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2/12/2025

Lee College
501 S Pruett
Baytown, Texas 77520
Attn: Philip Handley
Director Physical Plant
phandley@Lee.edu
281-705-0801

Re: Gym Restrooms Remodel – Men’s & Women’s - Lobby, Corridor and Locker Room
Choice Partners ID: 24/018MR-03.

As requested, Construction Masters of Houston is pleased to submit this 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	\$	321,163.82
Total of Non Pre-priced Line Items		
Construction Masters Standard Coefficient (88%)	\$	(38,539.66)
Project Price Subtotal	\$	282,624.16
Performance and Payment Bonds (Pass-thru cost)	\$	5,239.00
Permitting (Pass-thru cost)		
Total Price	\$	287,863.16

Scope of Work: Basis of Design – Student Center Restrooms

- Lobby Restrooms – Men’s & Women’s

- Demo all floor tile, wall tile, toilet partitions, urinal screens, mirrors, grab bars, existing lights, light switch, GFCI receptacles, gyp board on wet walls only, and corroded metal studs as needed and dispose of haul off.
- Remove the following items to be salvaged and reinstalled – toilet paper dispensers, paper towel dispensers, and soap dispensers.

- Plumbing:

- Remove/Salvage/Reinstall - wall mount sinks/faucets, wall mount toilets/flush valves, and wall mount urinals/flush valves.
- Chip and raise floor drain tops and supply/install new floor drain trap primers.



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- **Electrical:**
 - Demo all existing ceiling lighting, light switch, GFCI receptacles and occupancy sensors.
 - Supply/Install new LED lighting (1 for 1) in size/type, new light switch, and stainless-steel plate, GFCI receptacle and stainless-steel plate, and new wall mount occupancy sensors.
 - Each room will have one light with an emergency power backup.
- **Walls:**
 - Demo existing gyp board down to studs from floor to ceiling on the “wet walls” only.
 - Replace all corroded metal studs as needed.
 - Supply/Install new durock to “wet walls” for new wall tile.
 - Repair existing drywall to smooth finish for paint.
- **Painting:**
 - Prep, prime (as needed) and paint with two covering coats walls without wall tile. Color TBD.
 - Prep and paint ceilings high reflective white, flat finish.
 - Prep and paint door and frame. Match existing color.
- **Wall Tile/Epoxy Floors:**
 - Demo existing floor tiles and all existing wall tiles.
 - Supply/Install new 12”x24” wall tile – two colors – field and accent color, with epoxy grout.
 - Perform moisture tests on concrete floors and apply moisture mitigation as needed prior to applying new floor epoxy coating. Color TBD.
- **Toilet Partitions & Accessories:**
 - Demo existing toilet partitions and urinal screens.
 - Supply/Install new plastic laminate floor mounted/overhead braced toilet partitions and wall mount plastic laminate urinal screens all with stainless steel brackets. Color TBD.
 - Supply/Install new 36” and 42” grab bars and 24”x36” framed mirrors.
- **Corridor Restrooms – Men’s, Women’s & Unisex**
 - Demo all floor tile, wall tile, toilet partitions, urinal screens, mirrors, grab bars, existing lights, light switch, GFCI receptacles, gyp board on wet walls only, and corroded metal studs as needed and dispose of haul off.
 - Remove the following items to be salvaged and reinstalled – toilet paper dispensers, paper towel dispensers, and soap dispensers.
- **Plumbing:**
 - Remove/Salvage/Reinstall – drop-in sinks/faucets, wall mount toilets/flush valves, and wall mount urinals/flush valves.
 - Chip and raise floor drain tops and supply/install new floor drain trap primers.



- **Electrical:**
 - Demo all existing ceiling lighting, light switch, GFCI receptacles and occupancy sensors.
 - Supply/Install new LED lighting (1 for 1) in size/type, new light switch, and stainless-steel plate, GFCI receptacle and stainless-steel plate, and new wall mount occupancy sensors.
 - Each room will have one light with an emergency power backup.
- **Walls:**
 - Demo existing gyp board down to studs from floor to ceiling on the “wet walls” only.
 - Replace all corroded metal studs as needed.
 - Supply/Install new durock to “wet walls” for new wall tile.
 - Repair existing drywall to smooth finish for paint.
- **Millwork:**
 - Demo existing plastic laminate countertops.
 - Fabricate and install new plastic laminate countertops, 4” back splash and ADA panels.
 - Supply/Install new brackets.
- **Painting:**
 - Prep, prime (as needed) and paint with two covering coats walls without wall tile. Color TBD.
 - Prep and paint ceilings high reflective white, flat finish.
 - Prep and paint door and frame. Match existing color.
- **Wall Tile/Epoxy Floors:**
 - Demo existing floor tiles and all existing wall tiles.
 - Supply/Install new 12”x24” wall tile – two colors – field and accent color, with epoxy grout.
 - Perform moisture tests on concrete floors and apply moisture mitigation as needed prior to applying new floor epoxy coating. Color TBD.
- **Toilet Partitions & Accessories:**
 - Demo existing toilet partitions and urinal screens.
 - Supply/Install new plastic laminate floor mounted/overhead braced toilet partitions and wall mount plastic laminate urinal screens all with stainless steel brackets. Color TBD.
 - Supply/Install new 36” and 42” grab bars and 24”x36” framed mirrors.
- **Locker Room – Men’s & Women’s**
 - Demo all floor tile, wall tile, toilet door, shower door, mirrors, grab bars, existing lights, light switch, GFCI receptacles, gyp board on all walls, and corroded metal studs as needed and dispose of haul off.
 - Remove the following items to be salvaged and reinstalled – toilet paper dispensers, paper towel dispensers, and soap dispensers.
- **Plumbing:**
 - Remove/Salvage/Reinstall - wall mount sinks/faucets, wall mount toilets/flush valves, and wall mount urinals/flush valves.
 - Demo existing shower valve and shower kit and supply/Install new shower valves and shower kits.
 - Chip and raise floor drain tops and supply/install new floor drain trap primers.



- **Electrical:**
- Demo all existing ceiling lighting, light switch, GFCI receptacles and occupancy sensors.
- Supply/Install new LED lighting (1 for 1) in size/type, new light switch, and stainless-steel plate, GFCI receptacle and stainless-steel plate, and new wall mount occupancy sensors.
- Each room will have one light with an emergency power backup.

- **Walls:**
- Demo existing gyp board down to studs from floor to ceiling on all walls.
- Replace all corroded metal studs as needed.
- Supply/Install new durock to all walls for new wall tile.

- **Painting:**
- Prep, prime (as needed) and paint with two covering coats walls without wall tile. Color TBD.
- Prep and paint door and frame. Match existing color.

- **Wall Tile/Epoxy Floors:**
- Demo existing floor tiles and all existing wall tiles.
- Supply/Install new 12"x24" wall tile – two colors – field and accent color, with epoxy grout.
- Perform moisture tests on concrete floors and apply moisture mitigation as needed prior to applying new floor epoxy coating. Color TBD.

- **Toilet Partitions & Accessories:**
- Demo existing toilet plastic laminate door and aluminum glass shower door.
- Supply/Install new black core phenolic shower door and toilet door with stainless steel brackets. Color TBD.
- Supply/Install new 36" and 42" grab bars and 24"x36" framed mirrors.
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- **Includes: 3 separate mobilizations, Labor, materials, equipment, floor protection on new carpet, supervision, dumpster, haul off, disposal and final clean.**
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- **Excludes: new carriers for toilets/sinks/urinals, flush valves, faucets, ceiling grid/tile work, fire alarm devices, 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, Basis of Design Photos Attached

Thank You for the Opportunity,
Ed Cudworth



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