

**AFFIDAVIT OF GERALD HENDRICK**

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA §

Before me, the undersigned notary, on this day, personally appeared, Gerald Hendrick, a person whose identity is known to me. After I administered an oath to him, upon his oath, he said,

1.       “My name is Gerald Hendrick. I am of sound mind, over the age of 18 and capable of making this affidavit. I have personal knowledge of the facts stated in this affidavit, and they are true and correct.

2.       I am an employee of the Brazoria County Building Maintenance Department. The Brazoria County Commissioners Court has designated me make a certification pursuant to Texas Government Code Section 791.011(j).

3.       This project for which the construction-related goods or services are being procured does not require the preparation of plans and specifications under Chapter 1001 or 1051, Occupations Code.”

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
Gerald Hendrick

Subscribed and sworn to before me, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas



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

7/11/2024

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

**Re: San Luis Pass – Cabin 1 Interior Updates**

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	\$	39,579.76
Total of Non Pre-priced Line Items		
Construction Masters Standard Coefficient (88%)	\$	(4,749.57)
Project Price Subtotal	\$	34,830.19
Payment Bonds (Pass-thru cost)	\$	522.45
Permitting (Pass-thru cost)		
<b>Total Job Order Contract Price</b>	<b>\$</b>	<b>35,352.64</b>

**Scope of Work:**

- **Kitchen:**
- Demo existing base cabinets, island cabinets and plam countertop & backsplash.
- Fabricate, stain to match existing, install new solid wood base cabinets. Match existing layout.
- Fabricate and install new solid surface countertops at base cabinets and island cabinets. Match existing layout.
- Demo existing sink and faucet.
- Supply/Install new stainless-steel double bowl sink and Moen faucet specified by county.
- Demo existing range.
- Supply and install new range, match existing as close as possible.
- Supply and install new subway tile (or equivalent) to back splash. Color TBD.
- Demo base board on east wall only and supply/install new baseboard. Match existing.
- Supply and install four (4) new recessed can lights and tie into switch with ceiling fan.



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- **Restroom:**
- Demo two (2) existing ceiling mounted lights and one (1) wall mount vanity light.
- Supply and install two (2) ceiling mounted lights and one (1) wall mount vanity light. Match existing as close as possible.
- Demo surface mounted medicine cabinet and supply and install new medicine cabinet. Match existing as close as possible.
- Demo existing ADA one piece shower enclosure.
- Supply and install new ADA compliant shower enclosure, new shower mixing valve and relocate drain as needed. Match existing.
- Demo all existing baseboards and supply and install new pvc baseboards. May not match existing.
- Repair as needed and paint all walls. Match existing color.
- **Misc Items:**
- Repair as needed and paint all the new and existing baseboards. Match existing color.
- Repair as needed and paint all doors and frames. Match existing color.
- Repair rotted wood at bottom of door frames and paint.
- Bedroom #2 – demo one (1) baseboards on 1 wall only. Supply and install new baseboard, match existing.
- 
- **Includes: Labor, materials, equipment, supervision, dumpster, haul off, disposal and final clean.**
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- **Excludes: painting ceilings, walls not specifically listed above, permit fees, permits, drawings, 3<sup>rd</sup> 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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Cost Estimate Report

Brazoria County

Date: 07/11/2024

Freeport, TX  
14001 CR 257

San Luis Pass Cabine 1 Interior Updates

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, Plumbing Labor	2.50	Day	\$2,009.38	\$5,023.45
013113200160	Field personnel, general purpose laborer, average, Stain Cabinets	2.00	Day	\$2,009.38	\$4,018.76
013113200160	Field personnel, general purpose laborer, average, Demo & Misc Labor	1.50	Day	\$2,009.38	\$3,014.07
013113200240	Field personnel, superintendent, minimum	1.00	Week	\$3,224.00	\$3,224.00
017413200100	Cleaning up, cleanup of floor area, final by GC at end of job	4.00	M.S.F.	\$96.97	\$387.88
Division 01 General Requirements Subtotal					\$15,668.16
Division 02 Existing Conditions					
024119190725	Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	\$625.00	\$625.00
Division 02 Existing Conditions Subtotal					\$625.00
Division 06 Wood, Plastics and Composites					
060505203000	Selective demolition, millwork and trim, baseboard, to 6" wide	64.00	L.F.	\$0.63	\$40.32
062213155245	Moldings, base, ogee profile, 5/8" x 4", finger jointed and primed	64.00	L.F.	\$3.36	\$215.04
Division 06 Wood, Plastics and Composites Subtotal					\$255.36
Division 09 Finishes					
093013450100	Spacers, 1/8"	2.00	C	\$1.12	\$2.24
093113100024	Ceramic tile, backsplash, thinset, luxury grade tiles	40.00	S.F.	\$24.75	\$990.00
093113104610	Ceramic tile, 1/8" joint, 8" x 8" x 3/8" tile or larger, add for epoxy grout	40.00	S.F.	\$1.65	\$66.00

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
093213109500	Ceramic tile, minimum labor/equipment charge	1.00	Job	\$244.40	\$244.40
099123390130	Paints & coatings, interior latex, zero voc, doors, flush, both sides, roll & brush, primer + 1 coat, incl. frame & trim	7.00	Ea.	\$134.71	\$942.97
099123527200	Paints & coatings, miscellaneous interior, trim, wood, primer coat, oil base, brushwork, under 6" wide, incl. puttying	64.00	L.F.	\$0.53	\$33.92
099123527250	Paints & coatings, miscellaneous interior, trim, wood, paint 1 coat, oil base, brushwork, under 6" wide, incl. puttying	236.00	L.F.	\$0.57	\$134.52
099123527400	Paints & coatings, miscellaneous interior, trim, wood, paint 2 coats, oil base, brushwork, under 6" wide	64.00	L.F.	\$0.97	\$62.08
099123740940	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 2 coats, sand finish, roller	315.00	S.F.	\$0.71	\$223.65
099710101500	Paints & coatings, interior alkyd (oil base), primer/sealer, in 5 gallon lots	0.20	Gal.	\$55.32	\$11.06
099710101600	Paints & coatings, interior alkyd (oil base), semi-gloss, in 5 gallon lots	0.20	Gal.	\$93.58	\$18.72
099710102345	Paints & coatings, interior, low VOC, eggshell	2.00	Gal.	\$90.99	\$181.98
099710105100	Paints & coatings, interior, varnish and stain, polyurethane, clear, in 5 gallon lots	0.40	Gal.	\$69.80	\$27.92
099710105200	Paints & coatings, interior, primer sealer, in 5 gallon lots	0.20	Gal.	\$69.80	\$13.96
099710105300	Paints & coatings, interior, stain, semi-transparent, in 5 gallon lots	0.20	Gal.	\$75.48	\$15.10
<b>Division 09</b>	<b>Finishes Subtotal</b>				<b>\$2,968.52</b>
<b>Division 10</b>	<b>Specialties</b>				
102816200600	Medicine cabinets, unlighted, plywood body, triple door, 30" x 32"	1.00	Ea.	\$403.56	\$403.56
<b>Division 10</b>	<b>Specialties Subtotal</b>				<b>\$403.56</b>
<b>Division 11</b>	<b>Equipment</b>				
110505104200	Cooking equipment, commercial range, selective demolition	1.00	Ea.	\$115.23	\$115.23
113013150050	Cooking range, residential appliances, free standing, 1 oven, 30" wide, maximum	1.00	Ea.	\$1,349.04	\$1,349.04
<b>Division 11</b>	<b>Equipment Subtotal</b>				<b>\$1,464.27</b>
<b>Division 12</b>	<b>Furnishings</b>				
120505101100	Selective demolition, casework, wood base cabinets	17.00	L.F.	\$43.52	\$739.84
120505101200	Selective demolition, countertop	17.00	L.F.	\$10.82	\$183.94
123223353040	Wood casework hardware, drawer tracks/glides, maximum	7.00	Pair	\$75.40	\$527.80
123223354040	Wood casework hardware, hinges, maximum	15.00	Pair	\$33.76	\$506.40
123550135450	Casework, school cabinets, wood, custom fabricated, 24" deep, 32" high	17.00	L.F.	\$371.25	\$6,311.25

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
123661163300	Solid surface countertop, acrylic polymer, sinks, for cutouts, pricing for orders of 100 or more units	1.00	Ea.	\$80.83	\$80.83
123661190150	Engineered stone countertops, color group C, 25" wide, 4" backsplash, maximum	17.00	L.F.	\$255.34	\$4,340.78
<b>Division 12</b>	<b>Furnishings Subtotal</b>				<b>\$12,690.84</b>
<b>Division 22</b>	<b>Plumbing</b>				
220505101320	Fixture, sink, double compartment, selective demolition	1.00	Ea.	\$84.06	\$84.06
220505101320	Fixture, sink, double compartment, selective demolition	1.00	Ea.	\$84.06	\$84.06
220505101340	Shower, stall and receptor, selective demolition	1.00	Ea.	\$175.70	\$175.70
220505109100	Valves or strainers and similar, metal, up thru 1-1/2" diameter, selective demolition	1.00	Ea.	\$21.17	\$21.17
224116163200	Sink, kitchen, counter top style, stainless steel, self rimming, double bowl, 33" x 22", includes faucet and drain	1.00	Ea.	\$1,366.25	\$1,366.25
224116164980	Sink, kitchen, counter top style, rough-in, supply, waste and vent	1.00	Ea.	\$1,033.71	\$1,033.71
224123203260	Shower, stall, fiberglass, one piece with three walls, ADA compliant, 1-1/2" OD grab bars, nonskid floor, fold up seat, 60" x 34-1/2" x 72", includes drain only, excludes valve control and door/curtain	1.00	Ea.	\$4,146.35	\$4,146.35
224123204200	Shower, stall, rough-in, supply, waste and vent for above shower	1.00	Ea.	\$1,129.03	\$1,129.03
224139104200	Faucets/fittings, shower thermostatic mixing valve, concealed, with shower head trim kit	1.00	Ea.	\$503.96	\$503.96
<b>Division 22</b>	<b>Plumbing Subtotal</b>				<b>\$8,544.29</b>
<b>Division 26</b>	<b>Electrical</b>				
260505504100	Incandescent fixture, explosionproof, electrical demolition, remove	3.00	Ea.	\$55.62	\$166.86
260505505000	Ballast, fluorescent fixture, electrical demolition, remove	1.00	Ea.	\$20.25	\$20.25
265113505400	Incandescent fixture, interior ceiling, surface mounted, opal glass drum, 2-60 W, 10", incl lamps, mounting hardware and connections	2.00	Ea.	\$110.27	\$220.54
265113550100	Interior LED fixtures, downlight, recess mounted, 25 watt, 7.5" diameter, incl lamps, mounting hardware and connections	4.00	Ea.	\$459.81	\$1,839.24
265113702000	Incandescent fixture, residential, exterior lantern, wall mounted, 60 watt	1.00	Ea.	\$110.11	\$110.11
<b>Division 26</b>	<b>Electrical Subtotal</b>				<b>\$2,357.00</b>

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Subtotal					\$44,977.00
General Contractor's Markup on Subs				0.00%	\$0.00
Subtotal					\$44,977.00
General Conditions				0.00%	\$0.00
Subtotal					\$44,977.00
General Contractor's Overhead and Profit				0.00%	\$0.00
Grand Total					\$44,977.00