

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
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)		
Total Job Order Contract Price	\$	35,352.64

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.



- **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.**

- **Excludes: painting ceilings, walls not specifically listed above, permit fees, 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



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
Division 09	Finishes Subtotal				\$2,968.52
Division 10	Specialties				
102816200600	Medicine cabinets, unlighted, plywood body, triple door, 30" x 32"	1.00	Ea.	\$403.56	\$403.56
Division 10	Specialties Subtotal				\$403.56
Division 11	Equipment				
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
Division 11	Equipment Subtotal				\$1,464.27
Division 12	Furnishings				
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
Division 12	Furnishings Subtotal				\$12,690.84
Division 22	Plumbing				
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
Division 22	Plumbing Subtotal				\$8,544.29
Division 26	Electrical				
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
Division 26	Electrical Subtotal				\$2,357.00

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