



Target Solutions

6900 N State Hwy 6
Waco, TX 76712
877-741-9026

Client: Stone Tree Golf Club Rebuild
Property: 1600 Stonetree Dr
Killeen, TX 76543

Home: (254) 681-7287

Operator: JEREMY

Estimator: Jeremy Krumnow
Company: Target Solutions
Business: 334 Goodway Dr
Belton, TX 76512

Business: (254) 405-0725
E-mail: Jeremy@TargetTeam.com

Type of Estimate: Freeze
Date Entered: 1/29/2026

Date Assigned:

Price List: TXBT8X_JAN26
Labor Efficiency: Restoration/Service/Remodel
Estimate: STONETREE-FREZ-20261

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

Project: Stone Tree Golf Club Rebuild

Scope: City Of Killeen Stone Tree Golf Course

Proposed Cost: \$137,676.00

Tips: 23010402

This estimate is subject to the following qualifications:

1. This estimate is based upon a specific scope of work that may have been developed for **Stone Tree Golf Club Rebuild** reps, and, is subject to revision should the scope change after submittal of estimate.
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 60 working days this includes lead times for Mill Work.
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



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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:

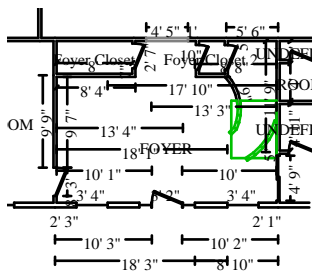
1. Cost of Emergency Response or Mitigation services.
2. Relocation cost of any parties.
3. Contents cleaning.
4. Concealed damages or Code Required Upgrades.
5. Any cost associated with furniture, fixtures, or equipment (FF&E).
6. Payment and performance bonds.
7. Prevailing wage requirements.

STONETREE-FREZ-20261

Main Level

Main Level

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
General Conditions:							
Total: Main Level					0.00	0.00	0.00



FOYER

Height: 8'

734.99 SF Walls	351.91 SF Ceiling
1,086.90 SF Walls & Ceiling	351.91 SF Floor
39.10 SY Flooring	91.14 LF Floor Perimeter
95.55 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

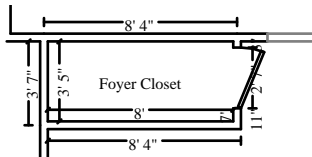
4' 4 15/16" X 6' 8"

Opens into SERVING_AREA

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Walls:							
1. Contents - move out then reset	1.00 EA		0.00	67.65	0.00	13.54	81.19
2. Floor protection - cardboard and tape	351.91 SF		0.00	0.69	0.00	48.56	291.38
3. R&R Batt insulation - 4" - R13 - paper / foil faced	243.04 SF		0.25	1.25	0.00	72.92	437.48
4. R&R Casing - 2 1/4"	34.00 LF		0.53	2.72	0.00	22.10	132.60
5. Seal (1 coat) & paint (2 coats) casing	34.00 LF		0.00	2.37	0.00	16.12	96.70
6. Paint door or window opening - Large - 2 coats (per side)	2.00 EA		0.00	41.01	0.00	16.40	98.42
125. R&R Window sill	32.00 LF		0.74	3.41	0.00	26.56	159.36
126. R&R Window stool & apron	6.00 LF		0.80	9.02	0.00	11.78	70.70
127. Paint door or window opening - 2 coats (per side)	2.00 EA		0.00	34.86	0.00	13.94	83.66
7. Seal/prime (1 coat) then paint (2 coats) the walls	734.99 SF		0.00	1.45	0.00	213.14	1,278.88
8. Clean floor - tile - Heavy clean	351.91 SF		0.00	0.96	0.00	67.56	405.39
9. Final cleaning - construction - Commercial	351.91 SF		0.00	0.24	0.00	16.90	101.36
Finish							
10. Judges paneling - raised panel - hardwood	243.04 SF		0.00	42.50	0.00	2,065.84	12,395.04
11. Seal (1 coat) & paint (1 coat) - judges paneling	734.99 SF		0.00	4.79	0.00	704.12	4,224.72

CONTINUED - FOYER

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
12. Paint chair rail - one coat	243.04 LF		0.00	1.07	0.00	52.02	312.07
13. Seal & paint base shoe or quarter round	91.14 LF		0.00	0.93	0.00	16.96	101.72
14. Base shoe	91.14 LF		0.00	1.79	0.00	32.62	195.76
15. R&R Stair Skirt/Apron - open side - paint grade	30.00 LF		2.46	65.55	0.00	408.06	2,448.36
16. Seal (1 coat) & paint (1 coat) stair skirt/apron	30.00 LF		0.00	7.65	0.00	45.90	275.40
Totals: FOYER					0.00	3,865.04	23,190.19

Foyer Closet
Height: 8'


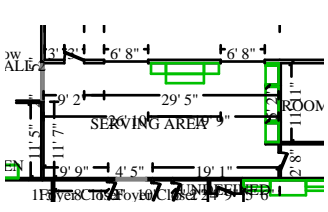
183.25 SF Walls	27.62 SF Ceiling
210.87 SF Walls & Ceiling	27.62 SF Floor
3.07 SY Flooring	22.91 LF Floor Perimeter
22.91 LF Ceil. Perimeter	

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Walls:							
17. Contents - move out then reset	1.00 EA		0.00	67.65	0.00	13.54	81.19
18. Floor protection - cardboard and tape	27.62 SF		0.00	0.69	0.00	3.82	22.88
19. R&R 5/8" drywall - hung, taped, ready for texture	183.25 SF		0.44	2.85	0.00	120.58	723.47
20. Texture drywall - machine - knockdown	183.25 SF		0.00	1.19	0.00	43.62	261.69
21. R&R Casing - 2 1/4"	17.00 LF		0.53	2.72	0.00	11.04	66.29
22. Seal (1 coat) & paint (2 coats) casing	17.00 LF		0.00	2.37	0.00	8.06	48.35
23. Paint door or window opening - Large - 2 coats (per side)	1.00 EA		0.00	41.01	0.00	8.20	49.21
24. Seal/prime (1 coat) then paint (2 coats) the walls	183.25 SF		0.00	1.45	0.00	53.14	318.85
25. Final cleaning - construction - Commercial	27.62 SF		0.00	0.24	0.00	1.32	7.95
Totals: Foyer Closet					0.00	263.32	1,579.88



CONTINUED - MEETING ROOM

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
132. Chair rail - 2 1/2"	68.48 LF		0.00	3.76	0.00	51.50	308.98
133. Seal (1 coat) & paint (1 coat) chair rail	68.48 LF		0.00	1.57	0.00	21.50	129.01
36. Seal/prime (1 coat) then paint (2 coats) the walls	547.87 SF		0.00	1.45	0.00	158.88	953.29
128. R&R Window sill	32.00 LF		0.74	3.41	0.00	26.56	159.36
129. R&R Window stool & apron	6.00 LF		0.80	9.02	0.00	11.78	70.70
130. Paint door or window opening - 2 coats (per side)	2.00 EA		0.00	34.86	0.00	13.94	83.66
37. R&R Interior double door - solid alder - paneled - pre-hung	1.00 EA		24.22	1,224.17	0.00	249.68	1,498.07
38. R&R Door lite insert - full lite	2.00 EA		19.68	365.56	0.00	154.10	924.58
39. Paint door slab only - 2 coats (per side)	4.00 EA		0.00	41.97	0.00	33.58	201.46
40. Paint door or window opening - 2 coats (per side)	2.00 EA		0.00	34.86	0.00	13.94	83.66
41. Detach & Reset Door knob - interior	2.00 EA	24.26	0.00	0.00	0.00	9.70	58.22
42. R&R Door jamb per LF - interior - paint grade - 4 9/16"	34.00 LF		0.39	5.12	0.00	37.48	224.82
Floors:							
43. R&R Pre-finished - pre-distressed / hand scraped	293.13 SF		2.46	17.68	0.00	1,180.72	7,084.36
44. Add for glued down wood flooring application over concrete	293.13 SF		1.58	1.32	0.00	170.02	1,020.10
45. R&R Base shoe - stain grade	68.48 LF		0.20	1.87	0.00	28.36	170.12
46. Final cleaning - construction - Commercial	293.13 SF		0.00	0.24	0.00	14.08	84.43
Totals: MEETING ROOM					0.00	2,394.26	14,365.34



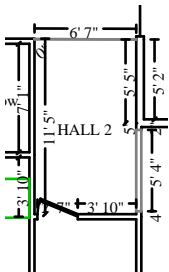
SERVING AREA		Height: 8'
876.85 SF Walls	615.87 SF Ceiling	
1,492.71 SF Walls & Ceiling	615.87 SF Floor	
68.43 SY Flooring	107.99 LF Floor Perimeter	
117.69 LF Ceil. Perimeter		

Missing Wall - Goes to Floor **4' 4 15/16" X 6' 8"** **Opens into FOYER**
Missing Wall - Goes to Floor **5' 3 1/2" X 6' 8"** **Opens into HALL_2**

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
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CONTINUED - SERVING AREA

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Walls:							
47. Batt insulation - 4" - R13 - paper / foil faced	287.97 SF		0.00	1.25	0.00	72.00	431.96
48. 5/8" drywall - hung, taped, ready for texture	37.33 SF		0.00	2.85	0.00	21.28	127.67
Flooring:							
49. Pre-finished - pre-distressed / hand scraped	615.87 SF		0.00	17.68	0.00	2,177.72	13,066.30
50. Add for glued down wood flooring application over concrete	615.87 SF		0.00	1.32	0.00	162.60	975.55
51. Base shoe - stain grade	107.99 LF		0.00	1.87	0.00	40.38	242.32
Finish							
52. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	2.00 EA		6.60	239.98	0.00	98.64	591.80
53. R&R Door opening (jamb & casing) - 36"to60"wide - stain grade	1.00 EA		6.60	278.99	0.00	57.12	342.71
131. Stain & finish casing	71.00 LF		0.00	1.73	0.00	24.56	147.39
54. Judges paneling - raised panel - hardwood	37.33 SF		0.00	42.50	0.00	317.30	1,903.83
55. Stain and finish wood judges paneling	876.85 SF		0.00	5.20	0.00	911.92	5,471.54
56. Additional cost to pre-stain wood judges paneling	37.33 SF		0.00	2.36	0.00	17.62	105.72
57. Stain & finish chair rail	3,455.64 LF		0.00	1.73	0.00	1,195.66	7,173.92
58. Stain & finish baseboard w/cap &/or shoe, oversized	107.99 LF		0.00	2.25	0.00	48.60	291.58
59. Final cleaning - construction - Commercial	615.87 SF		0.00	0.24	0.00	29.56	177.37
Totals: SERVING AREA					0.00	5,174.96	31,049.66

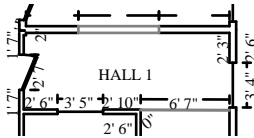

HALL 2
Height: 8'

199.92 SF Walls	75.28 SF Ceiling
275.20 SF Walls & Ceiling	75.28 SF Floor
8.36 SY Flooring	24.11 LF Floor Perimeter
29.40 LF Ceil. Perimeter	

Missing Wall
6' 7 7/16" X 8'
Opens into HALL_1
Missing Wall
0" X 8'
Opens into HALL_1
Missing Wall - Goes to Floor
5' 3 1/2" X 6' 8"
Opens into SERVING_AREA

CONTINUED - HALL 2

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Walls:							
60. Batt insulation - 4" - R13 - paper / foil faced	64.29 SF		0.00	1.25	0.00	16.08	96.44
61. Floor protection - cardboard and tape	75.28 SF		0.00	0.69	0.00	10.38	62.32
62. Seal/prime (1 coat) then paint (2 coats) the walls	199.92 SF		0.00	1.45	0.00	57.98	347.86
Flooring:							
63. Floor Cleaning Technician - per hour	8.00 HR		0.00	52.19	0.00	83.50	501.02
Finish							
64. Judges paneling - raised panel - hardwood	64.29 SF		0.00	42.50	0.00	546.46	3,278.79
65. Stain and finish wood judges paneling	64.29 SF		0.00	5.20	0.00	66.86	401.17
66. Additional cost to pre-stain wood judges paneling	64.29 SF		0.00	2.36	0.00	30.34	182.06
67. Stain & finish chair rail	24.11 LF		0.00	1.73	0.00	8.34	50.05
68. Stain & finish baseboard w/cap &/or shoe, oversized	24.11 LF		0.00	2.25	0.00	10.86	65.11
69. Final cleaning - construction - Commercial	75.28 SF		0.00	0.24	0.00	3.62	21.69
Totals: HALL 2					0.00	834.42	5,006.51

HALL 1
Height: 8'


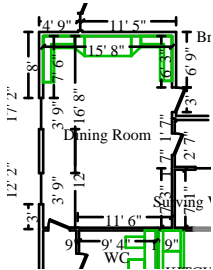
243.96 SF Walls	87.68 SF Ceiling
331.64 SF Walls & Ceiling	87.68 SF Floor
9.74 SY Flooring	29.50 LF Floor Perimeter
35.50 LF Ceil. Perimeter	

Missing Wall	6' 7 7/16" X 8'	Opens into HALL_2
Missing Wall	0" X 8'	Opens into HALL_2
Missing Wall - Goes to Floor	6' X 6' 8"	Opens into BREEZE_WAY

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Walls:							
70. R&R Batt insulation - 4" - R13 - paper / foil faced	78.65 SF		0.25	1.25	0.00	23.60	141.57
71. Floor protection - cardboard and tape	87.68 SF		0.00	0.69	0.00	12.10	72.60

CONTINUED - HALL 1

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
72. Seal/prime (1 coat) then paint (2 coats) the walls	243.96 SF		0.00	1.45	0.00	70.74	424.48
Finish							
73. Judges paneling - raised panel - hardwood	78.65 SF		0.00	42.50	0.00	668.52	4,011.15
74. Stain and finish wood judges paneling	78.65 SF		0.00	5.20	0.00	81.80	490.78
75. Additional cost to pre-stain wood judges paneling	78.65 SF		0.00	2.36	0.00	37.12	222.73
76. Stain & finish chair rail	29.50 LF		0.00	1.73	0.00	10.20	61.24
77. Stain & finish baseboard w/cap &/or shoe, oversized	29.50 LF		0.00	2.25	0.00	13.28	79.66
78. Final cleaning - construction - Commercial	87.68 SF		0.00	0.24	0.00	4.20	25.24
79. Floor Cleaning Technician - per hour	8.00 HR		0.00	52.19	0.00	83.50	501.02
Totals: HALL 1					0.00	1,005.06	6,030.47



Dining Room

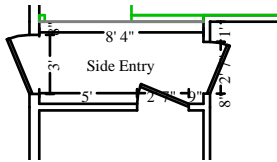
Height: 8'

621.56 SF Walls	365.13 SF Ceiling
986.69 SF Walls & Ceiling	365.13 SF Floor
40.57 SY Flooring	77.70 LF Floor Perimeter
77.70 LF Ceil. Perimeter	

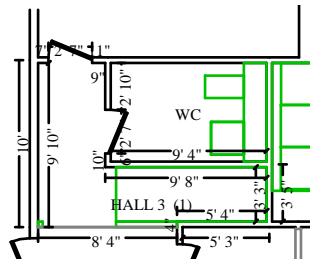
DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Walls:							
80. R&R Batt insulation - 4" - R13 - paper / foil faced	207.19 SF		0.25	1.25	0.00	62.16	372.95
81. Paint part of the walls - two coats	457.04 SF		0.00	1.10	0.00	100.54	603.28
82. Stain & finish full height cabinetry - inside and out	32.00 LF		0.00	96.87	0.00	619.96	3,719.80
83. R&R Casing - 2 1/4"	51.00 LF		0.53	2.72	0.00	33.14	198.89
84. Seal (1 coat) & paint (2 coats) casing	51.00 LF		0.00	2.37	0.00	24.18	145.05
85. Paint door or window opening - Large - 2 coats (per side)	3.00 EA		0.00	41.01	0.00	24.60	147.63
Flooring:							
86. Floor Cleaning Technician - per hour	8.00 HR		0.00	52.19	0.00	83.50	501.02

CONTINUED - Dining Room

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Finish							
87. R&R Door opening (jamb & casing) - 32"to36"wide - stain grade	1.00 EA		6.60	239.98	0.00	49.32	295.90
88. Custom cabinets - base units - Premium grade	18.50 LF		0.00	731.68	0.00	2,707.22	16,243.30
89. Judges paneling - raised panel - hardwood	164.52 SF		0.00	42.50	0.00	1,398.42	8,390.52
90. Stain and finish wood judges paneling	164.52 SF		0.00	5.20	0.00	171.10	1,026.60
91. Additional cost to pre-stain wood judges paneling	207.19 SF		0.00	2.36	0.00	97.80	586.77
92. Stain & finish chair rail	77.70 LF		0.00	1.73	0.00	26.88	161.30
93. Stain & finish baseboard w/cap &/or shoe, oversized	77.70 LF		0.00	2.25	0.00	34.96	209.79
94. Final cleaning - construction - Commercial	365.13 SF		0.00	0.24	0.00	17.52	105.15
Totals: Dining Room					0.00	5,451.30	32,707.95


Side Entry
Height: 8'

133.44 SF Walls	34.78 SF Ceiling
168.22 SF Walls & Ceiling	34.78 SF Floor
3.86 SY Flooring	16.68 LF Floor Perimeter
16.68 LF Ceil. Perimeter	


Subroom: HALL 3 (1)
Height: 8'

310.39 SF Walls	72.78 SF Ceiling
383.18 SF Walls & Ceiling	72.78 SF Floor
8.09 SY Flooring	38.80 LF Floor Perimeter
38.80 LF Ceil. Perimeter	

Missing Wall
8' 4 1/16" X 8'
Opens into SIDE_ENTRY

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
Walls:							
95. R&R Batt insulation - 4" - R13 - paper / foil faced	147.94 SF		0.25	1.25	0.00	44.38	266.30
96. Floor protection - cardboard and tape	107.56 SF		0.00	0.69	0.00	14.84	89.06



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Total: Main Level **0.00 21,563.92 129,383.16**

General Conditions

DESCRIPTION	QTY	RESET	REMOVE	REPLACE	TAX	O&P	TOTAL
110. Commercial Supervision / Project Management - per hour	80.00 HR		0.00	74.64	0.00	1,194.24	7,165.44
111. Tandem axle dump trailer - per load - including dump fees	5.00 EA		187.90	0.00	0.00	187.90	1,127.40
Totals: General Conditions					0.00	1,382.14	8,292.84
Line Item Totals: STONETREE-FREZ-20261					0.00	22,946.06	137,676.00

Grand Total Areas:

14,718.02 SF Walls	6,087.52	SF Ceiling	20,805.55	SF Walls and Ceiling
12,175.05 SF Floor	1,352.78	SY Flooring	1,827.45	LF Floor Perimeter
0.00 SF Long Wall	0.00	SF Short Wall	1,901.25	LF Ceil. Perimeter
6,087.52 Floor Area	6,593.45	Total Area	14,882.11	Interior Wall Area
4,853.33 Exterior Wall Area	539.26	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		



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Summary

Line Item Total	114,729.94
Overhead	11,473.03
Profit	11,473.03
Replacement Cost Value	\$137,676.00
Net Claim	\$137,676.00

Jeremy Krumnow



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)
Line Items	11,473.03	11,473.03
Total	11,473.03	11,473.03



Recap by Room

Estimate: STONETREE-FREZ-20261

Area: Main Level

FOYER	19,325.15	16.84%
Foyer Closet	1,316.56	1.15%
Foyer Closet 2	798.15	0.70%
MEETING ROOM	11,971.08	10.43%
SERVING AREA	25,874.70	22.55%
HALL 2	4,172.09	3.64%
HALL 1	5,025.41	4.38%
Dining Room	27,256.65	23.76%
Side Entry	11,794.43	10.28%
Breeze way	285.02	0.25%

Area Subtotal: Main Level	107,819.24	93.98%
Genral Conditions	6,910.70	6.02%

Subtotal of Areas	114,729.94	100.00%
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Total	114,729.94	100.00%
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Recap by Category

O&P Items	Total	%
CABINETRY	13,536.08	9.83%
CLEANING	801.88	0.58%
CONTENT MANIPULATION	202.95	0.15%
GENERAL DEMOLITION	2,954.97	2.15%
DOORS	1,955.29	1.42%
DRYWALL	2,063.57	1.50%
FLOOR COVERING - WOOD	17,271.00	12.54%
FINISH CARPENTRY / TRIMWORK	37,165.76	27.00%
FINISH HARDWARE	48.52	0.04%
INSULATION	1,514.63	1.10%
LABOR ONLY	7,641.28	5.55%
PAINTING	29,574.01	21.48%
O&P Items Subtotal	114,729.94	83.33%
Overhead	11,473.03	8.33%
Profit	11,473.03	8.33%
Total	137,676.00	100.00%

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.

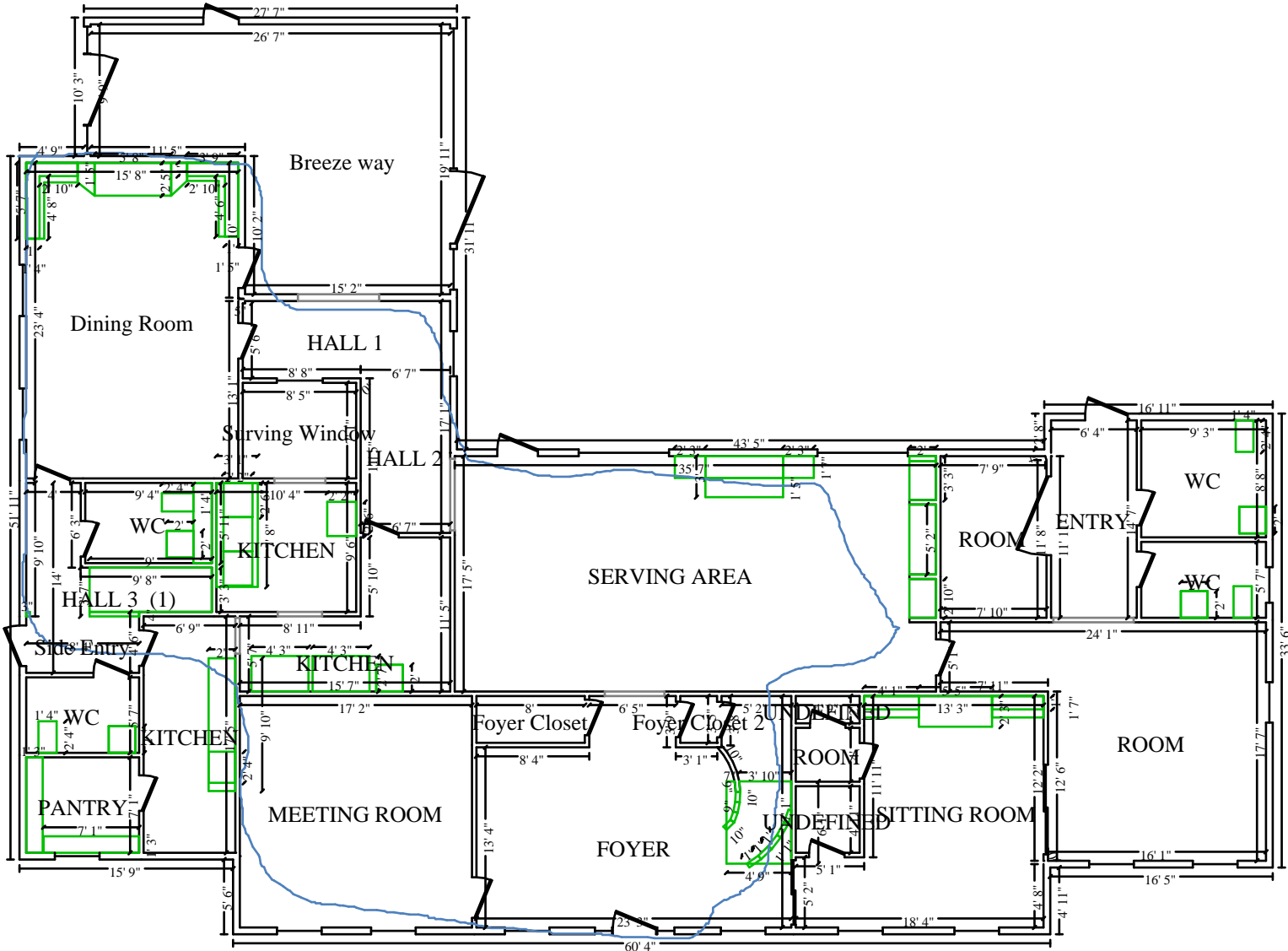
Sincerely,

Jeremy Krumnow

Target Solutions

Jeremy@TargetTeam.com

Mobile:



Main Level

