



EXHIBIT 4

PROJECT NAME **Angleton King Municipal Operations Center**
EST PHASE **95% GMP**

Date Modified: **5/20/2025**
Proposed Construction Duration: **360 Days**

Item #	Item Description	Quantity	Unit of Measure	Unit Cost	Total Cost
1	General Conditions	1.00	LS	\$456,000.00	\$456,000.00
2	Weekly Clean Up	1.00	LS	\$16,500.00	\$16,500.00
3	Final Clean	1.00	LS	\$11,215.50	\$11,215.50
4	Final Clean - Site	1.00	LS	\$15,000.00	\$15,000.00
5	Final Clean - Parking Lot	1.00	LS	\$7,500.00	\$7,500.00
6	Dumpster Pulls	1.00	LS	\$34,200.00	\$34,200.00
7	Temporary Fence	1.00	LS	\$12,500.00	\$12,500.00
8	Mock Ups	1.00	LS	\$2,500.00	\$2,500.00
9	Misc Equipment Rental	1.00	LS	\$5,500.00	\$5,500.00
10	Equipment Maintenance	1.00	LS	\$1,650.00	\$1,650.00
11	Material Handling & Hoisting	1.00	LS	\$1,375.00	\$1,375.00
12	Site Maintenance/Clean Streets	1.00	LS	\$4,950.00	\$4,950.00
13	ALLOWANCES				
14	Memorial Graphics Allowance	1.00	ALLOW	\$15,000.00	\$15,000.00
15	Demo	1.00	LS	\$65,706.00	\$65,706.00
16	Asbestos Abatement	0.00	LS	\$0.00	By Others
17	Site Concrete	1.00	LS	\$122,519.00	\$122,519.00
18	Field Engineering & Layout For Site Concrete	1.00	LS	\$2,500.00	\$2,500.00
19	Alumnum Canopy Footings	1.00	LS	\$7,500.00	\$7,500.00
20	Building Concrete	1.00	LS	\$261,147.00	\$261,147.00
21	Field Engineering And Layout For Bldg Concrete	1.00	LS	\$3,000.00	\$3,000.00
22	Misc Concrete	1.00	LS	\$7,500.00	\$7,500.00
23	Haul Concrete Spoils	1.00	LS	\$10,000.00	\$10,000.00
24	Masonry And Stone	1.00	LS	\$38,900.00	\$38,900.00
25	Miscellaneous Steel	1.00	LS	\$15,266.00	\$15,266.00
26	Millwork and Counter Tops	1.00	LS	\$51,595.00	\$51,595.00
27	Waterproofing And Joint Sealants	1.00	LS	\$48,792.00	\$48,792.00
28	Doors/Frames Hardware	1.00	LS	\$77,820.00	\$77,820.00
29	Storefront, Al Doors, Curtain Wall & Glass	1.00	LS	\$134,962.75	\$134,962.75
30	Overhead Doors and Counter Shutter	1.00	LS	\$142,460.00	\$142,460.00
31	Unload, Inventory and Install Interior Doors and Hardwar	1.00	LS	\$5,682.00	\$5,682.00
32	Drywall and Framing	1.00	LS	\$145,476.00	\$145,476.00
33	Painting	1.00	LS	\$33,875.00	\$33,875.00
34	Acoustical Ceilings W/R-11 Batt Insulation	1.00	LS	\$26,160.00	\$26,160.00
35	Flooring	1.00	LS	\$124,395.00	\$124,395.00
36	Sealed Concrete - SC-1	1.00	LS	\$8,005.00	\$8,005.00
37	FRP Wall Panels	1.00	LS	\$550.00	\$550.00



38	Knox Box	1.00	LS	\$1,950.00	\$1,950.00
39	Restroom Accessories	1.00	LS	\$29,470.00	\$29,470.00
40	HDPE Lockers	1.00	LS	\$75,641.00	\$75,641.00
41	Aluminum Canopies	1.00	LS	\$82,940.00	\$82,940.00
42	Corner Guards	1.00	LS	\$6,311.00	\$6,311.00
43	Appliances	0.00	LS	\$0.00	By Owner
44	Equipment Storage Floor Striping	1.00	LS	\$2,500.00	\$2,500.00
45	PEMB Supply	1.00	LS	\$443,890.00	\$443,890.00
46	PEMB Erection	1.00	LS	\$120,000.00	\$120,000.00
47	PEMB Insulation	1.00	LS	\$39,315.00	\$39,315.00
48	Wet Pipe Fire Sprinkler System	1.00	LS	\$74,500.00	\$74,500.00
49	Plumbing	1.00	LS	\$185,000.00	\$185,000.00
50	Add qty 4 exterior hose bibs not shown on plans	1.00	ALLOW	\$10,000.00	\$10,000.00
51	Source Global - Water Harvesting	0.00	LS	\$0.00	None
52	HVAC	1.00	LS	\$371,000.00	\$371,000.00
53	Electrical	1.00	LS	\$484,285.00	\$484,285.00
54	Data Entry Conduit - None Shown	1.00	LS	\$5,000.00	\$5,000.00
55	IT/AV	0.00	LS	\$0.00	By Owner
56	SAFETY & SECURITY	0.00	LS	\$0.00	By Owner
57	Fire Alarm	1.00	LS	\$13,091.00	\$13,091.00
58	SWPPP, Permit And Filed Submission	1.00	LS	\$11,250.00	\$11,250.00
59	Site and Building Earthwork	1.00	LS	\$152,000.00	\$152,000.00
60	Termite Pre-Treatment	1.00	LS	\$4,500.00	\$4,500.00
61	Field Engineering For Earthwork	1.00	LS	\$3,000.00	\$3,000.00
62	Asphalt & Base	1.00	LS	\$123,500.00	\$123,500.00
63	Landscaping	0.00	LS	\$0.00	None
64	Irrigation	0.00	LS	\$0.00	None
65	Chain Link Fencing 6' Tall	1.00	LS	\$44,850.00	\$44,850.00
66	Striping	1.00	LS	\$9,500.00	\$9,500.00
67	Site Utilities	1.00	LS	\$129,050.00	\$129,050.00

Cost of Work Sub Total				\$4,340,244.25	
68	WARRANTY	1.00	LS	\$7,508.88	\$7,508.88
69	PROJECT MANAGEMENT SOFTWARE	1.00	LS	\$10,011.84	\$10,011.84
70	INSURANCES	1.00	LS	\$63,956.07	\$63,956.07
71	PERMITS & ASSESSMENT FEES	0.00	LS	\$0.00	By Owner
72	CONSTRUCTION TESTING FEES	0.00	LS	\$0.00	By Owner
73	BONDS	1.00	LS	\$47,291.44	\$47,291.44
74	CONTINGENCIES - OWNER (2.5%)	1.00	LS	\$111,725.31	\$111,725.31
75	CONTINGENCIES - CONTRACTOR (2.5%)	1.00	LS	\$111,725.31	\$111,725.31
76	OVERHEAD & PROFIT - NET FEE	1.00	LS	\$313,456.53	\$313,456.53
77	TOTAL			\$5,005,919.63	