

**Freedom Specialty Contracting, Inc.**

12144 Roberts Road, La Vista, NE 68128  
Tel: (402) 592-2226; Fax: (402) 330-0342

**Proposal**

Estimator: Domingo

Sales person: Domingo Antunez

**Project Information:**

Project Name: Crockett Residence  
Job Location: 1702 S 150 Ave Omaha, NE 68144

Submitted to (Contractor):

07-Aug-26

McNeil Company

Expected Job Start Date

**Bid Documents:**

Telephone:  
via Fax at:

Plans & Specs by:  
Plans Dated:

attention:

Grady Hastings

We hereby submit our Proposal based on the Bid Documents identified above *subject to the Scope of Work, Exclusions and Conditions noted below*.  
Contact the Proposal's Estimator with questions or need for clarification.

**Scope of Work:**

- 1/2" drywall installed to all walls, 5/8" drywall installed Ceilings and to the garage side of the house separation wall.
- There is water/mold resistant drywall installed where applicable. Durock installed on master bathroom wall.
- Walls will be finished to an industry standard level 5 finish.
- Ceilings will be finished with a smooth level 5. Garage will be finish with a light knockdown texture.
- Outside corners will be finished with 90 degree paper cornerbead.
- All drywall debris will be removed and areas will be swept upon completion. Finishing debris to an on site dumpster supplied by builder.
- Call back services include an after prime slow walk-through to repair any drywall defects and small damage caused by other trades. Walk-through is performed under normal lighting conditions.
- All work will be performed by fully insured workmen and will be in complete compliance with all OSHA regulation.
- All other services remain standard.
- Pricing is locked until mid 2027
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**Exclusions:**

- |                                                                                                               |           |
|---------------------------------------------------------------------------------------------------------------|-----------|
| 1. Permits.                                                                                                   | 6. Bonds. |
| 2. Dumpsters.                                                                                                 | 7.        |
| 3. <b>Winter conditions, enclosures and heat.</b>                                                             | 8.        |
| 4. Fire caulking or caulking of any kind. Insulation.                                                         | 9.        |
| 5. Wood framing, blocking or plywood of any kind, unless expressly included in Clarifications' section above. | 10.       |

**Conditions:**

- UNLESS PREVIOUSLY ACCEPTED IN WRITING, PROPOSAL IS VALID FOR 30 DAYS OR UNTIL WITHDRAWN IN WRITING, WHICHEVER OCCURS FIRST.
- Payment terms are 30 days from Invoice Date(s); and are NOT to be conditional on Contractor's receipt of money from others.
- It is Freedom Specialty Contracting Inc.'s Policy to file protective liens if payment is not received within 45 days of Invoice.
- Insurance Certificate to be on ACORD form; General Liability = \$1,000,000 SL, \$2,000,000 Agg; Automobile = \$1,000,000; Excess Liability = \$2,000,000; Workers' Compensation and Employers' Liability = \$500,000.
- Extra Work will be performed only with Written Work Authorization, and Contractor's agreement to equitably adjust the price.
- Materials and Workmanship to be Warranted for One (1) Year from date of completion.
- Force majeure conditions will apply to delays in schedule.

**Proposal Price:**

Proposal Price based on Bid Detail above, including Clarifications, Exclusions and Conditions:

\$44,698.00

+ Alternate No. 1, if accepted; Please see the attached documents for the pricing information.

+ Alternate No. 2, if accepted;

+ Alternate No. 3, if accepted;

\$44,698.00

We hereby accept the Proposal, /w any Alternates checked. You are authorized to commence the work as specified.

dated:

for: McNeil Company

by: Authorized Officer or Representative

**FW: New Home Bid - Crockett - Drywall**

**From** Randy Tufly <RTufly@freedomspecialtycontracting.com>  
**Date** Mon 8/3/2026 3:49 PM  
**To** Domingo Antunez <dantunez@freedomspecialtycontracting.com>

**Randall D. Tufly**  
**C.E.O. (Visionary)**  
Freedom Specialty Contracting, Inc.  
402-592-2226  
402-330-0342 FAX

**From:** Grady Hastings <grady@mcneilcompany.com>  
**Sent:** Monday, August 3, 2026 2:43 PM  
**Subject:** Re: New Home Bid - Crockett - Drywall

CAUTION: This email originated from outside of the organization.

Regarding ceilings: Everything will be level 5 but the garage, which will have a light texture.  
Alternate: Lump sum deduct pricing to go to a knockdown texture at upper floor ceilings. *-516.00*  
Alternate: Lump sum deduct pricing to go to a knockdown texture at lower floor ceilings. *BASMENT AND GOLF > -633.00*

On Mon, Aug 3, 2026 at 2:37 PM Grady Hastings <grady@mcneilcompany.com> wrote:

I apologize for any confusion regarding pricing:

The base bid should cover only the main floor, garage, and the upper floor. The basement in the base bid will include only insulated walls (no furring or drywall). I think as long as these areas are broken out, I can do the math on my end to get to the right balance.

Alternate 1: Add to finish the bath, sauna, fitness, family room, game, and bar space. (green) *\$12,193.00*  
Alternate 2: Add to extend the finished space into the golf sim space. (blue) *+5,713.00*  
Alternate 3: Add to install drywall along the red line which would result in all basement walls having finished drywall. (red) *+2,095.00*

- Drywall returns at windows *+2,033.00*
- Deduct to go to level 4 at upper level *WALLS, -1,144.00*
- Pricing options for ceiling finishes (light slap, smooth, textured, etc.)

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Thank you,

**Grady Hastings**

Project Manager

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McNeil Company

4666 S 132nd St Omaha, NE 68137

o: (402) 333-1462 / c: (402) 960-3546 / f: (402) 333-0182

e: [Grady@mcneilcompany.com](mailto:Grady@mcneilcompany.com)

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Computer files contained in this email are provided to the recipient as a convenience in the preparation of other documents. By using the computer files, the recipient accepts the responsibility for the accuracy, suitability, and completeness of the information contained therein and for any product produced from the files.

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Thank you,

**Grady Hastings**

Project Manager

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McNeil Company