



Estimate Details
Labor - Material - Equipment
BASE PROPOSAL REVISED-Sr. Estimator Val Bankston
Jamail & Smith Construction, LP
728-24 - 2024 BUYBOARD JOC RSMEANS - 2 YEAR CONTRACT - 4/01/2024
to 3/31/2026

Estimator: Sr. Estimator Val Bankston

Summary of tagged estimates...

Division Summary (MF04)

01 - General Requirements	\$29,656.00
02 - Existing Conditions	\$2,360.00
03 - Concrete	
04 - Masonry	
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	\$71,264.75
09 - Finishes	\$17,474.08
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
25 - Integrated Automation	

Totalling Components

Priced Line Items(Right Hand)	\$125,464.63
RSMeans DALLAS, TX CCI 2025Q2, 85.60%	\$(17,388.69)
2024 Buy Board JOC Jamail Nonstandard (-14.0000%)	\$(15,029.09)

Material, Labor, and Equipment Totals (No Totalling Components)

Material:	\$68,821.88
Labor:	\$56,510.90
Equipment:	\$131.85
Other:	\$0.00
Laborhours:	322.31
Green Line Items:2	\$5,317.44

26 - Electrical	\$753.40
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Custom Line Items	
Trades	\$3,956.40
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$125,464.63

Bond 2.5% (2.5000%)	\$2,308.04
RSMeans HOUSTON, TX CCI 2025Q3, 84.60%	\$(725.31)

Priced/Non-Priced

Total Priced Items:	31	\$125,464.63	
Total Non-Priced Items:	0	\$0.00	0.00%
	31	\$125,464.63	

Grand Total **\$94,629.58**

Estimator: Sr. Estimator Val Bankston

Totalling Component Details

Description	Item Count	Applicable Amount	Applied Amount	Applied Result	Balance
Priced Line Items(Right Hand) Included in Total: Yes Type:Total, Master Format Type: MF04 Values:Total Includes: Priced Filtering: O&P Line Items	31	\$125,464.63		\$125,464.63	\$125,464.63
RSMeans DALLAS, TX CCI 2025Q2, 85.60% Included in Total: Yes Type:RSMeans CCI (Project Level) RSMeans DALLAS, TX CCI 2025Q2, 85.60% ZIP:752-753 Subtotal based on 1 items: "Priced Line Items(Right Hand)"		\$125,464.63	(14.4000)%	\$(17,388.69)	\$107,397.72
2024 Buy Board JOC Jamail Nonstandard Included in Total: Yes Type:Percentage (Project Level) Subtotal based on 3 items: "Priced Line Items(Right Hand)", "RSMeans DALLAS, TX CCI (Current)", "RSMeans HOUSTON, TX CCI (Current)"		\$88,076.17	(14.0000)%	\$(15,029.09)	\$95,067.06
Bond 2.5% Included in Total: Yes Type:Percentage (Project Level) Subtotal based on 4 items: "2024 Buy Board JOC Jamail Nonstandard", "Priced Line Items(Right Hand)", "RSMeans DALLAS, TX CCI (Current)", "RSMeans HOUSTON, TX CCI (Current)"		\$75,745.51	2.5000 %	\$2,308.04	\$96,960.70
RSMeans HOUSTON, TX CCI 2025Q3, 84.60% Included in Total: Yes Type:RSMeans CCI (Project Level) RSMeans HOUSTON, TX CCI 2025Q3, 84.60% ZIP:770-772 Subtotal based on 1 items: "Priced Line Items(Right Hand)"		\$125,464.63	(15.4000)%	\$(725.31)	\$77,639.15

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Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
01 - General Requirements									
1	01-21-53-50-0550-L	Costs		20,000.0000	0.00	9.00	0.00	9.0000%	\$1,800.00
	Cost adjustment factors, cut & patch to match existing construction, add to construction costs for particular job requirements, maximum PATCH TP EXISTING CONSTRUCTION LABOR ONLY								
2	01-21-53-50-0850-L	Costs		20,000.0000	0.00	11.00	0.00	11.0000%	\$2,200.00
	Cost adjustment factors, dust protection, add to construction costs for particular job requirements, maximum DUST PROTECTION DURING COMPLETE PROJECT								
3	01-31-13-20-0100	Week		2.0000	0.00	2,549.00	0.00	\$2,549.00	\$5,098.00
	Field personnel, field engineer, junior engineer ASSISTANT PROJECT MANAGEMENT								
4	01-31-13-20-0200	Week		2.0000	0.00	3,749.00	0.00	\$3,749.00	\$7,498.00
	Field personnel, project manager, average PROJECT MANAGER								
5	01-31-13-20-0260	Week		3.0000	0.00	3,725.00	0.00	\$3,725.00	\$11,175.00
	Field personnel, superintendent, average PROJECT FIELD SUPERINTENDENT								
6	01-74-13-20-0052	M.S.F.	A-05	14.0000	7.15	89.59	7.26	\$104.00	\$1,456.00
	Cleaning up, cleanup of floor area, continuous, per day, during construction DAILY CLEANUP FOR PROJECT SITE								
7	01-74-13-20-0100	M.S.F.	A-05	3.0000	7.54	125.39	10.07	\$143.00	\$429.00
	Cleaning up, cleanup of floor area, final by GC at end of job FINAL CLEAN OF PROJECT SITE								
01 - General Requirements Total					122.72	29,401.43	131.85		\$29,656.00
02 - Existing Conditions									
8	02-41-19-19-0800	Week		2.0000	800.00	0.00	0.00	\$800.00	\$1,600.00
	Selective demolition, rubbish handling, dumpster, 30 Week C.Y., 7 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost ON SITE DUMPSTER FOR PROJECT REUSE CONTAINMENT								
9	02-41-19-19-2040	C.Y.	2 CLAB	10.0000	0.00	76.00	0.00	\$76.00	\$760.00
	Selective demolition, rubbish handling, 0'-100' haul, load, haul, dump and return, hand carried, cost to be added to demolition cost TO TRANSPORT DEMOED MATERIALS AND OTHER REFUSE TO DUMPSTER								
02 - Existing Conditions Total					1,600.00	760.00	0.00		\$2,360.00
08 - Openings									
10	08-12-13-13-2900	Ea.	2 CARP	1.0000	511.50	103.50	0.00	\$615.00	\$615.00
	Frames, steel, knock down, hollow metal, single, 14 ga., 4-3/4" deep, 2'-0" x 7'-0" DOOR FRAME FOR NEW DOOR								
11	08-14-16-09-3780	Ea.	2 CARP	1.0000	352.00	143.00	0.00	\$495.00	\$495.00
	Door, wood, architectural, flush, interior, H.P. plastic laminate, 1-3/8', 3'-0" x 7'-0"								

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08 - Openings

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
DOOR COVERING ADDED									
12	08-14-16-09-3780-3860	Door, wood, architectural, flush, interior, H.P. plastic Ea. laminate, for solid wood core, add (Modified using 08-14-16-09-3860)		1.0000	76.00	0.00	0.00	\$76.00	\$76.00
DOOR FOR SOLID CORE IN DOOR PER SPECIFICATIONS									
13	08-41-26-10-0100	Window wall, aluminum, stock, including glazing, S.F. maximum	H-02	246.0000	229.90	19.10	0.00	\$249.00	\$61,254.00
WINDOW FRAMING CUT TO SIZES FOR CAHIERS WINDOWS PER SPECS									
14	08-71-20-42-1130	Door hardware, mortise lockset, commercial, Ea. wrought knobs and sectional trim, single cylinder, typical, grade 1	1 CARP	1.0000	687.50	102.50	0.00	\$790.00	\$790.00
NEW DOOR LOCKSET FOR OPENING AND CLOSING DOOR									
15	08-71-20-90-0040	Door hardware, hinges, full mortise, average Pair frequency, steel base, US26D, 4-1/2" x 4-1/2"		1.5000	26.50	0.00	0.00	\$26.50	\$39.75
NEW DOOR HINGES TO ALLOW DOOR TO SWING OUT TO OPEN									
16	08-81-10-10-1800	Float glass, tempered, clear, 3/8" thick S.F. SUBTRACT 3/8" GLASS FROM WINDOW WALL TO CHANGE THICKNESS	2 GLAZ	-390.0000	46.75	20.25	0.00	\$67.00	\$(26,130.00)
17	08-81-10-10-2400	Float glass, tempered, clear, 1/2" thick S.F. ADD 1/2" GLASS FOR WINDOWS AS PER SPECIFICATIONS NON PENCIL FINISH AVAILABLE	2 GLAZ	390.0000	60.50	27.00	0.00	\$87.50	\$34,125.00
08 - Openings Total					63,584.65	7,680.10	0.00	\$71,264.75	

09 - Finishes

18	09-01-90-92-0510	Paint preparation, surface protection, placement & S.F. removal, basic drop cloths	1 PORD	2,000.0000	0.00	0.10	0.00	\$0.10	\$200.00
DROP CLOTHS TO PROTECT FLOORING AND OTHER EXISTING ITEM DURING CONSTRUCTION									
19	09-01-90-92-0520	Paint preparation, surface protection, placement & S.F. removal, masking w/paper	1 PORD	500.0000	0.14	0.82	0.00	\$0.96	\$480.00
MASK OFF EXISTING AREAS DURING CONSTRUCTION DURING PAINTING									
20	09-01-90-92-0530	Paint preparation, surface protection, placement & S.F. removal, volume cover up (using plastic sheathing or building paper)	1 PORD	3,000.0000	0.00	0.04	0.00	\$0.04	\$120.00
COVERUP FOR LARGER AREAS DURING CONSTRUCTION									
21	09-01-90-94-0670	Surface preparation, interior, walls, sand, gypsum S.F. board and plaster, medium	1 PORD	3,056.0000	0.00	0.30	0.00	\$0.30	\$916.80
SAND AFTER FLOATING SHEETROCK AND BEFORE PAINTING									
22	09-01-90-94-0730	Surface preparation, interior, walls, wash, gypsum S.F. board and plaster	1 PORD	3,056.0000	0.00	0.21	0.00	\$0.21	\$641.76
WASH SHEETROCK AFTER SANDING TO REMOVE DUST									
23	09-22-16-13-3220	Metal stud partition, non-load bearing, galvanized, S.F.	1 CARP	880.0000	0.91	2.48	0.00	\$3.39	\$2,983.20

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09 - Finishes

Item	Description	UM	Crew	Quantity	Material	Labor	Equipment	Unit Cost	Total
	12'high, 4" wide, 20 gauge, 16" OC, includes top & bottom track FOR METAL STUDS IN WALLS FOR COLUMNS AND FURR DOWNS								
24 09-29-10-30-2050	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick SHEETROCK TAPED AND FLOATED WITH GYPSUM SEALANT FOR SMOOTH SURFACE	S.F.	2 CARP	3,056.0000	0.61	1.62	0.00	\$2.23	\$6,814.88
25 09-91-23-74-0200	Paints & coatings, walls & ceilings, interior, concrete, S.F. drywall or plaster, zero voc latex, primer or sealer coat, smooth finish, brushwork PRIMER COAT OF PAINT ON ALL AREAS TO BE PAINTED		1 PORD	3,056.0000	0.10	0.57	0.00	\$0.67	\$2,047.52
26 09-91-23-74-0800	Paints & coatings, walls & ceilings, interior, concrete, S.F. drywall or plaster, zero voc latex, 2 coats, smooth finish, brushwork 2 FINISH COATS ON NEW AREAS TO BE PAINTED		1 PORD	3,056.0000	0.10	0.97	0.00	\$1.07	\$3,269.92
09 - Finishes Total					3,346.16	14,127.92	0.00		\$17,474.08

26 - Electrical

27 26-05-19-90-1200	Wire, copper, stranded, 600 volt, #12, type THWN-THHN, normal installation conditions in wireway, conduit, cable tray WIRE FOR ELECTRICAL FOR DOOR CONTROL CIRCUIT	C.L.F.	1 ELEC	0.6000	41.25	82.75	0.00	\$124.00	\$74.40
28 26-05-33-13-5020	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 INSTALL NEW CONDUIT TO DOOR AREA FOR DOOR CONTROLL (BY OTHERS)	L.F.	1 ELEC	20.0000	2.01	6.94	0.00	\$8.95	\$179.00
29 26-05-33-18-0200	Pull boxes, steel, type SC, 8" W x 8" H x 4" D, NEMA 1 JUNCTION BOX FOR TRANSFORMER (BY OTHERS) AND ELECTRICAL CIRCUIT	Ea.	1 ELEC	1.0000	22.00	113.00	0.00	\$135.00	\$135.00
30 26-28-16-20-0610	Safety switches, general duty, 3 pole, nonfusible, 240 volt, 30 amp, NEMA 1 ELECTRICAL DISCONNECT I CEILING FOR NEW ELECTRICAL CIRCUIT FOR DOOR CONTROL (DOOR CONTROL BY OTHERS)	Ea.	1 ELEC	1.0000	81.40	283.60	0.00	\$365.00	\$365.00
26 - Electrical Total					168.35	585.05	0.00		\$753.40

Trades

31 ELEC	Electricians - 2024 RSMeans Facilities O&P Rate 2 ELECTRICIANS FOR 3 DAYS TO REMOVE SIGNAGE 12 EACH W/ ELECTRICAL CIRCUITS AND REINSTALL SAME	Hour		36.0000	0.00	109.90	0.00	\$109.90	\$3,956.40
Trades Total					0.00	3,956.40	0.00		\$3,956.40

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				Estimate Grand Total					94,629.58