

**Sabine County Commissioner Court
Sabine County, Texas**

Re: Contract Price Correction

Project: *Sabine County CRC23-0521 Amphitheater Project*

To Whom It May Concern:

Please accept the attached documents as **corrected and resubmitted** for the Sabine County CRC23-0521 Amphitheater Project.

During a routine review, it was discovered that the **contract price was listed incorrectly** in several project documents. The previously stated amount of:

\$1,198,355.65

has been **corrected to the accurate contract price of:**

\$1,198,356.62

This correction has been made consistently across the following documents:

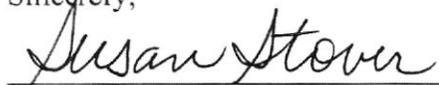
1. **Recommendation for Award**
2. **Notice of Award**
3. **Construction Contract — Page 11**
4. **Construction Change Order #1**

No other terms, conditions, scope of work, or obligations have been modified by this correction. This update is strictly to reflect the correct contract amount.

We respectfully submit these corrected documents for inclusion in the official record.

Please contact us should any additional information be required.

Sincerely,

	Grant Administrator	1/13/2026
<i>Signature</i>	<i>Title</i>	<i>Date</i>

MEMORANDUM



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www.freese.com

TO: Judge Daryl Melton – Sabine County, TX
Mark Mann, P.E. – Sabine River Authority-TX
Don Iles – Sabine River Authority-TX
CC: Susan Stover – David J. Waxman, Inc.
FROM: Bryan Janhsen, PLA
SUBJECT: Sabine County Amphitheater and Parking Area – Recommendation for Award
DATE: 9/29/2025
PROJECT: SBY25265 (CRC23-0521)

Judge Melton,

Competitive sealed bids were received from five (5) bidders on 24 September 2025, at 2:00 pm for the above-mentioned project. The bidders and their bid amounts were read out loud at the opening, which was held at the Sabine County Courthouse in Hemphill, TX. The bid price tabulation is provided as **Attachment A**.

Review of Bids

Afresh Vision Enterprises, LLC, of Navasota, TX was the apparent low bidder after bid verification of unit costs and quantities with a base bid of \$1,026,110.37.

FNI provided an engineer's estimate for the base project of \$1,283,859.00. The bid from Afresh Vision Enterprises, LLC. was twenty (20) percent below the engineer's estimate. The average of the five (5) bids was \$1,512,561.25, which is eighteen (18) percent above the engineer's estimate.

FNI and David J. Waxman, Inc conducted reference checks for Afresh Vision Enterprises, LLC. Those interviews indicated that the contractor had performed well based on the terms of their contractual obligations for previous work.

Recommendation

FNI recommends that a construction contract be negotiated and awarded to Afresh Vision Enterprises, LLC of Navasota, TX, for the base bid amount of \$1,026,110.37 for the Sabine County Amphitheater and Park Area project. Additionally, FNI recommends that Alternates No. 2 and No. 3 be accepted by the County in the amount of \$172,246.25. Making the total recommended contract amount for the base bid and alternates, **one million, one-hundred ninety-eight thousand, three-hundred fifty-six dollars and sixty-two cents (\$1,198,356.62).**

Sabinetown Recreation Area – Recommendation for Award for Construction Contract
September 29, 2025
Page 2 of 2

Respectfully,



Bryan Janssen, PLA
Project Manager – Freese and Nichols

Attachment A – Bid Tabulations

This letter of Award Recommendation was amended on January 7, 2026, to correct the total contract amount

VOL 4-G PG 78

ATTACHMENT A

Salerno County Amphitheater and Parking Area

DC-2023-0521

County: Alameda County Enterprise# Construction Zone: Total: Construction Managers of Soil Total: Driveway Construction Co., Inc. Total: Access Construction, LLC Total:

Item Bid	Description	Unit	Quantity	Rate	Amount	Sub Total	Construction Managers of Soil Total	Driveway Construction Co., Inc. Total	Access Construction, LLC Total
Part A - Site Work									
A1	MOBILIZATION (S&M, BASE BID)	LS	1.00	\$38,293.11	\$38,293.11	\$38,293.11	\$38,293.11	\$38,293.11	\$38,293.11
A2	EXCAVATION	CY	6,500.00	\$17,144.00	\$111,440.00	\$111,440.00	\$111,440.00	\$111,440.00	\$111,440.00
A3	EMBANKMENT (TYPE II)	CY	950.00	\$3,000.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00	\$2,850.00
A4	EROSION CONTROL BLANKET	SY	8,934.00	\$1,600.00	\$14,294.40	\$14,294.40	\$14,294.40	\$14,294.40	\$14,294.40
A5	HYDROMULCH	SY	27,214.00	\$1.46	\$39,731.44	\$39,731.44	\$39,731.44	\$39,731.44	\$39,731.44
A6	VEGETATIVE WATERING	MG	110.00	\$0.89	\$97.90	\$97.90	\$97.90	\$97.90	\$97.90
A7	INSTALL IRON SILT FENCE	LF	2,780.00	\$4.50	\$12,510.00	\$12,510.00	\$12,510.00	\$12,510.00	\$12,510.00
A8	BRUSH SILT FENCE	LF	2,780.00	\$0.83	\$2,307.40	\$2,307.40	\$2,307.40	\$2,307.40	\$2,307.40
A9	STORM WATER POLLUTION PREVENTION PLAN	LS	1.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00	\$550.00
Sub Totals									
				\$251,102.89	\$251,102.89	\$251,102.89	\$251,102.89	\$251,102.89	\$251,102.89

Item Bid	Description	Unit	Quantity	Rate	Amount	Sub Total	Construction Managers of Soil Total	Driveway Construction Co., Inc. Total	Access Construction, LLC Total
Part B - Finishing Area									
B1	1" COMPACTED SUBGRADE	SY	2,209.00	\$4.40	\$9,719.60	\$9,719.60	\$9,719.60	\$9,719.60	\$9,719.60
B2	GEOTEXT (TYPE II)	SY	1,209.00	\$3.30	\$3,989.70	\$3,989.70	\$3,989.70	\$3,989.70	\$3,989.70
B3	8" LAMES CORE FLEXIBLE BASE, TYPE A, GRADE 1-2	CY	300.00	\$33.00	\$9,900.00	\$9,900.00	\$9,900.00	\$9,900.00	\$9,900.00
B4	PRIME COAT (6.75 GAL/SY)	GAL	3,000.00	\$4.40	\$13,200.00	\$13,200.00	\$13,200.00	\$13,200.00	\$13,200.00
B5	2" FINISH TYPE C	SY	1,004.00	\$2.71	\$2,720.84	\$2,720.84	\$2,720.84	\$2,720.84	\$2,720.84
B6	PAVEMENT MARKING, TYPE 2, (W/ LF)	LF	1,350.00	\$0.53	\$715.50	\$715.50	\$715.50	\$715.50	\$715.50
B7	PAVEMENT MARKINGS (PIPING PARALLEL)	EA	2.00	\$110.00	\$220.00	\$220.00	\$220.00	\$220.00	\$220.00
B8	SMALL ROAD SIGN ASSM	EA	1.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
B9	ACCESSIBLE PAINTED SYMBOL	EA	3.00	\$82.50	\$247.50	\$247.50	\$247.50	\$247.50	\$247.50
B10	ACCESSIBLE PARKING SIGN	EA	3.00	\$275.00	\$825.00	\$825.00	\$825.00	\$825.00	\$825.00
B11	PRECAST WHEEL STOPS	EA	5.00	\$114.50	\$572.50	\$572.50	\$572.50	\$572.50	\$572.50
Sub Totals									
				\$83,760.46	\$83,760.46	\$83,760.46	\$83,760.46	\$83,760.46	\$83,760.46

Item Bid	Description	Unit	Quantity	Rate	Amount	Sub Total	Construction Managers of Soil Total	Driveway Construction Co., Inc. Total	Access Construction, LLC Total
Part C - Drainage									
C1	15" CLASS III RCP	LF	34.00	\$88.00	\$2,992.00	\$2,992.00	\$2,992.00	\$2,992.00	\$2,992.00
C2	15" S.E.C.	EA	2.00	\$625.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00
C3	24" CONC. CATCH BASIN W/GRADE	EA	2.00	\$2,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
C4	12" SDR 35 PVC PIPE	LF	127.00	\$16.50	\$2,095.50	\$2,095.50	\$2,095.50	\$2,095.50	\$2,095.50
C5	CONCRETE OUTFALL STRUCTURE	EA	2.00	\$6,250.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00	\$12,500.00
C6	LOW WATER CROSSING	LS	1.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
C7	ROCK RIPRAP (LABOR ONLY)	CY	22.00	\$44.00	\$968.00	\$968.00	\$968.00	\$968.00	\$968.00
Sub Totals									
				\$55,008.50	\$55,008.50	\$55,008.50	\$55,008.50	\$55,008.50	\$55,008.50

Item Bid	Description	Unit	Quantity	Rate	Amount	Sub Total	Construction Managers of Soil Total	Driveway Construction Co., Inc. Total	Access Construction, LLC Total
Part D - Site Facilities									
D1	14" CONCRETE PAVING	SY	940.00	\$93.50	\$87,860.00	\$87,860.00	\$87,860.00	\$87,860.00	\$87,860.00
D2	8" CONCRETE PAVING (ADA M&P)	SY	25.00	\$132.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00
D3	AMPHITHEATER	L5	1.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00	\$60,000.00
D4	AMPHITHEATER FOUNDATION (SLAB)	SY	362.00	\$93.50	\$33,847.00	\$33,847.00	\$33,847.00	\$33,847.00	\$33,847.00
D5	MASONRY COLUMN SURROUNDS	EA	2.00	\$4,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
D6	HANDRAIL (PAINTED)	LF	25.00	\$82.50	\$2,062.50	\$2,062.50	\$2,062.50	\$2,062.50	\$2,062.50
D7	MASONRY WALL	LF	44.00	\$165.00	\$7,260.00	\$7,260.00	\$7,260.00	\$7,260.00	\$7,260.00
Sub Totals									
				\$203,696.50	\$203,696.50	\$203,696.50	\$203,696.50	\$203,696.50	\$203,696.50

Item Bid	Description	Unit	Quantity	Rate	Amount	Sub Total	Construction Managers of Soil Total	Driveway Construction Co., Inc. Total	Access Construction, LLC Total
Part E - Electrical & Illumination									
E1	SITE PRIMARY POWER	L5	1.00	\$122,857.00	\$122,857.00	\$122,857.00	\$122,857.00	\$122,857.00	\$122,857.00
E2	SITE BRANCH POWER/CIRCUITS	L5	1.00	\$69,463.50	\$69,463.50	\$69,463.50	\$69,463.50	\$69,463.50	\$69,463.50
E3	FIXTURES	L5	1.00	\$49,000.00	\$49,000.00	\$49,000.00	\$49,000.00	\$49,000.00	\$49,000.00
E4	GEAR AND EQUIPMENT	L5	1.00	\$187,000.00	\$187,000.00	\$187,000.00	\$187,000.00	\$187,000.00	\$187,000.00
E5	CONCRETE ELECTRICAL ENCLOSURE PAD	L5	1.00	\$2,750.00	\$2,750.00	\$2,750.00	\$2,750.00	\$2,750.00	\$2,750.00
Sub Totals									
				\$431,471.00	\$431,471.00	\$431,471.00	\$431,471.00	\$431,471.00	\$431,471.00

Item Bid	Description	Unit	Quantity	Rate	Amount	Sub Total	Construction Managers of Soil Total	Driveway Construction Co., Inc. Total	Access Construction, LLC Total
Grand Total									
				\$1,026,110.37	\$1,026,110.37	\$1,026,110.37	\$1,026,110.37	\$1,026,110.37	\$1,026,110.37

VOL 461 PG 79

SECTION 00510

NOTICE OF AWARD

To : Afresh Vision Enterprises, LLC
1100 Manley Street
Navasota, Texas 77868

Date: 10/17/2025

**Project Description: COUNTY OF SABINE
SABINE COUNTY AMPHITHEATER AND PARKING AREA
TDA CRC23-0521**

The OWNER has considered the BID submitted by you for the above described WORK in response to its Advertisement for Bids dated September 24, 2025, and Information for Bidders.

You are hereby notified that your BID has been accepted for items in the amount of \$ 1,198,356.62. Total of Base Bid plus Alternate Bid No. 2 and Alternate Bid No. 3.

You are required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S Performance BOND, Payment BOND and certificate of insurance within ten (10) calendar days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said BONDS within ten (10) days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

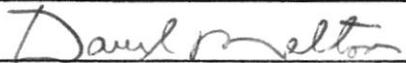
You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this 17th day of October 2025.

OWNER: County of Sabine

BY: Daryl Melton

TITLE: County Judge

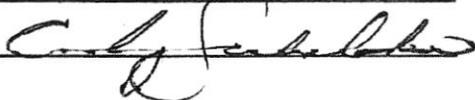
SIGNED: 

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged by Afresh Vision Enterprises, LLC, this 17th day of October 2025.

BY: Cody Sechelski

TITLE: CEO

SIGNED: 

VOL 4-G PG 81

CONSTRUCTION CONTRACT

THIS AGREEMENT made this the 12th day of November, 2025, by and between Afresh Vision Enterprises, Inc. (a corporation organized and existing under the laws of the State of Texas) hereinafter called the "Contractor", and Sabine County, Texas hereinafter called the "City/County."

WITNESSETH, that the Contractor and the City/County for the considerations stated herein mutually agree as follows:

ARTICLE 1. Statement of Work. The Contractor shall furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services, including utility and transportation services, and perform and complete all work required for the construction of the Improvements embraced in the Project; namely, construction of a timber-framed amphitheater, earthwork and drainage, asphalt parking lot and driveway, electrical and illumination, and flatwork for the CRC23-0521 Texas Community Development Block Grant (TxCDBG) project, all in strict accordance with the contract documents including all addenda thereto, numbered one (1), dated September 18, 2025, all as prepared by Freese and Nichols, Inc., acting and in these contract documents preparation, referred to as the "Engineer".

ARTICLE 2. The Contract Price. The City/County will pay the Contractor for the performance of the Contract in current funds, for the total quantities of work performed at the *unit prices* stipulated in the Bid for the several respective items of work completed subject to additions and deductions as provided in the signed copy of the bid hereof.

"**ARTICLE 2. The Contract Price.** The City/County will pay the Contractor for the performance of the Contract, in current funds, subject to additions and deductions as provided in Section 109 hereof, the sum of one million, one-hundred ninety-eight thousand, three-hundred fifty-six dollars and sixty-two cents Dollars (\$1,198,356.62)."

ARTICLE 3. The Contract. The executed contract documents shall consist of the following components:

- | | |
|------------------------------|---|
| a. This Agreement (pgs. 1-3) | f. General Conditions, Part I |
| b. Addenda | g. Special Conditions |
| c. Invitation for Bids | h. Technical Specifications |
| d. Instructions to Bidders | i. Drawings (as listed in the Schedule of Drawings) |
| e. Signed Copy of Bid | |

ARTICLE 4. Performance. Work, in accordance with the Contract dated September 18, 2025, shall commence on or before December 8, 2025, and Contractor shall complete the WORK within 150 consecutive calendar days thereafter. The date of completion of all WORK is therefore May 7th, 2026.

This Agreement, together with other documents enumerated in this ARTICLE 3, which said other documents are as fully a part of the Contract as if hereto attached or herein repeated, forms the Contract between the parties hereto. In the event that any provision in any component part of this Contract conflicts with any provision of any other component part, the provision of the component part first enumerated in this ARTICLE 3 shall govern, except as otherwise specifically stated.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in quintuplicate (5) original copies on the day and year first above written.

Refresh Vision Enterprises
(The Contractor)

By Eddy Seckli, a corporation
Title owner

David Melton
(City/County)

By _____

Title County Judge

Corporate Certifications

I, _____, certify that I am the _____ of the corporation named as Contractor herein; that _____, who signed this Agreement on behalf of the Contractor, was then _____ of said corporation; that said Agreement was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Corporate
Seal

(Corporate Secretary)



Construction Contract Change Order

A505

Grant Recipient: Sabine County Select: City County
 Contract No.: CRC23-0521 Change Order No.: 1 Region: DETCOG

Contractor:
 Afresh Vision Enterprises
 1100 Manley
 Navasota, Texas 77868

Engineer:
 Freese and Nichols
 Bryan Jahnsen
 11200 Broadway Street Suite 2320
 Pearland, Texas 77584

Select Change Order Type(s): Change to Existing Line Items New Items Requested Change in Contract Duration

Grant recipient is requesting Texas Department of Agriculture review to determine eligibility of change order expenses.

Changes to Existing Line Items (Items from original bid or added in previous change order ONLY)

Bid Item #	Item Description	Original Qty.	Proposed Qty.	UOM	Unit Price	Δ Qty.	Change in Contract Price	+
K1	REINFORCED CONCRETE PAVEMENT	0	1,024	SY	\$80.50	1,024	\$82,432.00	-
L1	AUTOMATIC IRRIGATION SYSTEM	0	1	EA	\$96,800.00	1	\$96,800.00	-
Contract Change Sub-Total:							\$179,232.00	

Justification for Change

	Increase	Decrease	No Change
1. Effect of this change on scope of work:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Effect on operation and maintenance costs:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Yes	No	Not Applicable
3. Will this Change Order change the number of beneficiaries or TxCDBG contract Performance Statement Exhibit A?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Has this change created new circumstances or environmental conditions which may affect the project's impact, such as concealed or unexpected conditions discovered during actual construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Is the TCEQ clearance still valid?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Are other TxCDBG contractual special condition clearances still valid?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. If new items are included that were not included in the competitive bid, have the prices been determined to be reasonable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

CONTRACT TIME

ORIGINAL CONTRACT TIME

150 Consecutive Calendar Days

THIS CHANGE ORDER: Days for Additional Installation including material delivery

0 Calendar Days

TOTAL REVISED CONTRACT TIME INCLUDING THIS CHANGE ORDER:

150 Consecutive Calendar Days

CONDITION OF CHANGE:

Contractor acknowledges and agrees that the adjustments in contract price and contract time stipulated in this Change Order represents full compensation for all increases and decreases in the cost of, and the time required to perform the entire work under the Contract arising directly or indirectly from this Change Order and all previous Change Orders. Acceptance of this waiver constitutes an agreement between Owner and Contractor that the Change Order represents an all inclusive, mutually agreed upon adjustment to the Contract, and that Contractor will waive all rights to file a claim on this Change Order after it is properly executed.

SUBMITTED BY:

APPROVED BY

Afresh Vision Enterprises, LLC
Contractor
Date: _____

Daryl Metten
Sabine County, Texas
Owner
Date: 12/30/25

RECOMMENDED BY:

Bryan Johnson
Freese and Nichols
Consultant
Date: 12/18/2025