



P.O. Box 1587 – Pearland, Texas 77588 – 281/997-2640 – Fax: 281 / 485-4702

7/26/2024

Brazoria County Parks
313 West Mulberry St
Angleton, Texas 77515
Attn: Chad Davenport
Deputy Director
cdavenport@brazoriacountytx.gov
979-864-1119

Re: Camp Mohawk Ranger House Remodel
Choice Partners ID: 24/018MR-03.

As requested, Construction Masters of Houston is pleased to submit this JOC Proposal, inclusive of attachments, for your consideration. All work associated with the Proposal is to be in accordance with HCDE/CP contract. 24/018MR-03.

Our quote is based on the Houston city cost index from the RS Means Unit Price Bulletin. The amount shown in the Extended Total column already reflects the Houston labor rates.

Extended Total Including Overhead and Profit from RS Means	\$	156,513.89
Total of Non Pre-priced Line Items		
Construction Masters Standard Coefficient (88%)	\$	(18,781.67)
Project Price Subtotal	\$	137,732.22
Performance and Payment Bonds (Pass-thru cost)	\$	3,066.00
Owner Contingency Allowance	\$	20,000.00
Total Job Order Contract Price	\$	160,798.22

Scope of Work: Reno 1,484 sf +/-

- **Exterior:**
 - Remove all existing siding material from joists to expose all structural wood supports.
 - Remove honeybees and comb to another location using county referred beekeeper. Includes two (2) trips if needed.
 - Pressure wash all exterior siding and under house surfaces, with water only.
- **Interior Demo/Misc Repairs:**
 - All cabinets, baseboards, vanity tops, up to 10% of the sub floor, all plumbing fixtures, all surface, and vanity lights (excludes ceiling fans), light switch and receptacle plates, flooring, restroom accessories, and miscellaneous items to prepare for new materials.



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- **Finishes: Typical Throughout**
- Supply/Install all new 4" baseboards, door jambs and door trim.
- Supply/Install new floating LVT flooring with underlayment throughout house using waterproof flooring. Style & color TBD
- Repair as needed, touch up texture as needed, prime as needed and paint all walls, ceilings, base boards, door jambs, door trim, window seats and doors. Colors TBD.
- Supply/Install new subway tile (or equivalent) to both tub surrounds and kitchen backsplash. Color TBD.
- Supply/Install new battery-operated smoke detectors.

- **Kitchen:**
- Supply/Install all new upper and lower cabinets with solid surface countertops. Stain Color TBD.
- Supply/Install all new GE appliances – Refrigerator, dishwasher, range, microwave/vent hood combo, and garbage disposal.
- Supply/Install new surface mounted strip LED light.
- Supply/Install new stainless-steel sink and faucet.

- **Laundry Room:**
- Supply/Install new GE washer and electric dryer.

- **Restrooms:**
- Supply/Install new tubs with tub/shower faucet kits and shower valves.
- Supply/Install new vanity cabinets, vanity countertops with integral bowls and faucets.
- Supply/Install new toilet paper holders, towel bars and shower curtain rods.
- Supply/Install new floor mounted toilets with seats.
- Supply/Install new surface wall mounted vanity light and new exhaust fans.
- Supply/Install new medicine cabinet with mirror.

- **Doors:**
- Supply/Install new 3x7 hollow core doors, jambs and trim at bedrooms, hall closet, and restrooms.
- Supply/Install new 6x7 hollow core bi-fold doors at closets, laundry room, and mechanical closet.
- Supply/Install new standard door hardware – locksets for bedrooms and restrooms, non-locking for all closets, hinges and door stops.
- Supply/Install new door trim and deadbolt locking hardware at both exterior doors, existing exterior doors to remain.

- **Window Screens:**
- Supply/Install five (5) new screens, match existing ones as close as possible.

- **HVAC:**
- Supply/Install new American Standard 3.5-ton, 14 SEER 2, R410a condenser and AHU w/10kw heat kit.
- Supply/Install new drain pan, float switch, supply air plenum, Emerson digital programmable thermostat, 24x24 return air grill with filter, supply air grills, new exhaust fans in restrooms, low voltage wiring, duct connectors, vent covers, vent hood exhaust in kitchen, disconnect box and 6' electrical whip.



- Supply/Install new R-8 flex ducts for multiple damaged flex replacement near the existing supply plenum.
- Install new platform for HVAC compressor skid.
- **Electrical:**
 - Remove/Install new switch and receptacle plates.
 - Supply/Install new 150-amp electrical panel with 30 circuits.
 - Supply/Install all new breakers.
 - Supply/Install new GFCI receptacles as needed.
 - Supply/Install new surface mounted lights in kitchen, dining, hvac closet and vanity lights in restrooms.
- **Plumbing:**
 - Supply/Install new 40-gallon electric water heater and drain pan with pvc drainpipe.
 - Supply/Install all toilets, sinks, lavatories, faucets, tub/shower kits, shower valves, water supply line shut off valves, drainpipe to connect into existing septic system, copper water lines and one new exterior hose bib.
- **Includes: Labor, materials, equipment, supervision, dumpster, haul off, disposal and final clean.**
- **Excludes: permit fees, permits, architectural drawings, MEP and/or structural engineering, 3rd party inspections and any work not specifically listed.**
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- Normal Working Hours of M-F 8:00 – 5:00

Attached: Unit Detail Report

Thank You for the Opportunity,
Ed Cudworth
Construction Masters of Houston



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Cost Estimate Report

Brazoria County

Date: 07/26/2024

Alvin, TX
110 County Road 193

Camp Mohawk Ranger House Reno

Year 2024 Quarter 2

Unit Detail Report

Prepared By: Justin Davis Construction Masters of Houston

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 01 General Requirements					
013113200160	Field personnel, general purpose laborer, average, Electrical Labor	2.75	Day	\$2,009.38	\$5,525.80
013113200160	Field personnel, general purpose laborer, average, Finish Carpenter Labor	3.00	Day	\$2,009.38	\$6,028.14
013113200160	Field personnel, general purpose laborer, average, Misc Demo & Misc Repair	3.25	Day	\$2,009.38	\$6,530.49
013113200160	Field personnel, general purpose laborer, average, HVAC Labor	6.00	Day	\$2,009.38	\$12,056.28
013113200160	Field personnel, general purpose laborer, average, Plumbing Labor	9.00	Day	\$2,009.38	\$18,084.42
013113200160	Field personnel, general purpose laborer, average, Bee Removal - 2 Trips	0.25	Week	\$2,009.38	\$502.35
013113200260	Field personnel, superintendent, average	3.00	Week	\$3,725.00	\$11,175.00
Division 01 General Requirements Subtotal					\$59,902.48
Division 02 Existing Conditions					
024119190840	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	\$850.00	\$850.00
Division 02 Existing Conditions Subtotal					\$850.00
Division 04 Masonry					
040120520400	Cleaning masonry, high pressure wash, light soil, water only, excludes scaffolding	1,000.00	S.F.	\$1.03	\$1,030.00
Division 04 Masonry Subtotal					\$1,030.00
Division 06 Wood, Plastics and Composites					

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
060505203000	Selective demolition, millwork and trim, baseboard, to 6" wide	370.00	L.F.	\$0.63	\$233.10
062213155100	Moldings, base, classic profile, 5/8" x 5-1/2", finger jointed and primed	370.00	L.F.	\$4.52	\$1,672.40
Division 06	Wood, Plastics and Composites Subtotal				\$1,905.50
Division 08	Openings				
081433202800	Doors, wood, residential, interior, closet, bi-fold, flush, birch, 6'-6" or 6'-8" x 6'-0" wide, incl. hardware, excl. frame and trim	6.00	Ea.	\$718.74	\$4,312.44
081433208380	Doors, wood, residential, passage, pine, paneled, 1-3/8" x 3'-0" x 6'-8", excl. frame	7.00	Ea.	\$379.52	\$2,656.64
085166100800	Window screens, security screen, aluminum frame, with stainless steel cloth	45.00	S.F.	\$14.30	\$643.50
087120400100	Door hardware, lockset, standard duty, cylindrical, with sectional trim, non-keyed, privacy	6.00	Ea.	\$206.86	\$1,241.16
087120401820	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, residential, exterior door, heavy duty	2.00	Ea.	\$286.71	\$573.42
Division 08	Openings Subtotal				\$9,427.16
Division 09	Finishes				
090505200900	Flooring demolition, vinyl composition tile, 12" x 12"	1,484.00	S.F.	\$0.74	\$1,098.16
092813100180	Cementitious backerboard, on wall, 3' x 4' x 5/8" sheet	169.00	S.F.	\$4.15	\$701.35
093113100020	Ceramic tile, backsplash, thinset, average grade tiles	43.00	S.F.	\$12.82	\$551.26
093113102100	Ceramic tile, bathtub, adhesive set, 5' w x 7' h, with 4-1/4" x 4-1/4" tile wainscot	2.00	Ea.	\$618.77	\$1,237.54
096510103600	Latex underlayment, cementitious for resilient flooring, 1/8" thick	900.00	S.F.	\$4.16	\$3,744.00
096519238000	Resilient tile flooring, luxury vinyl, floating	1,484.00	S.F.	\$10.21	\$15,151.64
099123331200	Paints & coatings, interior, alkyd (oil base), flush door w/frame, 2 coats, brushwork, 3' x 7'	13.00	Ea.	\$60.23	\$782.99
099123332400	Paints & coatings, interior, alkyd (oil base), panel door & frame, oil, primer + 2 coats, brushwork, 3' x 7'	13.00	Ea.	\$122.43	\$1,591.59
099123721670	Painting walls, complete, on drywall or plaster, primer and 2 finish coats, with roller, including surface preparation	4,400.00	S.F.	\$1.54	\$6,776.00
Division 09	Finishes Subtotal				\$31,634.53
Division 10	Specialties				
102813130300	Toilet accessories, shower curtain rod, chrome, 1-1/4" diameter x 5'	2.00	Ea.	\$93.26	\$186.52
102813130360	Toilet accessories, for vinyl curtain, add	2.00	S.F.	\$1.05	\$2.10
102813133000	Toilet accessories, mirror, 18" x 24", with stainless steel 3/4" square frame	2.00	Ea.	\$99.58	\$199.16

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
102813136100	Toilet accessories, toilet tissue dispenser, stainless steel, surface mounted, single roll	2.00	Ea.	\$44.30	\$88.60
102813136500	Toilet accessories, towel bar, stainless steel, 30" long	2.00	Ea.	\$78.14	\$156.28
Division 10	Specialties Subtotal				\$632.66
Division 11	Equipment				
113013150050	Cooking range, residential appliances, free standing, 1 oven, 30" wide, maximum	1.00	Ea.	\$1,349.04	\$1,349.04
113013151250	Microwave ovens, residential appliances, minimum	1.00	Ea.	\$322.18	\$322.18
113013166797	Refrigerator, energy star qualified, 21.7 CF, minimum	1.00	Ea.	\$2,375.49	\$2,375.49
113013172750	Dishwasher, residential appliances, built-in, 2 cycles, minimum	1.00	Ea.	\$842.03	\$842.03
113013183300	Garbage disposal, residential appliances, sink type, minimum	1.00	Ea.	\$263.47	\$263.47
113013246650	Washing machine, residential appliances, automatic, minimum	1.00	Ea.	\$919.62	\$919.62
113013256770	Dryer, electric, automatic, front-loading, energy-star qualified, minimum	1.00	Ea.	\$1,360.45	\$1,360.45
Division 11	Equipment Subtotal				\$7,432.28
Division 12	Furnishings				
120505101100	Selective demolition, casework, wood base cabinets	15.00	L.F.	\$43.52	\$652.80
120505101200	Selective demolition, countertop	15.00	L.F.	\$10.82	\$162.30
120505103130	Selective demolition, wall cabinets, wood, to 84" high	13.00	L.F.	\$34.82	\$452.66
123223100400	Custom cabinets, built-in drawer units, pine, unfinished, 18" deep, 32" high, minimum	21.00	L.F.	\$248.96	\$5,228.16
123661162600	Solid surface countertop, acrylic polymer, premium patterned colors, with silicone attached 4" backsplash, pricing for orders of 1-50 LF, 25" wide	30.50	L.F.	\$216.33	\$6,598.07
Division 12	Furnishings Subtotal				\$13,093.99
Division 22	Plumbing				
220505101120	Fixture, bathtub, fiberglass, selective demolition	2.00	Ea.	\$97.96	\$195.92
220505101220	Fixture, counter top lavatory, disconnect and remove	2.00	Ea.	\$73.31	\$146.62
220505101320	Fixture, sink, double compartment, selective demolition	1.00	Ea.	\$84.06	\$84.06
220505101400	Fixture, water closet, floor mounted, selective demolition, includes 10' piping	2.00	Ea.	\$73.31	\$146.62
223330131080	Water heater, residential, electric, glass lined tank, double element, 5 year, 40 gallon	1.00	Ea.	\$1,011.26	\$1,011.26
223430132900	Water heater, safety-drain pan, 26" diameter	1.00	Ea.	\$47.01	\$47.01

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
224113131020	Water closet, tank type, vitreous china, floor mounted, low profile, one piece, includes seat, supply pipe with stop	2.00	Ea.	\$1,137.83	\$2,275.66
224116131120	Lavatory, vanity top, cultured marble, white, single bowl, 25" x 22", includes trim	2.00	Ea.	\$411.91	\$823.82
224116162100	Sink, kitchen, counter top style, porcelain enamel on cast iron, single bowl, 31" x 22", includes faucet and drain	1.00	Ea.	\$1,287.85	\$1,287.85
224119100220	Bath, tub, recessed porcelain enamel on cast iron, 72" x 36", includes trim	2.00	Ea.	\$4,982.78	\$9,965.56
224119109600	Bath, rough-in, supply, waste and vent for all above tubs	2.00	Ea.	\$1,159.50	\$2,319.00
Division 22	Plumbing Subtotal				\$18,303.38
Division 23	Heating, Ventilating, and Air Conditioning (HVAC)				
230953105230	Control component, thermostats, electric, low voltage, 3 wire	1.00	Ea.	\$101.47	\$101.47
233423103020	Fans, ceiling fan, paddle blade air circulator, 5,000 CFM high, 3,000 CFM low, 42", includes 3 speed switch	1.00	Ea.	\$437.79	\$437.79
233423103300	Fans, ceiling fan, paddle blade air circulator, for light adapter kit, add	1.00	Ea.	\$52.45	\$52.45
233423106670	Fans, residential, bath exhaust, grille, back draft damper, 110 CFM	3.00	Ea.	\$188.33	\$564.99
233713301260	Grille, steel, air return, 24" x 24"	1.00	Ea.	\$118.70	\$118.70
233713601060	Register, air supply, ceiling/wall, anodized aluminum, adjustable curved face bars, one or two way deflection, 10" x 6", includes opposed blade damper	12.00	Ea.	\$68.12	\$817.44
235424103160	Furnace components and combinations, air handler, modular, 3-1/2 ton cooling, includes cased evaporator cooling coil	1.00	Ea.	\$1,401.99	\$1,401.99
235424103160	Air conditioning, for upgrade to SEER 14 add	1.00		\$103.87	\$103.87
236213100350	Condensing unit, air cooled, compressor, 3.5 ton, includes standard controls	1.00	Ea.	\$3,115.23	\$3,115.23
236213100350	Air conditioning, for upgrade to SEER 14 add	1.00		\$217.28	\$217.28
Division 23	Heating, Ventilating, and Air Conditioning (HVAC) Subtotal				\$6,931.21
Division 26	Electrical				
260140513000	Switch cover, maintenance, remove and replace (reinstall), incl. remove, store, and reinstall	61.00	Ea.	\$8.07	\$492.27
260150813200	Lighting fixture, maintenance, remove and replace (reinstall), incl. remove, disconnect wire terminations, store, reinstall and reconnect wire terminations	6.00	Ea.	\$120.96	\$725.76
262416104300	Load centers, 1 phase, 3 wire, main breaker, indoor, 120/240 V, 200 amp, 30 circuits, incl 20 A 1 pole plug-in breakers	1.00	Ea.	\$1,739.65	\$1,739.65
262416202004	Circuit breakers, 120/240 volt, plug-in, 1 pole with NM cable, 20 amp	13.00	Ea.	\$108.54	\$1,411.02
262416202010	Circuit breakers, 120/240 volt, plug-in, 2 pole with NM cable, 30 amp	5.00	Ea.	\$93.66	\$468.30

LineNumber		Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 26	Electrical Subtotal					\$4,837.00
Division 28	Electronic Safety and Security					
284611218410		Smoke and carbon monoxide alarm low profile photoelectric battery powered	6.00	Ea.	\$88.95	\$533.70
Division 28	Electronic Safety and Security Subtotal					\$533.70
Subtotal						\$156,513.89
General Contractor's Markup on Subs					0.00%	\$0.00
Subtotal						\$156,513.89
General Conditions					0.00%	\$0.00
Subtotal						\$156,513.89
General Contractor's Overhead and Profit					0.00%	\$0.00
Grand Total						\$156,513.89