



June 10, 2026

PROJECT:

Rains County Courthouse
167 East Quitman Street
Emory Tx. 75440

Attn: Commissioners Court Rains County

Re: Window Restoration and ADA entry door

JC Stoddard proposes to restore/repair and paint 3 windows. The 3 windows to be chosen by agreement between JC Stoddard and Rains County. In addition, to rebuild and paint the ADA entrance door to be ADA compliant with ADA complaint entry device.

Cost for this work not to exceed \$148,500.00

This proposal excludes any hazardous materials abatement. (Lead Paint removal or Asbestos Abatement). In addition, this proposal is valid only after mutual agreement of ADA entry device selection and agreed selection of wood species for doors and window repair/replacement. In addition, this proposal is subject to mutually agreed contract terms.

In addition, I am happy to discuss completing work for your project on a time and material basis.

Thank you, please feel free to contact me with any questions.

Curt Stoddard
210-241-7262 cell



Rains County Courthouse
Estimate Sheet

6/5/2026

Scope:

	<u>Qty:</u>	<u>Unit:</u>	<u>Unit Price:</u>	<u>Subtotal:</u>
Mobilization	1	ls	\$4,200.00	\$4,200.00
Remove/Repair Existing Sashes	20	ea	\$450.00	\$9,000.00
Replace Sashes with New Sash to Match Historic	5	ea	\$950.00	\$4,750.00
Paint Window Exterior and Replace Perimeter Sealant at N/S Elevations	45	ea	\$1,100.00	\$49,500.00
Furnish/Install Automatic Door Operator at One Entry Door	1	ls	\$29,660.00	\$29,660.00
General Conditions	2	mo	\$18,500.00	\$37,000.00
Access/Equipment/Pedestrian Protection/Fencing/Temp Boarding	2	mo	\$10,400.00	\$20,800.00

Subtotal				\$154,910.00
Overhead & Profit	15%			\$23,236.50
Bonds and Insurance	3.50%			\$6,235.13

Total				\$184,381.63
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Lori Northcutt

From: Dan Johnson <djohnson@rkjco.com>
Sent: Friday, June 5, 2026 4:44 PM
To: Lori Northcutt
Cc: Ginny McCann; Jane Jeffries
Subject: Rains County Courthouse Window Repairs

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Lori,

We propose to repair all the windows at the Rains County Courthouse.

Our price is : \$356,000, THREE HUNDRED FIFTY SIX THOUSAND DOLLARS.

Best Regards,

Daniel K. Johnson
Vice President



RKJ Construction, Inc.
General Contractor
(512)556-3684 telephone
(512)556-5774 fax
djohnson@rkjco.com

Lori Northcutt

From: Dan Johnson <djohnson@rkjco.com>
Sent: Monday, June 8, 2026 1:46 PM
To: Lori Northcutt
Cc: Ginny McCann; Jane Jeffries
Subject: East Entry Door Openers and Push Button

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi Lori,

To install two Stanley door openers and an exterior push button for the East entry doors the price will be \$16,393, Sixteen Thousand Three Hundred Ninety Three dollars.

Best,

Daniel K. Johnson
Vice President



RKJ Construction, Inc.
General Contractor
(512)556-3684 telephone
(512)556-5774 fax
djohnson@rkjco.com



Rains County Courthouse
Estimate Sheet

6/5/2026

Scope:

	<u>Qty:</u>	<u>Unit:</u>	<u>Unit Price:</u>	<u>Subtotal:</u>
Mobilization	1	ls	\$4,200.00	\$4,200.00
Remove/Repair Existing Sashes	20	ea	\$450.00	\$9,000.00
Replace Sashes with New Sash to Match Historic	5	ea	\$950.00	\$4,750.00
Paint Window Exterior and Replace Perimeter Sealant at N/S Elevations	45	ea	\$1,100.00	\$49,500.00
Furnish/Install Automatic Door Operator at One Entry Door	1	ls	\$29,660.00	\$29,660.00
General Conditions	2	mo	\$18,500.00	\$37,000.00
Access/Equipment/Pedestrian Protection/Fencing/Temp Boarding	2	mo	\$10,400.00	\$20,800.00
Subtotal				\$154,910.00
Overhead & Profit	15%			\$23,236.50
Bonds and Insurance	3.50%			\$6,235.13
Total				\$184,381.63

2nd
Bid

\$184,381.⁶³



Rains County Courthouse
Estimate Sheet

3/20/2026

1st Bid

Scope:

	<u>Qty:</u>	<u>Unit:</u>	<u>Unit Price:</u>	<u>Subtotal:</u>
Mobilization	1	ls	\$4,200.00	\$4,200.00
Remove/Repair Existing Sashes	20	ea	\$450.00	\$9,000.00
Replace Sashes with New Sash to Match Historic	5	ea	\$950.00	\$4,750.00
Paint Window Exterior and Replace Perimeter Sealant at N/S Elevations	45	ea	\$1,100.00	\$49,500.00
General Conditions	2	mo	\$18,500.00	\$37,000.00
Access/Equipment/Pedestrian Protection/Fencing/Temp Boarding	2	mo	\$10,400.00	\$20,800.00

Subtotal				\$125,250.00
Overhead & Profit	15%			\$18,787.50
Bonds and Insurance	3.50%			\$5,041.31

NO
ADA
DOOR

Total

\$149,078.81