



Stephen F. Austin State University

Member of The University of Texas System

Procurement and Business Services

Nacogdoches, Texas 75962-3030

Phone (936) 468-2206 * Fax (936) 468-4282

Supplier:

CMST, LLC

DBA: Construction Managers of

1600 S Chestnut St

Lufkin TX 75901-5732

nmoore@cmosetx.com

Page 1

PO Number: **P2601601**

PO Date: **11/25/25**

Delivery Date: **08/31/26**

**CONFIRM RECEIPT OF PURCHASE ORDER AND
ACCEPTANCE OF DELIVERY DATE
BY EMAILING PURCHASE@SFASU.EDU.**

Send Billing Invoice to:

Stephen F. Austin State University

P.O. Box 6085

Nacogdoches, TX 75962-6085

ATTN: Accounts Payable

Ship to:

Kathy Durrett

Physical Plant

Physical Plant 101

2104 Wilson Dr

SFA Box 13031

Nacogdoches TX 75962

Terms: Net 30

FOB: Installed

**PURCHASE ORDER NO. MUST APPEAR ON ALL
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Item	Description	Quantity	Unit Cost	Total Cost
1	Proposal dated 10/22/2025 ---- BuyBoard #681-22 ---- Lumberjack Landing Suite 139 Renovation ---- SFA Work Order #26-316074 000P91484A CONSTRUCTION TRADE SERVICES (NOT OTHERWISE CLASS.) 1.00 SRV Proposal Inclusions: - Suite 139G â€" Demolition of chair rail, white boards, A/V equipment, modify storefront windows, to facilitate new construction of demising wall to		154,000.0000	154,000.00

Purchaser: Kim Jones

(936) 4686551

Vendor ID: **20502271**

Collegiate Licensed:

Req No: **R0085149**

Employee/Employee Relationship:

Blanket Order:

HUB Status: **Male Hispanic**

Purchase Class: **Coop - Buyboard**

ADDITIONAL CHARGE:

DISCOUNT/TRADE-IN:

TOTAL: CONTINUED

Vendor Warrant Hold process runs nightly and terminates any vendors on hold. Vendor EPLS status verified by Purchaser.

980560-30220-773430 \$154,000.00



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	create (2) office spaces including; new metal stud framing, sheetrock, tape, float, finish, texture and paint, existing acoustical ceiling grid to be modified to new office footprint, install new RACO door frames and PLAM door at each office, provide new LED 2x4 light fixtures with dimming capability provide (2) power/data receptacles per office, adjust existing ductwork to serve new offices, thermostat to remain, floor boxes to remain, install new carpet and rubber wall base. - Suite 139C - Demolition of chair rail, white boards, acoustic ceilings, fur out walls, to facilitate new construction of demising walls to create (3) office spaces including; new metal stud framing, sheetrock, tape, float, finish,			

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	texture and paint, new acoustical ceiling grid & tile, install new RACO door frames and PLAM door at each office, provide new LED 2x4 light fixtures with dimming capability, provide (2) power/data receptacles per office, adjust existing ductwork to serve new offices, thermostat to remain, install new carpet and rubber wall base - Suite 139 - (remaining spaces) - provide new 2 LED light fixtures with dimming capability, install new carpet and rubber wall base, moving of furniture to accommodate new work, install (1) power/data receptacles at (2) desk locations, demolish cabling and fill in (1) floor box in common area. ----			

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Item	Description	Quantity	Unit Cost	Total Cost
	<p>Proposal excludes: Builder's Risk, P&P bonds, an work not mentioned above.</p> <p>----</p> <p>All work is to be performed in a neat and workmanlike manner, site kept clean at all times, protection provided to avoid damage to landscaping and all adjoining property, including improvements, performed as quickly as possible consistent with best industry construction practices, and guaranteed for one (1) full year from date of completion against all defects.</p> <p>Contractor shall comply with all local, state and federal orders, ordinances, laws, rules, and regulations of duly constituted authorities having jurisdiction over this work.</p>			

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	All work is to be completed as mutually agreed by and between the University and the Contractor. Failure to complete work (including clean-up) by the mutually agreed date shall be deemed as a breach of contract. Liquidated damages in the amount of \$500.00 per calendar day will be assessed, not as a penalty, but as liquidated damages for such breach of contract. Safe working conditions must be maintained on and around work site at all times. Barricades and other protective devices are to be used as necessary to prevent injury to persons or property. All reasonable precautions are to be taken. Payment will be made lump-sum upon completion			

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	or as otherwise mutually agreed between Contractor and the University. ---- The Contractor shall not commence work under this Contract until Contractor has obtained all the insurance required hereunder and certificates of such insurance have been filed with and reviewed by SFASU. Acceptance of the insurance certificates by SFASU shall not relieve or decrease the liability of the Contractor. If policies are not written for the amounts specified below (except Workers' Compensation and Employer's Liability), Contractor shall carry Excess Liability insurance for any difference in amounts specified. If Excess Liability insurance			

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	<p>is provided, it shall follow the form of the primary policy.</p> <p>This insurance shall not be canceled, limited in scope of coverage, or non-renewed until after thirty (30) days prior written notice, or ten (10) days for non-payment of premium, has been given to the University.</p> <p>Contractor's insurance shall be deemed primary with respect to any insurance carried by Stephen F. Austin State University for liability arising out of operations under this Contract.</p> <p>The Board of Regents of The University of Texas System, Stephen F. Austin State University Campus shall be named as additional insured. This is not applicable to the Workers' Compensation policy.</p>			

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	<p>The Workers' Compensation and Employer's Liability policy will provide a waiver of subrogation in favor of the University. The Workers' Compensation insurance coverage must include the responsibility of the Contractor to provide coverage for every worker either under the Contractor's policy or under the policy provided by a subcontractor. The Contractor's policy shall provide that, in the event that a subcontractor's policy fails to provide workers' compensation coverage of a worker, that such insurance coverage is provided by the Contractor's policy.</p> <p>Unless otherwise provided for herein, the Contractor shall provide and maintain, until the</p>			

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	Work covered in this Contract is completed and accepted by SFASU, the minimum insurance coverage as follows: ---- TYPE OF COVERAGE / LIMITS OF LIABILITY Workers' Compensation Coverage OR Employer's Liability - \$1,000,000 occur/aggregate Comprehensive General Liability -\$1,000,000 each occurrence -\$2,000,000 general aggregate -\$2,000,000 products/completed operations aggr Comprehensive Automobile Liability -\$1,000,000 ea accident- Combined Single Limit ----			

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