



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

5/13/2026

Brazoria County Parks Dept
41871 SH 288 Bldg. 1
Angleton, Texas 77515
Attn: Lydia Ortiz
lydiaO@brazoriacountytx.gov
979-549-8863

Re: Quintana Beach Park – Replace Storm Shutters on Office
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	\$	44,523.48
Total of Non Pre-priced Line Items		
Construction Masters Standard Coefficient (88%)	\$	(5,342.82)
Project Price Subtotal	\$	39,180.66
Payment Bonds (Pass-thru cost)	\$	587.71
Permitting (Pass-thru cost)		
Total Job Order Contract Price	\$	39,768.37

Scope of Work:

- Demo, haul off and dispose of the existing storm shutters and disconnect from power.
- Supply/Install new Rolltex motorized extruded aluminum rolling storm shutters. Color to be white.
- Shutters motorized with crank manual override and remote control.
- Includes 1 crank handle, 2 five channel remote controls and 2 five channel in-wall switches.
- Lead time to installation 5-7 weeks after final submittal approvals.
- Warranty: two years of material and labor and five year on motors (against manufacturer defects)
- **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

Thank You for the Opportunity,
Ed Cudworth



www.cmhou.com

Cost Estimate Report

Brazoria County

Quintana, TX, 77541
330 5th st

Date: 05/13/2026

Replace Office Storm Shutters

Year 2026 Quarter 2

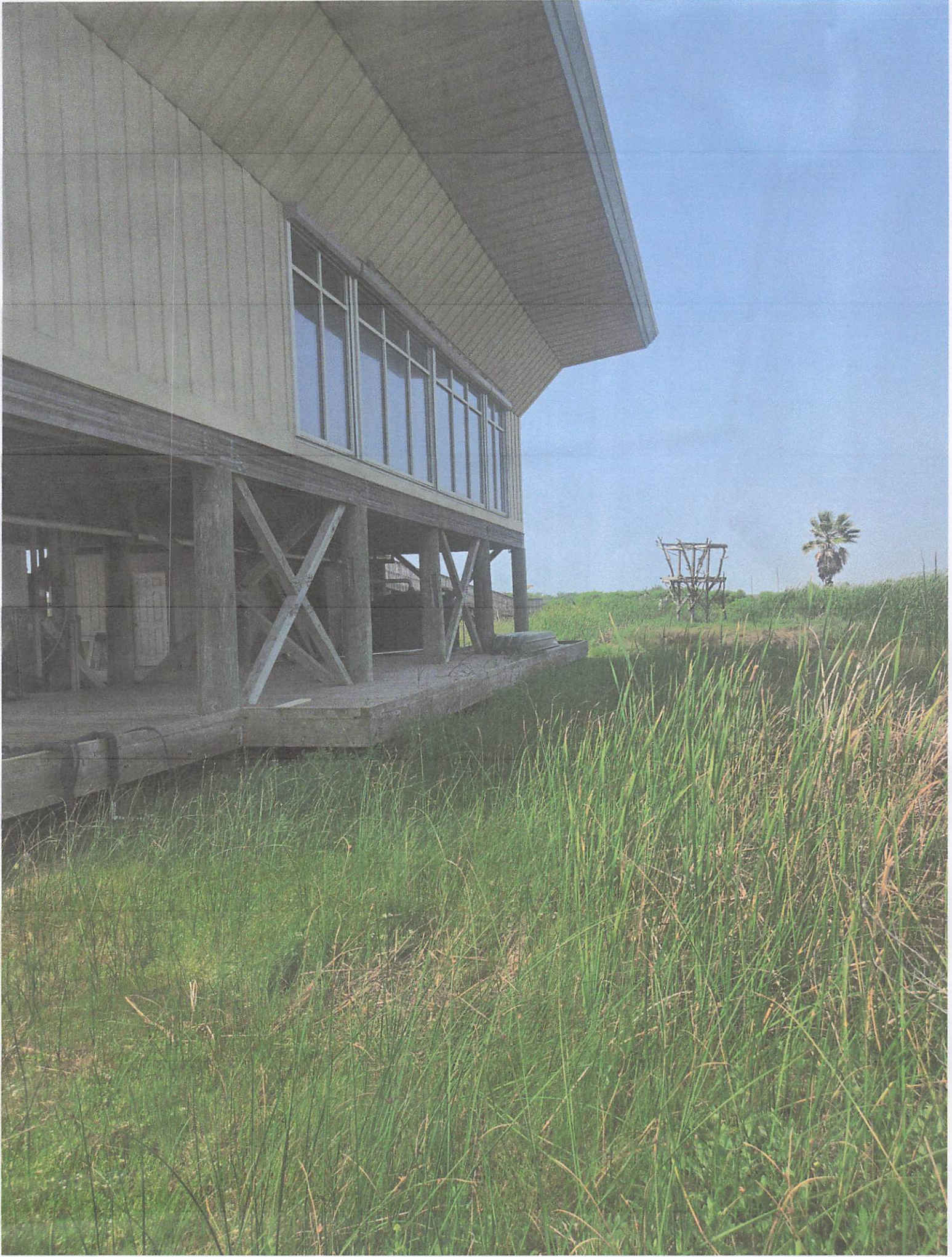
Unit Detail Report

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					
0113113200260	Field personnel, superintendent, average	0.20	Week	\$3,725.00	\$745.00
Division 01	General Requirements Subtotal				\$745.00
Division 08 Openings					
085265110100	Storm shutters, aluminum, motorized, remote control, color white	1.00	Job	\$43,778.48	\$43,778.48
Division 08	Openings Subtotal				\$43,778.48
Subtotal					\$44,523.48
General Contractor's Markup on Subs				0.00%	\$0.00
Subtotal					\$44,523.48
General Conditions				0.00%	\$0.00
Subtotal					\$44,523.48
General Contractor's Overhead and Profit				0.00%	\$0.00
Grand Total					\$44,523.48





Quote: 1449



902 51st St, Galveston, TX 77551
 Ph 409-502-2231
 www.galvestonshutters.com

Date: May 14, 2026
 Valid Until: Jun 13, 2026
 Sales Rep: Harvey Thomas
 harvey@galvestonshutters.com
 281-787-5133

Customer	Contact Information	Job Site Address
Brazoria County - Quintana (Joel C)	Main: 979-233-1461 joelc@brazoriacountytx.gov	330 5th St Quintana, TX 77541

#	Opening Description	Product	Color	Opening Size (W x H)	Shutter Size (W x H)	Sq. Ft.	Price
1.	Beach Side Door	Town & Country 44mm Roll Down Shutter 2x3 Alum Build Out - Top 2x3 Alum. Build Out - Sides Somfy 50Nm RMO Motor	Gray	73 3/4 x 115	79 1/4 x 115	63.3	\$ 3,472.30
2.	Beach Side Windows	Town & Country 44mm Roll Down Shutter 1x2 Alum. Build Out - Sides 1x2 Alum. Build Out - Top Somfy 50Nm RMO Motor	Gray	130 1/2 x 114	136 x 114	107.7	\$ 4,815.81
3.	Beach Side Windows	Town & Country 44mm Roll Down Shutter 1x2 Alum. Build Out - Sides 1x2 Alum. Build Out - Top Somfy 50Nm RMO Motor	Gray	130 1/2 x 114	136 x 114	107.7	\$ 4,815.81
4.	Beach Side Door	Town & Country 44mm Roll Down Shutter 2x3 Alum Build Out - Top 2x3 Alum. Build Out - Sides Somfy 50Nm RMO Motor	Gray	73 3/4 x 115	79 1/4 x 115	63.3	\$ 3,472.30
5.	Rear Windows	Town & Country 44mm Roll Down Shutter 1x2 Alum. Build Out - Sides 1x2 Alum. Build Out - Top Somfy 50Nm RMO Motor	Gray	73 3/4 x 115	79 1/4 x 115	63.3	\$ 3,387.77
6.	Rear Windows	Town & Country 44mm Roll Down Shutter 1x2 Alum. Build Out - Sides 1x2 Alum. Build Out - Top Somfy 50Nm RMO Motor	Gray	130 1/2 x 114	136 x 114	107.7	\$ 4,815.81
7.	Rear Windows	Town & Country 44mm Roll Down Shutter 1x2 Alum. Build Out - Sides 1x2 Alum. Build Out - Top Somfy 50Nm RMO Motor	Gray	130 1/2 x 114	136 x 114	107.7	\$ 4,815.81
8.	Rear Windows	Town & Country 44mm Roll Down Shutter 1x2 Alum. Build Out - Sides 1x2 Alum. Build Out - Top Somfy 50Nm RMO Motor	Gray	73 3/4 x 115	79 1/4 x 115	63.3	\$ 3,387.77

Product Total	\$ 32,983.38
<i>10% Discount May Promotion</i>	\$ -3,298.34
<i>City Permit</i>	\$ 250.00
Sales Tax	\$ 1,979.00
Project Total	\$ 31,914.04

Replacement Roll Shutter Color is confirmed as TBD _____

PAYMENT:

- 50 % Deposit
- 35 % Scheduling
- 15 % Final Completion

Payment may be made by cash, check, or credit card. Final payment is due upon project completion unless otherwise agreed to in

writing.

All sales are final. Products are custom made and can not be returned or canceled once ordered.

Lead time will vary based on product selection and current business climate. Galveston Shutter & Shade Co. will make every effort to install projects as quickly as possible, but makes no guarantees. Weather, material shortages, and shipping delays are possible and may extend lead times. Galveston Shutter & Shade Co. shall be held harmless for any delays in work due to natural disasters, strikes, acts of God or anything beyond our control.

Your estimated install start date is approximately 8 weeks after Date of Contract Signature _____.

Galveston Shutter & Shade Co. standard work hours are Monday-Friday from 8am to 5pm. Customer is responsible for allowing reasonable access to job site during standard work hours. Any work requested outside of standard hours will be negotiated on a case by case basis.

Customer is responsible for removal of personal items from the designated work area. Galveston Shutter & Shade Co. is not responsible for damage to any personal items left in the work area.

All work will be as specified in this contract. Any other work will be considered extra work as a result of customer request or unforeseen circumstances. All extra work shall be agreed to in writing in the form of a contract amendment prior to commencement of work.

Galveston Shutter & Shade Co. will paint any installed electrical conduit provided that the customer supplies the paint on the scheduled day of installation. If paint is not provided at the time of installation, painting will not be performed, and any subsequent painting requests may incur additional charges.

Customer is responsible for providing structure with the ability to attach shutter system properly and that will handle required wind load per product engineering.

Proper hurricane shutter installation requires fasteners to be embedded into the frame of the structure. Any alarm or power wires that have been run along window framing could be hit during the course of installation. Galveston Shutter & Shade Co. is not responsible for repairs to electrical systems caused by normal installation methods.

Any required HOA approval is the responsibility of the customer.

The requirements for a building permit are different for each municipality and product line. All installations of motorized shutters or screens will require an electrical permit.

Permit for this project will be the responsibility of _____ Galveston Shutter & Shade Co. or _____ homeowner.

Permit cost for this job is 250.00.

Hurricane shutter installations in designated windstorm zones may be certified through a windstorm inspection process. If a windstorm inspection is requested, customer will be issued a WPI-8 or letter of compliance approximately 30 days after project completion. Inspections must be requested at time of contract signing. Cost for inspection will vary by location and job scope.

Windstorm inspection cost for this project is \$ 350.00.

I do _____ Do not _____ request inspection of my installation.

Upon completion of this installation, Galveston Shutter & Shade Co will email completion documents to the customer. The customer shall have 48 hours from the time of delivery to review and either:

Sign and return the completion documents, indicating acceptance of the work; or
Notify Galveston Shutter & Shade in writing of any concerns or issues with the completed work.

If no response is received within 48 hours, the work will be deemed accepted, and the project will be considered complete.

Warranty:

Impact Windows Vinyl, Hardware, Screens-Double Lifetime Warranty

Impact GLass 20 Year Warranty

Platinum Window Vinyl, Hardware, Screens, Glass- Double Lifetime Warranty

Hurricane, Security and Decorative Exterior Shutters - 5 Year Parts and Labor Warranty

Motorized Patio Screens (non-hurricane) - 10 Year Frame Warranty, 5 Year Fabric and Motor Warranty, 5 Year labor Warranty

Retractable Awnings - 10 Year Parts and Fabric Warranty, 3 Year Labor Warranty

Handrails - Lifetime Parts Warranty, 5 Year Labor Warranty

Warranty is provided to the original homeowner only and is not transferable to another homeowner or entity.

To maintain warranty, the customer is responsible for proper care and maintenance as described in the care and maintenance document.

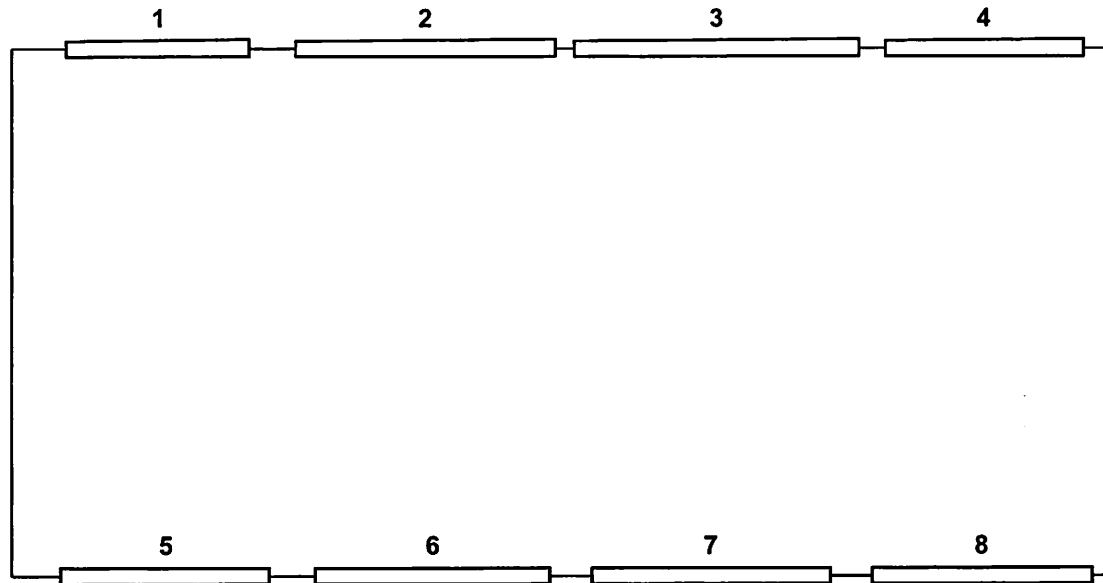
I agree to terms and conditions as described in this contract and approve Galveston Shutter & Shade Co. to commence work.

Customer Signature

Date

Opening

- 1. Town & Country 44mm Roll Down Shutter
(Beach Side Door)
- 2. Town & Country 44mm Roll Down Shutter
(Beach Side Windows)
- 3. Town & Country 44mm Roll Down Shutter
(Beach Side Windows)
- 4. Town & Country 44mm Roll Down Shutter
(Beach Side Door)
- 5. Town & Country 44mm Roll Down Shutter
(Rear Windows)
- 6. Town & Country 44mm Roll Down Shutter
(Rear Windows)
- 7. Town & Country 44mm Roll Down Shutter
(Rear Windows)
- 8. Town & Country 44mm Roll Down Shutter
(Rear Windows)



002 51st St. Galveston, TX 77551
Ph 409-502-2231
www.galvestonshutters.com



Brazoria County - Quintana (Joel C)

330 5th St
Quintana, TX 77541

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SCALE:
NOT TO SCALE

DATE:
May 14, 2026

PAGE DESCRIPTION:
Site Plan

PAGE: 1 OF 1