



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

5/17/2024 REVISED

Brazoria County Facilities Management
111 E. Locust St
Angleton, TX 77515
Attn: Gerald Hendrick II
979-864-1676
geraldh@brazoriacountytx.gov

Re: Pearland Constables Office – Add New Private Door
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	\$	17,362.18
Total of Non Pre-priced Line Items		
Construction Masters Standard Coefficient (88%)	\$	(2,083.46)
Project Price Subtotal	\$	15,278.72
Performance and Payment Bonds (Pass-thru cost)		
Permitting (Pass-thru cost)		
Total Job Order Contract Price	\$	15,278.72

Scope of Work:

- Saw cut/demo brick to create new door opening. Salvage brick patch in around new door.
- Demo gyp board/metal stud walls to create new door opening.
- Install new steel lintels
- Install new metal stud framing and boxed header.
- Install new hollow metal punch and dimple door frame.
- Install new TDI/Dade County windstorm rated door with certification.
- Install new door lockset, push bar device, threshold, drip cap, door sweep, kick plate, door closer and gaskets.
- Tooth in brick around door and match existing mortar as close as possible.
- Patch gyp board around new door. Float to level 4 finish for paint.
- Install new LVT flooring Timber Grove II 30 mil, Resilient plank heather 00174-V3 and wall base to match existing.



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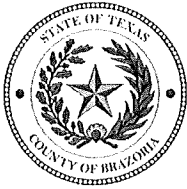
- Prep, prime and paint new door, door frame and gyp board wall to match existing.
- Lead time on door is 8-12 weeks.
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- **Includes: Labor, materials, equipment, supervision, dumpster, haul off, disposal and final clean.**
- **Excludes: permit fees, drawings, 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



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COMMISSIONERS COURT OF BRAZORIA COUNTY

ORDER NO. H.25.

4/23/2024

Job Order Contract for Pearland Constable's Office

Approve Gerald Hendrick as designated to make certification, pursuant to Texas Government Code section 791.011 (j)(2), that the "Constables Office-New Privacy Door" project does not require the preparation of plans or specifications required under chapters 1001 and 1051 of the Texas Occupational Code for architects and engineers.

In addition, approve the use of the Choice Partners Cooperative Contract, number HCDE/CP 24/018MR-03 for a job order contract for the Pearland Constable's Office project with Construction Masters of Houston Inc., of Pearland, Texas in the amount of \$18,355.20.

The project will furnish labor, equipment, and materials to complete the project and will utilize funds from Facilities Management approve FY2024 budget.

Further, that the County Judge be authorized to sign any and all documents necessary to execute said agreements on behalf of the County.