

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: 1/9/2026

Meeting Date: 1/26/2026

Submitted By: Codey Sibley

Department: Facilities Management

Signature of Elected Official/Department Head:




Description:

Consider and approve Estimate #6474 from Ware Fencing in the amount of
\$440,344.00 for the Old Meals On Wheels Building Renovation with \$59,656.00
to be added as Owner Contingency; \$421,000 to be paid from Construction
Reserve Fund 0545-5100 and \$79,000 to be paid from Facilities Management
Fees & Services - Facilities Management
Motion to Use all Money in Construction Reserve Fund and have Medical Examiner's
Office Involved as much as Possible

(May attach additional sheets if necessary)

Person to Present: Codey Sibley

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: _____ minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

- County Attorney IT Purchasing Auditor
- Personnel Development Services Facilities Management

Other Department/Official (list) _____

**Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email**

ESTIMATE

Ware Fencing, LLC
 P.O. Box 1171
 Crowley, TX 76036
 (817) 948-4503



Johnson County Attn Cody Sibley
411 Marti Drive,
TIPS CONTRACT 23010402
Cleburne, TX 76033

Estimate #	6474
Date	12/4/2025

Item	Description	Qty	Amount
Services.	108 E KILPATRIC ST- MEDICAL EXAMINERS OFFICE	1.00	\$0.00
General Conditions	General Conditions		\$92,480.00
Services	Supervision	1.00	\$13,860.00
Services	Final Clean	1.00	\$2,310.00
Services	Permits & Fees	1.00	\$6,600.00
Services	Asbestos Testing and removal	1.00	\$38,900.00
Services	Energy Code Compliance	1.00	\$1,980.00
Services	Architech/Eng	1.00	\$28,830.00
Demoliton	Demolition		\$93,431.00
Services	All Demo Work (inc. dumpster)	1.00	\$10,980.00
Services	Ceilings	1.00	\$17,160.00
Services	Construction	1.00	\$10,758.00
Services	Concrete	1.00	\$2,750.00
Services	Floor Scan	1.00	\$1,210.00
Services	Carpentry/ Wood/ Millwork	1.00	\$23,100.00
Services	Doors, Frames & Hardware	1.00	\$2,860.00
Services	Glass Doors, Storefronts, & Glazing	1.00	\$24,613.00
Mechanical	Mechanical		\$45,540.00
Services	HVAC	1.00	\$42,020.00
Services	Air Balance and Testing	1.00	\$3,520.00
Electical	Electrical		\$34,650.00
Services	Lighting and Electrical	1.00	\$34,650.00
Plumbing	Plumbing		\$10,780.00
Services	Plumbing	1.00	\$10,780.00

Item	Description	Qty	Amount
Finishes			\$82,368.00
Services	Drywall (Tape, Bed, Texture)	1.00	\$5,280.00
Services	Paint Interior	1.00	\$17,380.00
Services	Paint Exterior	1.00	\$10,857.00
Services	Flooring: Carpet, Base, Ceramic	1.00	\$30,261.00
Services	Solid Surface	1.00	\$5,280.00
Services	Laminate- millwork	1.00	\$9,790.00
Services	Floor Prep/Testing	1.00	\$3,520.00
Fire Protection			\$24,090.00
Services	Fire Alarm and Sprinklers	1.00	\$21,780.00
Services	Fire Extinguishers	1.00	\$2,310.00
Specialty			\$57,005.00
Services	Restroom Accessories	1.00	\$1,458.00
Services	Misc Accessories	1.00	\$1,738.00
Services	OVERHEAD & PROFIT	1.00	\$42,401.00
Services.	Power wash and stripe the parking lot	1.00	\$5,600.00
Services.	Concrete walkway replacement. Approximately 265 sqft of 4" concrete. Remove and replace	1.00	\$5,808.00

Please send PO's to traci@warefencing.com. PO's must be received prior to start of job.

THE ABOVE DESCRIBES WHAT WORK WILL BE DONE. IF IT IS NOT IN THE CONTRACT, IT IS NOT BEING INSTALLED. PLEASE ASK IF YOU HAVE QUESTIONS.

Billing for the estimate may be structured in increments based on the nature of the job. Custom jobs/material will require a deposit.

Credit/Debit cards will incur a 4% fee.

Prior to the start of the job you agree to contact Texas811 for a dig test. www.texas811.org Any charges incurred by not completing a dig test will be customers responsibility. Anything underground must be properly marked and is the responsibility of the contract owner to do so. Access to water and electricity will be required.

Additional costs will be incurred for rock encountered during dig. Payment is due NET 30.
PLEASE NOTE CHANGES MADE WHILE JOB IS BEING INSTALLED WILL CHANGE THIS ESTIMATE. IF THE ESTIMATED FOOTAGE CHANGES THE FINAL INVOICE WILL CHANGE.
Estimates are valid for 7 days from Date sent

Please contact us at 817-948-4503 with any questions. Thank you for your business!

SPECIAL INSTRUCTIONS

Sub Total	\$440,344.00
Total	\$440,344.00