

Item #	Category	Detail	Cost
1	Site & Foundation	Site preparation and pier layout for 17'5" x 33'5" Addition	\$1,950.00
2	Site & Foundation	Concrete piers with reinforcing and connections (up to 12 piers and final engineer layout)	\$14,040.00
3	Floor Structure	Treated beams, floor framing, blocking and structural subfloor (582 addition area only)	\$19,225.00
4	Exterior Structure	Exterior wall framing, headers and structural sheathing (582 addition area only)	\$23,225.00
5	Roofing	Roof framing, decking and tie-in to existing roof (Final structural detail governs)	\$14,125.00
6	Roofing	Metal roofing, flashing, fascia and soffit to match existing structure (582 sf addition only)	\$11,900.00
7	Exterior Finish	Board and batten siding application on exterior trim to match and paint	\$10,775.00
8	Windows & Doors	Three transom windows with flashing and sealant over each transom	\$6,225.00
9	Windows & Doors	Exterior entry/exit door, frame and basic commercial hardware	\$4,175.00
10	Windows & Doors	Interior door, frame and hardware application	\$1,575.00
11	Interior Finish	Insulation, drywall, interior paint, trim and finish flooring (Kitchen/pantry and tea room addition only)	\$13,752.00
12	Plumbing	Water and sanitary rough in with tie-in to existing sanitary system (Addition fixtures only)	\$8,225.00
13	Plumbing	Commercial sink package allowance: Three compartment, wash and two hand sinks (refer to B-1.2 fixture layout)	\$6,815.00
14	Electrical	New main-lug panel, feeder, breakers and grounding setup	\$8,175.00
15	Electrical	Addition branch circuits, LED lighting, receptacles and owner-furnished equipment rough in (Kitchen and tea room addition only)	\$9,075.00
16	HVAC	Relocate existing HVAC equipment and new attic space	\$6,815.00
17	HVAC	Addition ductwork, registers, controls, condensate and startup for the 582 sf area	\$4,835.00
18	General Conditions	Mobilization	\$5,850.00
19	General Conditions	Field layout, trade coordination, cleanup	\$3,225.00

Item Not eligible

Item Not eligible

TOTAL CONTRACT SUM	\$173,982.00
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Grant Items Total:	\$69,667.00	\$ 59,267.00
Grant Items total (including architect drawings/permitting paid)	\$76,667.00	\$ 66,267.00 \$ 33,133.50

NIESEN
CONSTRUCTION

1381 Watterson Rd
Red Rock, Texas 8662

Brian and Cindy Sherman
416 Branch St
Taylor , Texas

344

06/29/2026

DESCRIPTION	AMOUNT
For all drawings and permits for the Tea House	7,000.00
TOTAL	\$7,000.00

PAID

TERMS & CONDITIONS

Thank you for your business!
Please let me know how you would like to pay .

If you have any questions please feel free to give me a call 512-669-1421
Have a great day !

Thank you

ESTIMATE

CLIENT INFORMATION:

DATE

Cindy Sherman
506 Porter St
Taylor, TX 76574

9/1/2026

RFP: 90126 - Historic Renovation Project

PROPOSAL DESCRIPTION:

QUANTITY

UOM

SUB TOTAL

Scope Details:

Construction of 582 sf pier and beam addition and 202 sf of kitchen/pantry and 307 sf tea room

Renovation Scope

Site preparation and pier layout for 17'5" x 33'5" Addition	1	LS	1,950.00
Concrete piers with reinforcing and connections (up to 12 piers and final engineer layout)	1	LS	14,040.00
Treated beams, floor framing, blocking and structural subfloor (582 addition area only)	1	LS	19,225.00
Exterior wall framing, headers and structural sheathing (582 additon area only)	1	LS	23,225.00
Roof framing, decking and tie-in to existing roof (Final structural detail governs)	1	LS	14,125.00
Metal roofing, flashing, fascia and soffit to match existing structure (582 sf addition only)	1	LS	11,900.00
Board and batten siding application on exterior trim to match and paint	1	LS	10,775.00
Three transom windows with flashing and sealant over each transom	1	LS	6,225.00
Exterior entry/ exit door, frame and basic commercial hardware	1	LS	4,175.00
Interior door, frame and hardware application	1	LS	1,575.00
Insulation, drywall, inerior paint, triim and finish flooring (Kitchen/pantry and tea room addition only)	1	LS	13,752.00
Water and sanitary rough in with tie-in to existing sanitary system (Addition fixtures only)	1	LS	8,225.00
Commercial sink package allowance: Three compartment, wash and two hand sinks (refer to B-1.2 fixture layout)	1	LS	6,815.00
New main-lug panel, feeder, breakers and grounding setup	1	LS	8,175.00
Addition branch circuits, LED lighting, receptacles and owner-furnished equipment rough in. (Kitchen and tea room addition only)	1	LS	9,075.00
Relocate exiting HVAC equipment and new attic space	1	LS	6,815.00
Addition ductwork, registers, controls, condensate and startup for the 582 sf area	1	LS	4,835.00

ESTIMATE

CLIENT INFORMATION:**DATE**

Cindy Sherman
506 Porter St
Taylor, TX 76574

9/1/2026

RFP: 90126 - Historic Renovation Project

PROPOSAL DESCRIPTION:

QUANTITY UOM SUB TOTAL

General Conditions (Mobilization and Field Layout)

- Mobilization	1	LS	5,850.00
- Field layout, trade coordination, cleanup	1	LS	3,225.00

**CRAMT ENTERPRISE AGREES TO PERFORM AND FURNISH ALL ITEMS DETAILED IN THIS SCOPE
FOR THE SUM OF:**

173,982.00

CRAMT Enterprise cannot be held responsible for delays attributed to weather, material supplier delays, and other acts of nature. Any work above and beyond the scope of work mentioned is excluded unless a signed change order is received and payment terms are established and agreed upon. If permitting is required, it will be billed separately according to your local jurisdictions and code enforcement agencies. Prices are subject to change if not accepted within the 20 day period given. We reserve the right to refuse service if past this time line. A change order will be required if not specified in scope above.

TERMS AND CONDITIONS

Payment terms as follows: Please review and sign this agreement and submit back at your convenience. Once the client agrees to the scope of work, we will outline a draw schedule if the scope is approved with up to 6 draws until the final work is complete and a final walk thru is signed off by the client. We allow a single final punch walk before the final balance is due upon completion. We accept all major credit cards at a rate of 3.4% fee per transaction for your convenience. Any late payments will trigger a fee of 5% after 2 days and 10% per week. If paying by check, make checks payable to CRAMT Enterprise, if paying by venmo please remit payment to @Casey-gonzales-9. If additional work is required, we request the prior balance be paid prior to us proceeding with any future repairs. We give a (1) one-year workmanship warranty on all our work.

AGREEMENT

ACCEPTED BY:

TITLE:

DATE:

CRAMT REPRESENTATIVE: Casey Gonzales (512) 560-8134

Permit Cost Summary

506 Porter St. Tea House - Permit Cost Summary

ALL-IN CONSTRUCTION PRICE

506 Porter St., Taylor, TX 76574

ALL-IN CONTRACT TOTAL	NEW ADDITION + MEP	EXISTING-HOUSE BALANCE	GROSS ADDITION
\$154,786	\$132,768	\$22,018	582 SF

PROJECT BASIS		COST SUMMARY	
Estimate date	August 17, 2026	New addition and MEP construction	\$132,768
Plan set	260810_506 Porter St_Progress Set.pdf	Existing-house original-bid balance	\$22,018
Plan date/status	August 10, 2026 - Review Set / Not for Construction	Permit and agency fees	Excluded
Code summary	Group B, Type V, 40 occupants; 2,281 SF existing building	Appliances / specialty finishes	Excluded
Estimate validity	30 days	ALL-IN CONSTRUCTION PRICE	\$154,786

Combined Scope Basis	
- Construct the approximately 582 SF pier-and-beam addition: 202 SF kitchen/pantry and 307 SF tea room. - Provide piers, beams, floor framing, exterior walls and the roof tie-in for the addition only. - Provide roof tie-in, board-and-batten siding, paint to match, three transom windows, one exterior door and one interior door. - Provide addition insulation, drywall, interior paint, trim and finish flooring within the stated allowance.	- Tie the addition into existing water and sanitary systems and provide the stated commercial sink allowance. - Add the main-lug panel and addition circuits; relocate the existing HVAC unit and extend ductwork to the addition. - Carry the \$22,018 remaining balance from the original bid for existing-house bathrooms and interior work. - Owner provides all appliances; specialty finish upgrades, project-wide work outside the defined scope and permit fees are excluded.

All-in construction price: \$154,786 = \$132,768 addition and MEP + \$22,018 remaining original-bid balance for existing-house bathrooms and interior work. Appliances and specialty finish upgrades are excluded.

Permit Cost Breakdown

Addition Cost by Trade and Existing-House Balance

New Addition + MEP			Existing House - Original Bid		
Trade / Division	Quoted Amount	Share	Cost Component	Basis	Amount
01 - Project Requirements	\$6,768	5.1%	Existing house	Remaining original-bid balance - bathrooms and interior work	\$22,018
03 - Pier & Beam Foundation	\$25,800	19.4%	BALANCE TOTAL	Original bid carry	\$22,018
06 - Addition Framing & Exterior	\$47,500	35.8%			
08 - Addition Openings	\$9,200	6.9%			
09 - Addition Interior Finishes	\$11,500	8.7%			
22 - Addition Plumbing	\$10,500	7.9%			
26 - Addition Electrical	\$13,500	10.2%			
23 - Addition HVAC	\$8,000	6.0%			
ADDITION + MEP TOTAL	\$132,768	100.0%			

New addition and MEP scope	\$132,768
Existing-house bathrooms and interior balance	\$22,018
Permit and agency fees	Excluded
Owner appliances / specialty finish upgrades	Excluded
ADDITION PRICE PER SF	\$228
ALL-IN CONSTRUCTION PRICE	\$154,786

The \$154,786 total covers the defined construction scope. Appliance supply, specialty finish upgrades, permit/agency fees and design fees are excluded.

Detailed Estimate

Allowance rows are shaded gold. Amounts include labor, material, normal freight, small tools and material sales tax.

Code	Division	Scope of Work	Plan / Quantity Basis	Qty	Unit	Unit Rate	Amount
01-001	01 - Project Requirements	Mobilization, site protection and project management	Addition work area only	1.0	LS	\$4,500	\$4,500
01-002	01 - Project Requirements	Field layout, trade coordination, cleanup and closeout	582 SF addition	1.0	LS	\$2,268	\$2,268
03-001	03 - Pier & Beam Foundation	Addition site preparation and pier layout	17'-5" x 33'-5" addition	1.0	LS	\$1,500	\$1,500
03-002	03 - Pier & Beam Foundation	Concrete piers with reinforcing and connections	Assume 12 piers; final engineer layout governs	12.0	EA	\$900	\$10,800
03-003	03 - Pier & Beam Foundation	Treated beams, floor framing, blocking and structural subfloor	582 SF addition	1.0	LS	\$13,500	\$13,500
06-001	06 - Addition Framing & Exterior	Exterior wall framing, headers and structural sheathing	Addition shell only	1.0	LS	\$17,500	\$17,500
06-002	06 - Addition Framing & Exterior	Roof framing, decking and tie-in to existing roof	User scope; final structural detail governs	1.0	LS	\$12,500	\$12,500
06-003	06 - Addition Framing & Exterior	Metal roofing, flashing, fascia and soffit to match	Addition roof only	1.0	LS	\$8,500	\$8,500
06-004	06 - Addition Framing & Exterior	Board-and-batten siding, exterior trim and paint to match	User scope	1.0	LS	\$9,000	\$9,000
08-001	08 - Addition Openings	Three transom windows with flashing and sealants	Owner direction	3.0	EA	\$1,500	\$4,500
08-002	08 - Addition Openings	Exterior entry/exit door, frame and basic commercial hardware	Owner direction	1.0	EA	\$3,500	\$3,500
08-003	08 - Addition Openings	Interior door, frame and hardware	Owner direction	1.0	EA	\$1,200	\$1,200
09-001	09 - Addition Interior Finishes	Insulation, drywall, interior paint, trim and finish flooring	Kitchen/pantry and tea room addition only	1.0	LS	\$11,500	\$11,500
22-001	22 - Addition Plumbing	Water and sanitary rough-in with tie-in to existing systems	Addition fixtures only	1.0	LS	\$6,000	\$6,000
22-002	22 - Addition Plumbing	Commercial sink package allowance: three-compartment, wash and two hand sinks	B-1.2 fixture layout	1.0	ALLOW	\$4,500	\$4,500
26-001	26 - Addition Electrical	New main-lug panel, feeder, breakers and grounding	User scope; existing service capacity assumed	1.0	LS	\$6,500	\$6,500
26-002	26 - Addition Electrical	Addition branch circuits, LED lighting, receptacles and owner-furnished equipment rough-in	Kitchen and tea room addition only	1.0	LS	\$7,000	\$7,000
23-001	23 - Addition HVAC	Relocate existing HVAC equipment to new attic space	Existing equipment assumed serviceable	1.0	LS	\$4,500	\$4,500
23-002	23 - Addition HVAC	Addition ductwork, registers, controls, condensate and startup	582 SF addition	1.0	LS	\$3,500	\$3,500
		ADDITION + MEP TOTAL					\$132,768

Qualifications and Exclusions

Qualifications

1	The all-in construction price combines \$132,768 for the new 582 SF addition and its MEP work with a \$22,018 remaining balance from the original bid for existing-house bathrooms and interior work.
2	The \$22,018 existing-house amount is carried as one lump-sum remaining balance and remains governed by the scope, selections and terms of the original bid; it is not a new line-item repricing of that work.
3	The addition is based on 17'-5" x 33'-5", with approximately 202 SF of kitchen/pantry and 307 SF of tea room program area.
4	Three transom windows, one exterior entry/exit door and one interior door are included per owner direction. This supersedes the larger project-wide opening schedule on B-2.0.
5	Appliance supply is excluded. The commercial oven, refrigerator and hood package are owner furnished. Electrical and mechanical rough-in/connection for owner-furnished equipment is included only within the stated allowances; hood supply, suppression equipment and specialty controls are excluded unless specifically added.
6	Base interior finishes within the stated allowances are included. Specialty finish upgrades, custom decorative selections and amounts above the allowances are excluded unless authorized by written change order.
7	The commercial sink allowance covers the three-compartment sink, wash sink and two hand sinks shown on B-1.2. Final sizes, faucets, drain requirements and health-review comments may change this allowance.
8	Existing electrical service capacity, water/sanitary capacity and HVAC equipment condition are assumed adequate. Utility service upgrades and replacement HVAC equipment are excluded.
9	Piers, beams and roof tie-in are based on the current concept and remain subject to sealed structural drawings and field verification.
10	General conditions, contractor overhead and profit are embedded in the quoted amounts. The fixed all-in construction price for the defined scope is \$154,786 and is valid for 30 days, subject to final drawings, owner selections and confirmation of existing utility capacity.

Exclusions

1	Work outside the new addition and the existing-house bathrooms and interior work included in the original bid, except immediate tie-ins and patching required for the addition.
2	ADA restroom work, accessible ramp work and other project-wide accessibility or life-safety upgrades not shown as part of the defined scope.
3	Commercial oven, refrigerator, hood, make-up-air unit, hood suppression system and all other owner-furnished appliances or specialty equipment.
4	Specialty finish upgrades and selections above the base finish allowances, including custom millwork, premium tile or stone, decorative lighting and specialty wall treatments.
5	Architectural, structural and MEP design fees; building, fire, health and trade permit fees; impact fees and reinspection charges.
6	New utility transformer, service/meter upgrade, off-site utility extensions, grease interceptor and utility impact fees unless added by written change order.
7	Hazardous-material testing or abatement, mold remediation and repair of concealed existing damage.
8	Site paving, landscaping and work outside the immediate addition footprint.

Permit Readiness Review

This permit cost summary carries the addition and MEP scope plus the remaining original-bid balance for existing-house bathrooms and interior work. The following design and coordination items remain open before construction and may affect allowances.

Status	Required Item	What Is Needed
Open	Issue sealed addition permit set	Current sheets remain a review set and require final construction details.
Open	Foundation and roof tie-in design	Confirm pier count/layout, beam sizes, floor framing, connections and roof transition.
Open	Electrical capacity and equipment schedule	Confirm existing service capacity, main-lug panel feeder and owner-furnished appliance loads.
Open	Plumbing tie-in and fixture schedule	Confirm connection points, sink sizes, indirect waste and health-review requirements.
Open	HVAC condition and load check	Confirm existing unit can serve the addition and approve attic relocation/access details.
Open	Owner-furnished hood responsibility	Confirm hood, make-up air, suppression and specialty control package is by owner.

Source Register		
Source	Reference / URL	Use
Project progress set	260810_506 Porter St_Progress Set.pdf	C-1.0, B-1.0 through B-2.0

Prepared as all-in permit cost summary	Accepted as quote basis (owner/representative)
Name / Company: _____	Name: _____
Date: _____	Date: _____