



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

11/5/2025

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

**Re: Lee College – Rundell Hall Office Renovation**  
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	\$	115,927.13
Total of Non Pre-priced Line Items		
Construction Masters Standard Coefficient (88%)	\$	(13,911.26)
Project Price Subtotal	\$	102,015.87
Performance and Payment Bonds (Pass-thru cost)	\$	2,530.00
Permitting (Pass-thru cost)	\$	1,200.00
<b>Total Job Order Contract Price</b>	<b>\$</b>	<b>105,745.87</b>

**Scope of Work:**

- Provided all labor, materials, equipment, supervision to renovate and expand the offices in suites 201A & 201B per the drawings and specifications by PBK Architects and Leaf Engineers dated 8/25/2025.
- **Exceptions:**
  - 1. pricing based on the revised layout per PBK Architects dated 9/29/2025– see attached.
  - 2. Construction management will be between Lee College and Construction Masters of Houston via email, PBK will not be part of the construction management process.
  - 3. Price does not include using ProCore Construction Management Software.
  - 4. Price does not include any HVAC controls.
- 



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- **Includes: Labor, materials, equipment, supervision, TAB, permit fees, permits, dumpster, haul off, disposal and final clean.**
- **Excludes: drawings, 3<sup>rd</sup> 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



Cost Estimate Report

Lee College

Date: 11/05/2025

Baytown, TX  
200 Lee Dr

Rundell Hall Office Renovation

Year 2025 Quarter 3  
Unit Detail Report

Prepared By: Justin Davis Construction Masters of Houston

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
<b>Division 01 General Requirements</b>					
013113200260	Field personnel, superintendent, average	2.00	Week	\$3,725.00	\$7,450.00
015616100100	Dust barrier, temporary, polyethylene sheet, 4 mil	10.00	Sq.	\$18.44	\$184.40
017413200100	Cleaning up, cleanup of floor area, final by GC at end of job	8.00	M.S.F.	\$97.70	\$781.60
<b>Division 01 General Requirements Subtotal</b>					<b>\$8,416.00</b>
<b>Division 02 Existing Conditions</b>					
024113160160	Fire Alarm, incl wire, conduit, boxes, Siemens vendor, testing, fire marshal inspections, labor/equipment charge	9.00	Day	\$757.28	\$6,815.52
024119190840	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost	1.00	Week	\$850.00	\$850.00
024119192195	Selective demolition, rubbish handling, 0'-100' haul, load, haul, dump and return, wheeled, including 11-21 riser stairs, cost to be added to demolition cost	20.00	C.Y.	\$57.16	\$1,143.20
<b>Division 02 Existing Conditions Subtotal</b>					<b>\$8,808.72</b>
<b>Division 07 Thermal and Moisture Protection</b>					
070505100670	Selective demolition, thermal and moisture protection, insulation, batts or blankets	300.00	C.F.	\$0.29	\$87.00
072116201320	Blanket insulation, for walls or ceilings, mineral wool batts, 3-1/2" thick, R15	1,040.00	S.F.	\$2.42	\$2,516.80
<b>Division 07 Thermal and Moisture Protection Subtotal</b>					<b>\$2,603.80</b>
<b>Division 08 Openings</b>					
080505100500	Door demolition, interior door, single, 3' x 7' high, 1-3/8" thick, remove	3.00	Ea.	\$18.40	\$55.20

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
080505102000	Door demolition, door frames, metal, remove	3.00	Ea.	\$58.08	\$174.24
080505102205	Door demolition, door hardware, remove	3.00	Ea.	\$10.15	\$30.45
080505200280	Window demolition, aluminum, to 50 S.F.	3.00	Ea.	\$73.03	\$219.09
080505200620	Window demolition, glass, over 10 S.F. per window	42.00	S.F.	\$2.44	\$102.48
081213150530	Borrowed lite, mullion section, 18 gauge, 4-5/8", double stop	96.00	L.F.	\$62.15	\$5,966.40
081213259000	Door frames, minimum labor/equipment charge	4.00	Job	\$539.99	\$2,159.96
081416093780	Door, wood, architectural, flush, interior, H.P. plastic laminate, 1-3/8', 3'-0" x 7'-0"	4.00	Ea.	\$461.44	\$1,845.76
081416093860	Door, wood, architectural, flush, interior, H.P. plastic laminate, for solid wood core, add	4.00	Ea.	\$81.92	\$327.68
081416099000	Door, wood, architectural, minimum labor/equipment charge	4.00	Job	\$111.91	\$447.64
084313100020	Frames, aluminum, door, entrance, clear anodized finish, storefront, 3' x 7' opening	4.00	Opng.	\$1,000.06	\$4,000.24
087120409000	Door hardware, minimum labor/equipment charge	4.00	Job	\$77.05	\$308.20
087120440760	Door hardware, anti-ligature mortise lockset, lever handle office set, US32D	4.00	Ea.	\$766.83	\$3,067.32
087120903800	Door hardware, hinges, half surface, half mortise, or full surface, average frequency, stainless steel base, US32, 4-1/2" x 4-1/2"	6.00	Pair	\$258.93	\$1,553.58
088110100800	Float glass, tempered, clear, 1/4" thick	80.00	S.F.	\$23.90	\$1,912.00
088110109000	Float glass, minimum labor/equipment charge	1.00	Job	\$235.62	\$235.62
088753100000	Security film, labor/equipment minimum	1.00	Job	\$850.00	\$850.00
088753100060	Security film, clear, 12 mil, excl. glass	80.00	S.F.	\$5.25	\$420.00
<b>Division 08</b>	<b>Openings Subtotal</b>				<b>\$23,675.86</b>

<b>Division 09</b>	<b>Finishes</b>				
090170100500	Gypsum wallboard, repairs, skim coat surface with joint compound	1,000.00	S.F.	\$0.34	\$340.00
090505101250	Ceiling demolition, suspended ceiling, mineral fiber, on suspension system, remove	470.00	S.F.	\$0.63	\$296.10
090505200560	Carpet tile, permanent adhesive, removal	470.00	S.F.	\$0.41	\$192.70
090505200850	Flooring demolition, vinyl or rubber cove base, straight section	191.00	L.F.	\$0.38	\$72.58
090505302300	Walls and partitions demolition, metal or wood studs, finish two sides, plasterboard (gypsum wallboard)	300.00	S.F.	\$2.23	\$669.00
092116333800	Partition wall, interior, standard, taped both sides, installed on & incl. 25 ga, NLB metal studs, 3-5/8" wide, 16" OC, 8' to 12' high, 5/8" gypsum drywall	720.00	S.F.	\$5.50	\$3,960.00
092116336400	Partition wall, interior, fire resistant, 2 layers, 2 hour, taped both sides, installed on & incl. 25 ga, NLB metal studs, 3-5/8" wide, 16" OC, 8' to 12' high, 5/8" gypsum drywall	320.00	S.F.	\$7.47	\$2,390.40

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
095123300820	Complete suspended ceilings, mineral fiber, Tegular, 2' x 2' x 5/8", on 9/16" grid, include standard suspension system, excl. 1-1/2" carrier channels	520.00	S.F.	\$6.91	\$3,593.20
095123300820	Complete suspended ceilings, for rooms under 500 S.F., add	1.00	S.F.	\$0.49	\$252.20
096510103600	Latex underlayment, cementitious for resilient flooring, up to 1/8" thick	470.00	S.F.	\$4.26	\$2,002.20
096513131100	Wall base, rubber, straight or cove, standard colors, 4" high, 1/8" thick	240.00	L.F.	\$3.86	\$926.40
096813101180	Carpet tile, tufted nylon, 35 oz., 18" x 18" or 24" x 24"	67.00	S.Y.	\$50.14	\$3,359.38
099123720840	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 2 coats, smooth finish, roller	2,200.00	S.F.	\$0.92	\$2,024.00
099710102330	Paints & coatings, interior, low VOC, wallboard primer	5.00	Gal.	\$48.05	\$240.25
099710102345	Paints & coatings, interior, low VOC, eggshell	10.00	Gal.	\$83.54	\$835.40
<b>Division 09</b>	<b>Finishes Subtotal</b>				<b>\$21,153.81</b>
<b>Division 10</b>	<b>Specialties</b>				
102223139000	Partitions, minimum labor/equipment charge	20.00	Hr.	\$438.70	\$8,774.00
<b>Division 10</b>	<b>Specialties Subtotal</b>				<b>\$8,774.00</b>
<b>Division 21</b>	<b>Fire Suppression</b>				
210523509990	Water-based fire suppression piping, minimum labor/equipment charge	16.00	Hr.	\$211.25	\$3,380.00
211313501940	Sprinkler system components, connector for sprinkler heads, 40" length, 1/2" and 3/4" outlet size	1.00	Ea.	\$74.13	\$74.13
211313502360	Sprinkler system components, sprinkler head escutcheons, standard, chrome, 1" size	1.00	Ea.	\$18.42	\$18.42
211313503730	Sprinkler system components, sprinkler heads, standard spray, pendent or upright, brass, 135 to 286 degrees Fahrenheit, 1/2" NPT, 4.2 K-factor, excludes supply piping	1.00	Ea.	\$63.10	\$63.10
<b>Division 21</b>	<b>Fire Suppression Subtotal</b>				<b>\$3,535.65</b>
<b>Division 22</b>	<b>Plumbing</b>				
221113440580	Pipe, steel, black, threaded, 1" diameter, schedule 40, Spec. A-53, includes coupling and clevis hanger assembly sized for covering, 10' OC	40.00	L.F.	\$16.57	\$662.80
<b>Division 22</b>	<b>Plumbing Subtotal</b>				<b>\$662.80</b>
<b>Division 23</b>	<b>Heating, Ventilating, and Air Conditioning (HVAC)</b>				
230505101640	Diffusers, registers or grills, 21" thru 36" max dimension, selective demolition	7.00	Ea.	\$16.30	\$114.10
230505109000	HVAC, selective demolition, minimum labor/equipment charge	2.00	Job	\$570.57	\$1,141.14

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
230593103000	Balancing, air conditioning equipment, supply, return, exhaust, registers and diffusers, average ceiling height, (Subcontractor's quote including material & labor), Pre Construction Testing	6.00	Ea.	\$84.00	\$504.00
230593103000	Balancing, air conditioning equipment, supply, return, exhaust, registers and diffusers, average ceiling height, (Subcontractor's quote including material & labor) Post Construction TAB	11.00	Ea.	\$84.00	\$924.00
230593103700	Balancing, air conditioning equipment, supply, return, exhaust, registers and diffusers, linear supply diffuser, (Subcontractor's quote including material & labor) Pre Construction Testing	3.00	Ea.	\$210.00	\$630.00
230593103700	Balancing, air conditioning equipment, supply, return, exhaust, registers and diffusers, linear supply diffuser, (Subcontractor's quote including material & labor) Post Construction TAB	3.00	Ea.	\$210.00	\$630.00
230716109610	HVAC labor/equipment charge	43.00	Hr.	\$152.99	\$6,578.57
230923102120	Control components/DDC system, subcontractor's quote incl.material & labor, status (alarms), digital inputs (average 50' run in 1/2" EMT), fire	6.00	Ea.	\$534.58	\$3,207.48
233313136000	Duct accessories, multi-blade dampers, opposed blade, 12" x 12"	4.00	Ea.	\$190.93	\$763.72
233313287000	Duct accessories, splitter damper assembly, self-locking, 1' rod	2.00	Ea.	\$69.23	\$138.46
233346102040	Ductwork, flexible coated fiberglass fabric on corrosion resistant metal helix, insulated, P.E. jacket, 1" thick, 12" diameter, pressure to 12"(WG) UL-181	24.00	L.F.	\$20.32	\$487.68
233713300380	Grille, aluminum, air supply, adjustable, single deflection, 24" x 24"	2.00	Ea.	\$190.78	\$381.56
233713301260	Grille, steel, air return, 24" x 24"	2.00	Ea.	\$126.84	\$253.68
233713601460	Register, air supply, ceiling/wall, anodized aluminum, adjustable curved face bars, one or two way deflection, 4" X 48", includes opposed blade damper	2.00	Ea.	\$411.54	\$823.08
<b>Division 23</b>	<b>Heating, Ventilating, and Air Conditioning (HVAC) Subtotal</b>				<b>\$16,577.47</b>
<b>Division 26</b>	<b>Electrical</b>				
260102204100	Electrical, labor/equipment, occupied office	66.00	Hr.	\$125.75	\$8,299.50
260505100200	Conduit, electric metallic tubing (EMT), 1/2" to 1" diameter, electrical demolition, remove conduit to 10' high, including fittings & hangers	120.00	L.F.	\$1.23	\$147.60
260505101720	Junction boxes, 4" square & octagon, electrical demolition, remove, including removal of supports and terminations	12.00	Ea.	\$6.05	\$72.60
260505101780	Receptacle & switch plates, electrical demolition, remove	8.00	Ea.	\$1.89	\$15.12
260505101790	Receptacle & switches, 15 to 30 amp, electrical demolition, remove	8.00	Ea.	\$3.59	\$28.72
260505101840	Wire, THW-THWN-THHN, #12, electrical demolition, removed from in place conduit, to 10' high	8.00	C.L.F.	\$8.81	\$70.48
260505102140	Fluorescent fixtures, interior, 4 lamp, 2' x 4', electrical demolition, remove, recessed drop-in, to 10' high, including supports & whips	7.00	Ea.	\$32.31	\$226.17
260505505810	Occupancy sensor, electrical demolition, remove	3.00	Ea.	\$23.01	\$69.03
260505505810	Occupancy sensor, electrical demolition, remove	4.00	Ea.	\$23.01	\$92.04

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
260519900100	Wire, copper, stranded, 600 volt, #12, type THW, normal installation conditions in wireway, conduit, cable tray	12.00	C.L.F.	\$76.40	\$916.80
260533135020	Electric metallic tubing (EMT), 3/4" diameter, to 10' high, incl 2 terminations, 2 field bend elbows, 11 beam clamps, and 11 couplings per 100 LF	400.00	L.F.	\$5.62	\$2,248.00
260533160150	Outlet boxes, pressed steel, 4" square	41.00	Ea.	\$27.18	\$1,114.38
260590104130	Receptacle devices, residential, duplex outlet, ivory, w/#12/2, EMT & wire, 20', 20 amp, incl box & cover plate	6.00	Ea.	\$175.89	\$1,055.34
265113551010	Interior LED fixtures, troffer, recess mounted, 4,800 lumens, 2' x 4', replaces three T8 lamp, incl lamps, mounting hardware and connections	10.00	Ea.	\$323.32	\$3,233.20
<b>Division 26</b>	<b>Electrical Subtotal</b>				<b>\$17,588.98</b>
<b>Division 27</b>	<b>Communications</b>				
270505200280	Data jack, electrical demolition, remove	3.00	Ea.	\$3.59	\$10.77
271513137242	Unshielded twisted pair (UTP) cable, solid, plenum, #24, 4 pair, category 6	8.00	C.L.F.	\$93.11	\$744.88
271543130300	Data outlets, single opening, excl voice/data devices	1.00	Ea.	\$19.74	\$19.74
271543131000	Voice/data wall plate, plastic, 1 gang, 1-port, excl voice/data devices	1.00	Ea.	\$9.13	\$9.13
271543131080	Voice/data wall plate, plastic, 1 gang, 6-port, excl voice/data devices	4.00	Ea.	\$9.13	\$36.52
275119109100	Communications, labor & equipment	1.00	Job	\$1,307.38	\$1,307.38
<b>Division 27</b>	<b>Communications Subtotal</b>				<b>\$2,128.42</b>
<b>Division 28</b>	<b>Electronic Safety and Security</b>				
284611275240	Detection system, smoke detector, addressable type, excl. wires & conduit	1.00	Ea.	\$430.02	\$430.02
284620505610	Detection system, strobe & horn, ADA type, excluding wires & conduits	5.00	Ea.	\$314.32	\$1,571.60
<b>Division 28</b>	<b>Electronic Safety and Security Subtotal</b>				<b>\$2,001.62</b>

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Subtotal					\$115,927.13
General Contractor's Markup on Subs				0.00%	\$0.00
Subtotal					\$115,927.13
General Conditions				0.00%	\$0.00
Subtotal					\$115,927.13
General Contractor's Overhead and Profit				0.00%	\$0.00
Grand Total					\$115,927.13



**From:** [Handley, Philip](#)  
**To:** [Arriaga, Leydy](#)  
**Cc:** [Rangel, Valeria](#); [Ed Cudworth](#)  
**Subject:** RE: 250307 Lee College Rundell Hall Office Reno  
**Date:** Monday, September 29, 2025 10:43:47 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image009.png](#)

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Do you have a complete set of plans? Wanting to send them to my co-op contractor, he is cc'ed above

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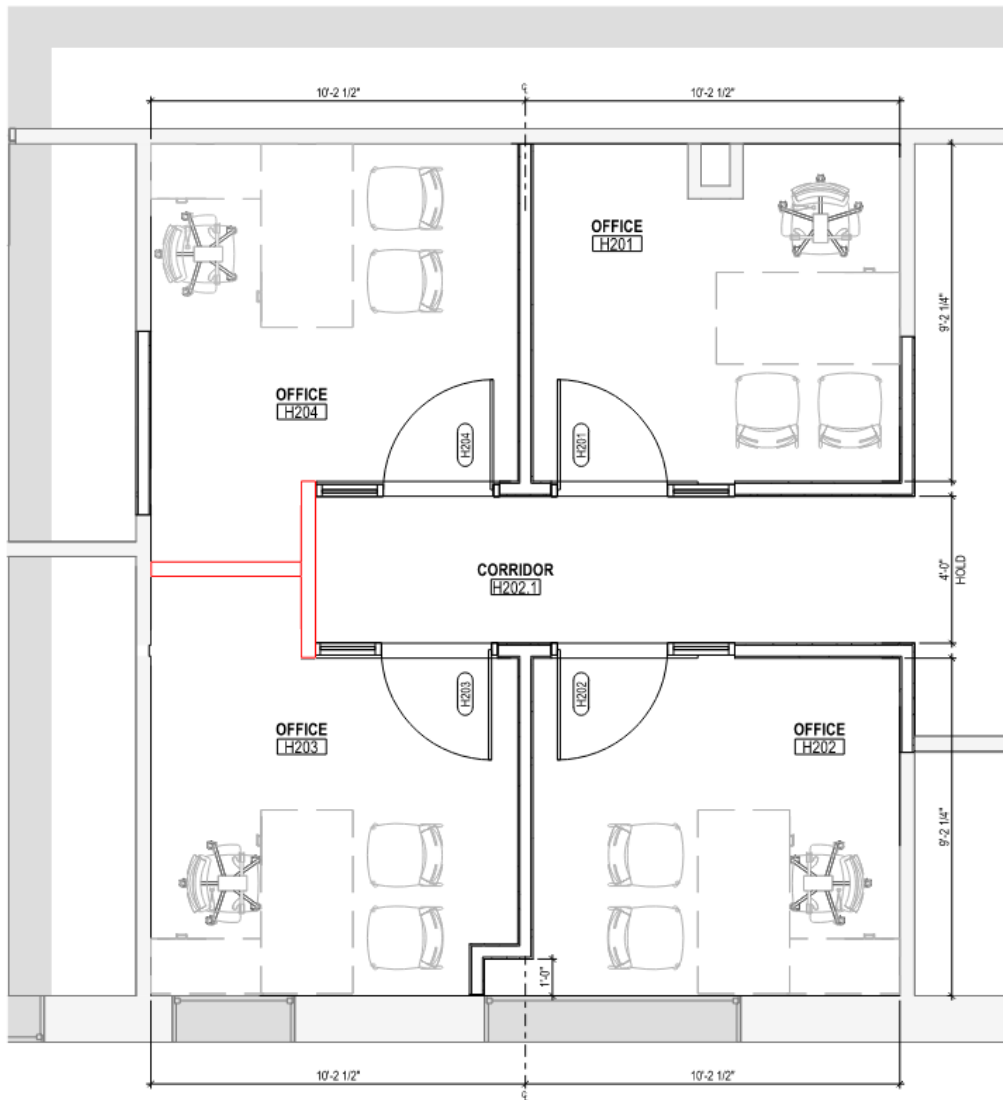
**From:** Arriaga, Leydy <leydy.arriaga@pbk.com>  
**Sent:** Wednesday, September 17, 2025 9:36 AM  
**To:** Ditto, John <jditto@Lee.Edu>; Handley, Philip <phandley@Lee.Edu>  
**Cc:** Rangel, Valeria <valeria.rangel@pbk.com>  
**Subject:** RE: 250307 Lee College Rundell Hall Office Reno

Phillip,

I added the dimensions to the four new offices per your request, see attached updated plan.

Is the sketch below in red what you had in mind, this doesn't give back much room to the offices – give me a call back to discuss. The design documents issued on 8/26 were submitted to the city for permitting, I recommend that we wait to get the permit review completed to incorporate a floor plan revision. This would avoid any interruption and potential delay in the review process. If life safety is not alternated, the city may not require this potential revision to be resubmitted.

Also, I wanted to check the bidding status – did this end up being issued as a competitive sealed proposal or job order contract?



Thank you,

**Leydy Arriaga**

Associate I, Project Manager

p. 281-528-1697 m. 713-409-0152



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**From:** Ditto, John <[jditto@Lee.Edu](mailto:jditto@Lee.Edu)>

**Sent:** Tuesday, August 26, 2025 10:15 AM  
**To:** Arriaga, Leydy <[leydy.arriaga@pbk.com](mailto:leydy.arriaga@pbk.com)>; Handley, Philip <[phandley@Lee.Edu](mailto:phandley@Lee.Edu)>  
**Cc:** Rangel, Valeria <[valeria.rangel@pbk.com](mailto:valeria.rangel@pbk.com)>  
**Subject:** RE: 250307 Lee College Rundell Hall Office Reno

Thank you Leydy

John

---

**From:** Arriaga, Leydy <[leydy.arriaga@pbk.com](mailto:leydy.arriaga@pbk.com)>  
**Sent:** Tuesday, August 26, 2025 8:29 AM  
**To:** Ditto, John <[jditto@Lee.Edu](mailto:jditto@Lee.Edu)>; Handley, Philip <[phandley@Lee.Edu](mailto:phandley@Lee.Edu)>  
**Cc:** Rangel, Valeria <[valeria.rangel@pbk.com](mailto:valeria.rangel@pbk.com)>  
**Subject:** RE: 250307 Lee College Rundell Hall Office Reno

John/Philip,

I have updated the mechanical drawing section and Div 22 spec section; the incorrect seal was used for these.

Please see updated sets in the link below:

 [250307 LC Rundell Hall Office Renovation](#)

Thank you,

**Leydy Arriaga**

Associate I, Project Manager  
p. 281-528-1697 m. 713-409-0152



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**From:** Ditto, John <[jditto@Lee.Edu](mailto:jditto@Lee.Edu)>  
**Sent:** Monday, August 25, 2025 3:51 PM  
**To:** Arriaga, Leydy <[leydy.arriaga@pbk.com](mailto:leydy.arriaga@pbk.com)>; Handley, Philip <[phandley@Lee.Edu](mailto:phandley@Lee.Edu)>  
**Cc:** Rangel, Valeria <[valeria.rangel@pbk.com](mailto:valeria.rangel@pbk.com)>  
**Subject:** RE: 250307 Lee College Rundell Hall Office Reno

Thank you Leydy,

No problems with the download.

John

*John Ditto*

Executive Director of Facilities

Lee College, Physical Plant Department

501 S. Pruett St.

Baytown, Texas 77520

Office: 281-425-6862

Mobile: 346-233-6744

Fax: 281-425-6833

---

**From:** Arriaga, Leydy <[leydy.arriaga@pbk.com](mailto:leydy.arriaga@pbk.com)>

**Sent:** Monday, August 25, 2025 3:21 PM

**To:** Ditto, John <[jditto@Lee.Edu](mailto:jditto@Lee.Edu)>; Handley, Philip <[phandley@Lee.Edu](mailto:phandley@Lee.Edu)>

**Cc:** Rangel, Valeria <[valeria.rangel@pbk.com](mailto:valeria.rangel@pbk.com)>

**Subject:** 250307 Lee College Rundell Hall Office Reno

John / Phillip,

Please see link below for Issue for Permit/Bid documents for your review. Let me know if you have any questions or issues downloading.

 [250307 LC Rundell Hall Office Renovation](#)

Thank you,

**Leydy Arriaga**

Associate I, Project Manager

p. 281-528-1697 m. 713-409-0152



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