



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

4/6/2026

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: McNair Campus Perimeter Fence – Options 1 and 2**  
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.

**Option 1 – Fence**

Extended Total Including Overhead and Profit from RS Means	\$	198,797.40
Total of Non Pre-priced Line Items		
Construction Masters Standard Coefficient (88%)	\$	(23,855.69)
Project Price Subtotal	\$	174,941.71
Performance and Payment Bonds (Pass-thru cost)	\$	4,373.54
Permitting (Pass-thru cost)		
<b>Total Job Order Contract Price</b>	<b>\$</b>	<b>179,315.25</b>

**Scope of Work: Option 1 Fence**

- Supply/Install 2,735 LF of 6ft tall, 9 ga/8ga core chain link vinyl coated fence with 2” mesh.
- Supply/Install two (2) 6’h x 8’w manual chain link vinyl coated double-swing gates.
- All posts to be schedule 40 black set in concrete.



### Option 1 – Alternate Add Gate Motors

Extended Total Including Overhead and Profit from RS Means	\$	50,100.02
Total of Non Pre-priced Line Items		
Construction Masters Standard Coefficient (88%)	\$	(6,012.00)
Project Price Subtotal	\$	44,088.02
Performance and Payment Bonds (Pass-thru cost)	\$	1,102.20
Permitting (Pass-thru cost)		
<b>Total Job Order Contract Price</b>	<b>\$</b>	<b>45,190.22</b>

### Scope of Work: Option 1 – Alternate Add Gate Motors

- Supply/Install four (4) new Lift Master single phase gate operators with battery backup.
- Saw cut and install six (6) vehicle loop at entry and exit & safety.
- Supply/Install six (6) vehicle loop detectors.
- Supply/Install two (2) card reader/keypad pedestals. Card readers/keypads to be installed by owner.
- Supply/Install two (2) Fire Dept approx. Knox boxes, pin drops, and Knox padlocks.

OR

### Option 2 – Fence

Extended Total Including Overhead and Profit from RS Means	\$	271,574.54
Total of Non Pre-priced Line Items		
Construction Masters Standard Coefficient (88%)	\$	(32,588.94)
Project Price Subtotal	\$	238,985.60
Performance and Payment Bonds (Pass-thru cost)	\$	5,974.64
Permitting (Pass-thru cost)		
<b>Total Job Order Contract Price</b>	<b>\$</b>	<b>244,960.24</b>

### Scope of Work: Option 2 Fence

- Supply/Install 1,589 LF of 6ft tall, 9 ga/8ga core chain link vinyl coated fence with 2” mesh.
- Supply/Install two (2) 6’h x 8’w manual chain link vinyl coated double-swing gates.
- Supply/Install 1,146 LF of 6’ tall black secure weld wrought iron fence.
- Supply/Install two (2) 6’ h x 27’ w manual black, wrought iron cantilever hi-motion single slide gates.
- All posts to be schedule 40 black set in concrete.



## Option 2 – Alternate Add Gate Motors

Extended Total Including Overhead and Profit from RS Means	\$	37,301.60
Total of Non Pre-priced Line Items		
Construction Masters Standard Coefficient (88%)	\$	(4,476.19)
Project Price Subtotal	\$	32,825.41
Performance and Payment Bonds (Pass-thru cost)	\$	820.64
Permitting (Pass-thru cost)		
<b>Total Job Order Contract Price</b>	<b>\$</b>	<b>33,646.04</b>

### Scope of Work: Option 2 – Alternate Add Gate Motors

- Supply/Install two (2) new Lift Master single phase gate operators with battery backup.
- Saw cut and install four (4) vehicle loop at entry and exit & safety.
- Supply/Install four (4) vehicle loop detectors.
- Supply/Install two (2) card reader/keypad pedestals. Card readers/keypads to be installed by owner.
- Supply/Install two (2) Fire Dept approx. Knox boxes, pin drops, and Knox padlocks.
  
- **Includes: Labor, materials, equipment, supervision, dumpster, haul off, disposal and final clean.**
  
- **Excludes: electrical, permit fees, permits, 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: 04/06/2026

Baytown, T, 77521

3411 I-10

**OPT 1 FENCE MCNAIR**

Year 2022

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	1.50	Week	\$3,725.00	\$5,587.50
<b>Division 01 General Requirements Subtotal</b>					<b>\$5,587.50</b>
<b>Division 02 Existing Conditions</b>					
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
<b>Division 02 Existing Conditions Subtotal</b>					<b>\$625.00</b>
<b>Division 32 Exterior Improvements</b>					
323113200200	Fence, chain link industrial, galvanized steel, 3 strands barb wire, 2" posts @ 10' OC, 9 ga. wire, 6' high, schedule 40, includes excavation, & concrete	2,735.00	L.F.	\$31.69	\$86,672.15
323113200250	Fence, chain link industrial, add for, vinyl coated fabric, per SF	2,735.00	L.F.	\$10.01	\$27,377.35
323113306645	Fence, chain link, gates & posts, line posts, vinyl coated, (1/3 post length in ground), 2-1/2" OD, 6', set in concrete, includes excavation	460.00	Ea.	\$118.08	\$54,316.80
323113307780	Chain link fence gates and posts, chain link fence gates and posts, 6' high, excludes excavation	64.00	L.F.	\$252.85	\$16,182.40
323113307925	Chain link fence gates and posts, auger fence post hole, medium soil, 3' deep, by machine, includes excavation	460.00	Ea.	\$17.47	\$8,036.20
<b>Division 32 Exterior Improvements Subtotal</b>					<b>\$192,584.90</b>

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
	<b>Subtotal</b>				<b>\$198,797.40</b>
	<b>General Contractor's Markup on Subs</b>			<b>0.00%</b>	<b>\$0.00</b>
	<b>Subtotal</b>				<b>\$198,797.40</b>
	<b>General Conditions</b>			<b>0.00%</b>	<b>\$0.00</b>
	<b>Subtotal</b>				<b>\$198,797.40</b>
	<b>General Contractor's Overhead and Profit</b>			<b>0.00%</b>	<b>\$0.00</b>
	<b>Grand Total</b>				<b>\$198,797.40</b>

## Cost Estimate Report

### Lee College

Baytown, T, 77521

3411 I-10

Date: 04/06/2026

### OPT 1 Alt Gate Operators McNair

Year 2022

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>					
013113200160	Field personnel, general purpose laborer, average, Gate Installation	8.00	Day	\$1,931.40	\$15,451.20
013113200260	Field personnel, superintendent, average	1.00	Week	\$3,725.00	\$3,725.00
<b>Division 01 General Requirements Subtotal</b>					<b>\$19,176.20</b>
<b>Division 03 Concrete</b>					
038113500500	Concrete sawing, concrete slabs, rod reinforced, up to 3" deep, includes blade cost, layout and set up time	75.00	L.F.	\$2.06	\$154.50
038113500590	Selective demolition, concrete slab cutting/sawing, minimum labor/equipment charge	1.00	Job	\$769.04	\$769.04
<b>Division 03 Concrete Subtotal</b>					<b>\$923.54</b>
<b>Division 11 Equipment</b>					
111233135800	Parking gates, inductive loop	6.00	Ea.	\$473.41	\$2,840.46
<b>Division 11 Equipment Subtotal</b>					<b>\$2,840.46</b>
<b>Division 28 Electronic Safety and Security</b>					
281511111140	Access control equipment, keypad for cardreader	2.00	Ea.	\$541.51	\$1,083.02
<b>Division 28 Electronic Safety and Security Subtotal</b>					<b>\$1,083.02</b>
<b>Division 32 Exterior Improvements</b>					
323111107825	Chain link fence gates and posts, motor operators for gates, overhead gate, sliding/cantilever, 6' to 18' wide, excludes electric wiring & excavation	64.00	L.F.	\$407.45	\$26,076.80

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 32	Exterior Improvements Subtotal				\$26,076.80
	Subtotal				\$50,100.02
	General Contractor's Markup on Subs			0.00%	\$0.00
	Subtotal				\$50,100.02
	General Conditions			0.00%	\$0.00
	Subtotal				\$50,100.02
	General Contractor's Overhead and Profit			0.00%	\$0.00
	<b>Grand Total</b>				<b>\$50,100.02</b>

## Cost Estimate Report

### Lee College

Baytown, T, 77521

3411 I-10

Date: 04/06/2026

### OPT 2 FENCE MCNAIR

Year 2022

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
<b>Division 01 General Requirements Subtotal</b>					<b>\$7,450.00</b>
<b>Division 02 Existing Conditions</b>					
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
<b>Division 02 Existing Conditions Subtotal</b>					<b>\$625.00</b>
<b>Division 05 Metals</b>					
050521900200	Welding structural steel in field, cost per welder, 1/8" dia, type 6011, incl 1/2 operating engineer	120.00	Hr.	\$137.13	\$16,455.60
050521900300	Welding structural steel in field, cost per welder, 1/8" dia, type 6011, incl 1 operating engineer	80.00	Hr.	\$170.57	\$13,645.60
<b>Division 05 Metals Subtotal</b>					<b>\$30,101.20</b>
<b>Division 32 Exterior Improvements</b>					
323113200200	Fence, chain link industrial, galvanized steel, 3 strands barb wire, 2" posts @ 10' OC, 9 ga. wire, 6' high, schedule 40, includes excavation, & concrete	1,589.00	L.F.	\$31.69	\$50,355.41
323113200250	Fence, chain link industrial, add for, vinyl coated fabric, per SF	1,589.00	L.F.	\$10.01	\$15,905.89
323113200304	Fence, chain link industrial, wrought iron, 2" posts @ 10' OC, 3 strands barb wire, 9 ga. wire, 6' high, includes excavation, & concrete	1,146.00	L.F.	\$75.99	\$87,084.54
323113306645	Fence, chain link, gates & posts, line posts, vinyl coated, (1/3 post length in ground), 2-1/2" OD, 6', set in concrete, includes excavation	460.00	Ea.	\$118.08	\$54,316.80

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
323113307780	Chain link fence gates and posts, chain link fence gates and posts, 6' high, excludes excavation	16.00	L.F.	\$252.85	\$4,045.60
323113307780	Chain link fence gates and posts, wrought iron fence gates and posts, 6' high, excludes excavation	54.00	L.F.	\$252.85	\$13,653.90
323113307925	Chain link fence gates and posts, auger fence post hole, medium soil, 3' deep, by machine, includes excavation	460.00	Ea.	\$17.47	\$8,036.20
<b>Division 32</b>	<b>Exterior Improvements Subtotal</b>				<b>\$233,398.34</b>
<b>Subtotal</b>					<b>\$271,574.54</b>
<b>General Contractor's Markup on Subs</b>				<b>0.00%</b>	<b>\$0.00</b>
<b>Subtotal</b>					<b>\$271,574.54</b>
<b>General Conditions</b>				<b>0.00%</b>	<b>\$0.00</b>
<b>Subtotal</b>					<b>\$271,574.54</b>
<b>General Contractor's Overhead and Profit</b>				<b>0.00%</b>	<b>\$0.00</b>
<b>Grand Total</b>					<b>\$271,574.54</b>

## Cost Estimate Report

### Lee College

Date: 04/06/2026

Baytown, T, 77521

3411 I-10

### OPT 2 Alt Gate Operators McNair

Year 2022

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>					
013113200160	Field personnel, general purpose laborer, average, Gate Installation	4.00	Day	\$1,931.40	\$7,725.60
013113200260	Field personnel, superintendent, average	1.00	Week	\$3,725.00	\$3,725.00
<b>Division 01 General Requirements Subtotal</b>					<b>\$11,450.60</b>
<b>Division 03 Concrete</b>					
038113500500	Concrete sawing, concrete slabs, rod reinforced, up to 3" deep, includes blade cost, layout and set up time	50.00	L.F.	\$2.06	\$103.00
038113500590	Selective demolition, concrete slab cutting/sawing, minimum labor/equipment charge	1.00	Job	\$769.04	\$769.04
<b>Division 03 Concrete Subtotal</b>					<b>\$872.04</b>
<b>Division 11 Equipment</b>					
111233135800	Parking gates, inductive loop	4.00	Ea.	\$473.41	\$1,893.64
<b>Division 11 Equipment Subtotal</b>					<b>\$1,893.64</b>
<b>Division 28 Electronic Safety and Security</b>					
281511111140	Access control equipment, keypad for cardreader	2.00	Ea.	\$541.51	\$1,083.02
<b>Division 28 Electronic Safety and Security Subtotal</b>					<b>\$1,083.02</b>
<b>Division 32 Exterior Improvements</b>					
323111107825	Chain link fence gates and posts, motor operators for gates, overhead gate, sliding/cantilever, 6' to 18' wide, excludes electric wiring & excavation	54.00	L.F.	\$407.45	\$22,002.30

LineNumber	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Division 32	Exterior Improvements Subtotal				\$22,002.30
	Subtotal				\$37,301.60
	General Contractor's Markup on Subs			0.00%	\$0.00
	Subtotal				\$37,301.60
	General Conditions			0.00%	\$0.00
	Subtotal				\$37,301.60
	General Contractor's Overhead and Profit			0.00%	\$0.00
	<b>Grand Total</b>				<b>\$37,301.60</b>