



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

3/17/2025

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

Re: San Luis Pass Deck Replacement – Stain Pavilion Ceiling
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.

Stain Pavilion Ceiling

Extended Total Including Overhead and Profit from RS Means	\$	3,360.00
Total of Non Pre-priced Line Items		
Construction Masters Standard Coefficient (88%)	\$	(403.20)
Project Price Subtotal	\$	2,956.80
Performance and Payment Bonds (Pass-thru cost)	\$	73.92
Permitting (Pass-thru cost)		
Total Job Order Contract Price	\$	3,030.72

Scope of Work:

- Lightly sand surface as a surface prep.
- Apply two (2) coats of Sherwin Williams WoodScapes Exterior Semi-Transparent stain.
- Includes using baker scaffold once the deck replacement is completed.
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- **Includes: Labor, materials, equipment, supervision, dumpster, haul off, disposal and final clean.**
- **Excludes: permits, drawings, 3rd party inspections and any work not specifically listed.**
- Normal Working Hours of M-F 8:00 – 5:00

Attached: Unit Detail Report, WoodScapes Specs

Thank You for the Opportunity,
Ed Cudworth



www.cmhou.com

Cost Estimate Report

Date: 03/17/2025

CPR 1 San Luis Pass Deck Replacement

Year 2025 Quarter 1

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 09	Finishes				
099113800420	Paints & coatings, trim, exterior, molding, stain & fill, brushwork, up to 14" wide	6,000.00	L.F.	\$0.56	\$3,360.00
Division 09	Finishes Subtotal				\$3,360.00
Subtotal					\$3,360.00
General Contractor's Markup on Subs				0.00%	\$0.00
Subtotal					\$3,360.00
General Conditions				0.00%	\$0.00
Subtotal					\$3,360.00
General Contractor's Overhead and Profit				0.00%	\$0.00
Grand Total					\$3,360.00

WoodScapes®**Exterior Polyurethane Semi-Transparent Wood Stain**

A15T00005

**SHERWIN
WILLIAMS®****CHARACTERISTICS**

WoodScapes Polyurethane **Waterbased Semi-Transparent** **Exterior Stain**
provides a lasting, mildew resistant film with excellent penetration for protecting most vertical exterior wood surfaces. It can be applied at air, surface, and material temperatures as low as 35°F.

Color: Semi-Transparent Stain Colors

Coverage: 100-350 sq. ft. per gallon
Depending on porosity and texture.

NOTE: New wood normally requires less product than old, weathered wood. This is due to older wood being more porous than newer wood.

Drying and recoat times are temperature, humidity, and film thickness dependent. Air and surface temperatures must not drop below 35°F for 48 hours after application.

Drying Time, @ 50% RH:

	35-45°F	@ 45°F+
Touch:	2 hours	2 hours
Recoat:	24-48 hours	5 hours

When applying a second coat, it must be applied within 30 days of the first coat.

Finish: 0 units @ 85°

Tinting with CCE: Do not exceed 2 oz. gallon of tinting color

Base	oz.per gallon	Strength
Clear Base	0-2	SherColor

Clear Base A15T00005

V.O.C.(Total): 58 grams per litre; 0.48lbs. per gallon

V.O.C.(less exempt solvents): 418 grams per litre; 3.48lbs. per gallon

As per 40 CFR 59.406

Volume Solids: 8.4 ± 2%

Weight Solids: 10.6 ± 2%

Weight per Gallon: 8.54 lbs

Flash Point: N.A.

Vehicle Type: Polyurethane

Shelf Life: 36 months unopened

Mildew Resistant

This coating contains agents which inhibit the growth of mildew on the surface of this coating film.

COMPLIANCE

As of 07/09/2020, Complies with:

OTC	Yes
OTC Phase II	Yes
SCAQMD	Yes
CARB	Yes
CARB SCM 2007	Yes
Canada	Yes
LEED® v4 & v4.1 Emissions	N/A
LEED® v4 & v4.1 VOC	Yes
EPD-NSF® Certified	N/A
MIR-Manufacturer Inventory	N/A
MPI®	No

APPLICATION

When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

No reduction necessary.

Brush:

Use a nylon-polyester brush.

Roller:

Use a 3/8-3/4 inch nap synthetic or lambswool roller cover.

For specific brushes and rollers, please refer to our Brush and Roller Guide on sherwin-williams.com

Spray—Airless

Pressure	2000 p.s.i.
Tip	.015-.017 inch

APPLICATION TIPS

Thoroughly stir contents before and occasionally during use. For uniformity, mix all cans together before use. Do not mix with any other stains or coatings.

- Stains tend to lap (dark lines where two freshly coated areas overlap). These tips will help avoid lap marks and keep the appearance uniform:
- Do not stain in direct sun or on a hot surface.
- Stain from a dry area into the adjoining wet stain area.
- Keep the leading edge wet and distribute the finish evenly.
- Use natural breaks as boundaries to divide large areas into smaller, more manageable ones.
- Stain a board from end to end.
- Use two coats on badly weathered or unfinished wood. When applying a second coat, it must be applied within 30 days of the first coat.
- Maintenance clean by using a non chlorinated bleach alternative
- Always apply product to a small test area and allow to dry completely before coating the entire project to ensure desired color and appearance.

SPECIFICATION**Wood, Plywood**

2 coats WoodScapes Waterbased Exterior Polyurethane Semi-Transparent Stain

Two coats are necessary to achieve the selected color. Wait the appropriate recoat time for the first coat to dry.

For the best performance, and to achieve the warranty protection, apply two coats. A sample brushout is recommended to ensure color satisfaction.

When applying a second coat, it must be applied within 30 days of the first coat.

After 30 days, test the absorbency of the wood by sprinkling water on the surface. If the water does not bead up and penetrates into the wood quickly, the wood is ready to refinish. If the water beads up or does not penetrate, allow the wood to weather longer and test for absorbency again.

SURFACE PREPARATION

WARNING! Removal of old paint by sanding, scraping or other means may generate dust or fumes that contain lead. Exposure to lead dust or fumes may cause brain damage or other adverse health effects, especially in children or pregnant women. Controlling exposure to lead or other hazardous substances requires the use of proper protective equipment, such as a properly fitted respirator (**NIOSH** approved) and proper containment and cleanup. For more information, call the National Lead Information Center at **1-800-424-LEAD** (in US) or contact your local health authority.

Remove all existing paint and replace any deteriorated substrate. Although this can be applied over earlier semi-transparent stains, some of the old color may be visible through this semi-transparent film. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

Remove all surface contamination by washing with an appropriate cleaner to remove all dirt, air pollution, chalk, etc., especially in areas not exposed to direct weathering such as under eaves and porch ceilings. Rinse and allow the surface to dry. Test the absorbency of the wood by sprinkling water on the surface. If the water penetrates into the wood quickly, the wood is ready to finish. If the water beads up or does not penetrate, remove existing finish or contaminant. Then test for absorbency again. Do not apply coating over wet or damp surfaces.

Caulking:

Apply appropriate caulking and patching material to cracks, nail holes, or other surface imperfections. Filled areas will take the stain differently than bare wood.

Consider using a caulk that is a color similar to the stain color.

SURFACE PREPARATION

Mildew:

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

Mill Glaze:

Is a glossy finish on new, smooth sawn wood or on the peaks of some textured wood. This must be removed by sanding to allow the stain to penetrate.

Pressure Treated Wood:

Test the absorbency of the wood by sprinkling water on the surface. If the water penetrates into the wood quickly, the wood is ready to finish. If the water beads up or does not penetrate, remove existing finish or contaminant. Then test for absorbency again. Do not apply coating over wet or damp surfaces. Prepare the surface like any other wood surface.

Due to the green tone of many brands of pressure treated lumber, the color of the stain may look different from the color selected. Check the color on a test area prior to staining the entire project.

Smooth or Rough Wood Siding and Plywood:

Sand any exposed wood to a fresh surface. Replace any deteriorated wood.

CAUTIONS

Maintenance clean by using a non-chlorinated bleach alternative.

For exterior use only.

Do not use on composition board.

Do not use on roofs.

Not for use on horizontal surfaces, such as a roof, or floor, where water may collect.

Before using, carefully read **CAUTIONS on label**

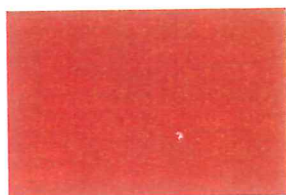
Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (**NIOSH** approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

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FRC

CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

SEMI-TRANSPARENT STAINS
TINTES SEMITRANSSPARENTES



New Barn Red SW 3572



White Birch SW 3503



Limewood SW 3567



Leeward SW 3533



Classic Barn Red SW 3571



Cedar SW 3561



Moss Olive SW 3530



Pacific Pine SW 3570



Redwood SW 3563



Banyan Brown SW 3522



Olive SW 3569



Blue Spruce SW 3562



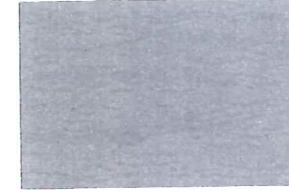
Riverwood SW 3507



Tavern Oak SW 3573



Weathered Gray SW 3568



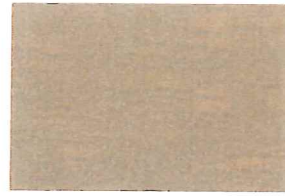
Faded Denim SW 3564



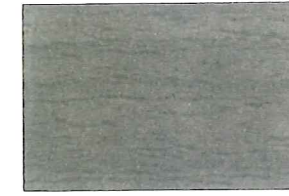
Mountain Ash SW 3540



Bamboo SW 3565



Gray Pine SW 3560



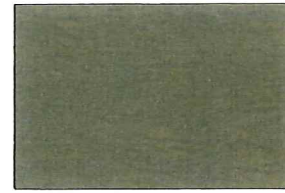
Blue Shadow SW 3531



English Walnut SW 3574



Douglas Fir SW 3566



Hill Country SW 3532



Charwood SW 3542