



REQUEST FOR PROPOSAL (RFP)

Hampton Build-Out Project — Electrical, Plumbing, and Carpentry Services

208 S Hampton Rd, Suite 100, DeSoto, TX 75115

Issued by: Nebrexan Inc. / Goodlife Concessions

Contact: Romaro Nelson, Managing Director

Email: romaro.nelson.sr@nebrexan.com | Phone: 469-249-2580

Date Issued: 10/24/2025 | Proposals Due: 11/05/2025

1. Project Overview

Nebrexan Inc. seeks proposals from licensed and insured contractors to perform electrical, plumbing, and carpentry work at its new food production and retail space located at 208 S Hampton Rd, Suite 100, DeSoto, TX. The goal of this build-out is to prepare the suite for operation as a small-batch popcorn and ice cream retail site, including installation of a 3-compartment sink, plumbing improvements, electrical panel upgrade, and door additions.

2. Project Scope

Contractors may submit proposals for one or multiple trades. Please indicate your scope below:

- ☐ Plumbing Only
- ☐ Electrical Only
- ☐ Carpentry / General Construction Only
- ☐ Full Project (All Trades)

A. Plumbing

- Install 3-compartment sink with drainboard and faucet set.
- Install mop sink or floor drain (confirm with city inspector).
- Provide hot/cold water supply and tie-ins to main drain line.
- Verify or install grease interceptor and venting as required.
- Confirm hot water heater sizing.
- Provide final testing, inspection, and permit closeout.

B. Electrical

- Inspect and upgrade electrical service panel to 200A single-phase.
- Add GFCI outlets near all sinks.
- Provide new dedicated outlets for popcorn equipment, warmers, coolers, and POS.
- Label all circuits and provide updated panel schedule.
- Ensure compliance with City of DeSoto electrical codes.

C. Carpentry / General Construction

- Install new French door (owner may provide material).
- Install one additional door (location TBD).



- Frame, patch drywall, and paint as needed.
- Ensure all work meets commercial safety and ADA standards.

3. Deliverables

- Line-item cost estimate (labor and materials)
- Work schedule and estimated duration
- Proof of license and insurance
- List of subcontractors (if applicable)
- Warranty details on workmanship and materials
- Indicate who will obtain required permits

4. Timeline

Milestone	Date
RFP Released	Monday, October 27, 2025
Site Walkthrough	October 28 – November 4, 2025
Proposals Due	Wednesday, November 5, 2025
Target Start	Monday, November 10, 2025

5. Proposal Submission

Proposals must be submitted via email to Romaro Nelson (Nebrexan Inc.) at info@nebrexan.com or romaro.nelson.sr@nebrexan.com. Include 'Hampton Build-Out Proposal – [Your Company Name]' in the subject line. Proposals must be received by the stated deadline. Late submissions may not be considered.

6. Evaluation Criteria

Proposals will be evaluated based on the following weighted criteria:

- Cost competitiveness – 40%
- Relevant experience – 30%
- Timeline and availability – 20%
- Completeness and professionalism of proposal – 10%

7. Terms and Conditions

Nebrexan Inc. reserves the right to accept or reject any or all proposals, negotiate scope, and award work to the contractor(s) deemed most suitable for the project's needs. All contractors must comply with local, state, and federal regulations, and maintain insurance coverage as required by law.