

Proposal



Phone: 972-484-5077
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Proposal: 32273C
Date: 5/2/2024

To:	Project:
Town of Prosper Attn: Robert Cook 250 W First St Prosper, TX 75078	Prosper Police Department Renovations 801 Safety Way Prosper, TX 75078

Salesperson		
Stephanie Cortez		RCSP211001

Scope of Work

Nouveau Construction respectfully submits our base proposal for the listed project.
This proposal includes all labor, material and equipment to perform the work described in this proposal and the following scope of work.
1. Add a wall and a door in the records room. This will include carpet, paint, and ceiling grid in this area. The door being added will need the badge access moved from the original door to the new door.
2. Remove shelf in the briefing room and add a faux wall with a ledge. Also raise the TV on the east wall so that it is positioned of the cubicle wall.
3. Add blinds in the main break room and the attached atrium on the south side of the building facing the secured parking area.
4. Replace the door in the Chaplains old office to have a window in the door like the other doors in PD.
Clean Area and remove trash.

Exclusions

1. TAXES
2. PERMITS
3. ASBESTOS SURVEY/ABATEMENT
4. LEAD SURVEY/ABATEMENT
5. ANY SCOPE OF WORK NOT DESCRIBED ABOVE OR UNFORESEEN CONDITIONS.
6. ANY SCOPE OF WORK NOT DETAILED IN FINAL CONSTRUCTION DOCUMENTS.
7. ANY WORK OUTSIDE OF NORMAL OPERATING HOURS OF MONDAY- FRIDAY, 8:00 AM TO 5:00 PM.

Pricing good for 15 days from date of proposal

Proposal Total: 37,283.72

Acceptance	
Accepted by:	_____
Title:	_____
Date:	_____



Revised Estimate, by estimates

Stephanie Cortez

Nouveau Construction & Technology Services

RCSP 211001 - TIPS Cooperative - TIPS Cooperative - 2/01/2022 to 1/31/2025

Prosper Police Department Renovation - 32273C

Stephanie Cortez

Estimator: Stephanie Cortez

Prosper Police Department Renovation

Project Scope: 1. Add a wall and a door in the records room. This will include carpet, paint, and ceiling grid in this area. The door being added will need the badge access moved from the original door to the new door.
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Division Summary (MF04)

01 - General Requirements	\$7,546.20
02 - Existing Conditions	
03 - Concrete	
04 - Masonry	
05 - Metals	\$188.00
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	\$3,849.50
09 - Finishes	\$5,231.95
10 - Specialties	
11 - Equipment	
12 - Furnishings	\$1,086.25
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
25 - Integrated Automation	

Totalling Components

Line Item Subtotal	\$48,389.00
CCI-Q1-2024-McKinney, Tx (-19.3000%)	\$(9,339.08)

26 - Electrical	\$9,243.30
27 - Communications	\$592.80
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	\$507.00
Trades	\$20,144.80
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$48,389.00

TIPS Standard-JOC (-6.0000%)	\$(2,903.34)
Bonding-Town of Prosper (2.5000%)	\$1,137.14

Priced/Non-Priced

Total Priced Items:	55	\$48,389.00	
Total Non-Priced Items:	0	\$0.00	0.00%
	55	\$48,389.00	

Revised Estimate, by estimates

Estimator: Stephanie Cortez

Prosper Police Department Renovation

Division Summary and Totaling Components Continued...

Grand Total

\$37,283.72

Revised Estimate, by estimates

Estimator: Stephanie Cortez

Prosper Police Department Renovation

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-31-13-20-0200	Field personnel, project manager, average	Week	0.3000	\$3,749.00	\$1,124.70 RSM24FAC P
2	01-31-13-20-0260	Field personnel, superintendent, average	Week	1.5000	\$3,725.00	\$5,587.50 RSM24FAC P
3	01-56-16-10-0110	Dust barrier, temporary, polyethylene sheet, 6 mil	Sq.	6.0000	\$38.00	\$228.00 RSM24FAC P
4	01-74-13-20-0052	Cleaning up, cleanup of floor area, continuous, per day, during construction	M.S.F.	6.0000	\$101.00	\$606.00 RSM24FAC P
01 - General Requirements Total					\$7,546.20	
05 - Metals						
5	05-05-23-50-0020	Powder actuated stud driver, single shot, .22 cal	Ea.	1.0000	\$106.00	\$106.00 RSM24FAC P
6	05-05-23-50-0600	Powder actuated drive pin, .300 x 3/4" long	C	0.5000	\$164.00	\$82.00 RSM24FAC P
05 - Metals Total					\$188.00	
08 - Openings						
7	08-12-13-13-0100	Frames, steel, knock down, hollow metal, single, 16 ga., up to 5-3/4" deep, 3'-0" x 7'-0" Ea.		2.0000	\$495.00	\$990.00 RSM24FAC P
8	08-12-13-13-9000	Frames, hollow metal, minimum labor/equipment charge	Job	1.0000	\$191.00	\$191.00 RSM24FAC P
9	08-14-16-09-2280	Door, wood, architectural, flush, interior, 5 ply particle core, oak face, 1-3/8", 3'-0" x 7'-0" Ea.		2.0000	\$455.00	\$910.00 RSM24FAC P
10	08-14-16-09-9000	Door, wood, architectural, minimum labor/equipment charge	Job	2.0000	\$191.00	\$382.00 RSM24FAC P
11	08-71-20-30-0020	Door hardware, door closer, rack and pinion, adjustable backcheck, 3 way mount, Ea. all sizes, regular arm		1.0000	\$380.00	\$380.00 RSM24FAC P
12	08-71-20-44-0610	Door hardware, anti-ligature cylindrical lockset, lever handle entry set, US32D	Ea.	1.0000	\$615.00	\$615.00 RSM24FAC P
13	08-71-20-50-0020	Door hardware, doorstops, holder and bumper, floor or wall	Ea.	2.0000	\$74.50	\$149.00 RSM24FAC P
14	08-71-20-90-1480	Door hardware, hinges, full mortise, high frequency, brass base, US10B, 4-1/2" x 4-1/2" Pair		2.0000	\$98.50	\$197.00 RSM24FAC P
15	08-79-20-10-0620	Door hardware, hole cover plate, brass or chrome	Ea.	1.0000	\$35.50	\$35.50 RSM24FAC P
08 - Openings Total					\$3,849.50	

09 - Finishes

Revised Estimate, by estimates

Estimator: Stephanie Cortez

Prosper Police Department Renovation

09 - Finishes

Item	Description	UM	Quantity	Unit Cost	Total	Book
16 09-01-70-10-0100	Gypsum wallboard, repairs, fill and sand, pin / nail holes	Ea.	20.0000	\$0.80	\$16.00	RSM24FAC P
17 09-01-70-10-0160	Gypsum wallboard, repairs, cut square, patch, sand and finish, holes, 4" to 8" square	Ea.	30.0000	\$77.00	\$2,310.00	RSM24FAC P
18 09-01-70-10-0500	Gypsum wallboard, repairs, skim coat surface with joint compound	S.F.	140.0000	\$0.53	\$74.20	RSM24FAC P
19 09-05-05-10-1250	Ceiling demolition, suspended ceiling, mineral fiber, on suspension system, remove	S.F.	80.0000	\$1.03	\$82.40	RSM24FAC P
20 09-05-05-20-0550	Carpet tile, releasable adhesive, removal	S.F.	50.0000	\$0.25	\$12.50	RSM24FAC P
21 09-05-05-20-0850	Flooring demolition, vinyl or rubber cove base, straight section	L.F.	5.0000	\$0.62	\$3.10	RSM24FAC P
22 09-22-16-13-2000	Metal stud partition, non-load bearing, galvanized, 10' high, 1-5/8" wide, 25 gauge, 16" OC, includes top & bottom track	S.F.	100.0000	\$1.67	\$167.00	RSM24FAC P
23 09-29-10-30-2090	Gypsum wallboard, on walls, standard, w/compound skim coat (level 5 finish), 5/8" thick	S.F.	200.0000	\$2.62	\$524.00	RSM24FAC P
24 09-29-15-10-0100	Accessories, gypsum board, casing bead, vinyl	C.L.F.	0.5000	\$298.00	\$149.00	RSM24FAC P
25 09-29-15-10-1170	Accessories, gypsum board, screws, #6 x 1-5/8" A	M	2.0000	\$23.00	\$46.00	RSM24FAC P
26 09-51-23-10-9000	Suspended acoustic ceiling tiles, minimum labor/equipment charge	Job	1.0000	\$191.00	\$191.00	RSM24FAC P
27 09-91-23-74-0200	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, smooth finish, brushwork	S.F.	400.0000	\$0.66	\$264.00	RSM24FAC P
28 09-91-23-74-0290	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, sand finish, cut-in by brush	L.F.	100.0000	\$0.69	\$69.00	RSM24FAC P
29 09-91-23-74-0340	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, primer or sealer coat, sand finish, roller	S.F.	400.0000	\$0.67	\$268.00	RSM24FAC P
30 09-97-10-10-2330	Paints & coatings, interior, low VOC, wallboard primer	Gal.	5.0000	\$38.00	\$190.00	RSM24FAC P
31 09-97-10-10-2345	Paints & coatings, interior, low VOC, eggshell	Gal.	10.0000	\$83.50	\$835.00	RSM24FAC P
32 09-97-10-10-2350	Paints & coatings, interior, low VOC, stain	Gal.	0.5000	\$61.50	\$30.75	RSM24FAC P

09 - Finishes Total

\$5,231.95

12 - Furnishings

33 12-24-13-10-6011	Shade, solar screening, fiberglass	S.F.	55.0000	\$19.75	\$1,086.25	RSM24FAC P
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Revised Estimate, by estimates

Estimator: Stephanie Cortez

Prosper Police Department Renovation

12 - Furnishings

Item	Description	UM	Quantity	Unit Cost	Total	Book
12 - Furnishings Total					\$1,086.25	

26 - Electrical

34	26-05-19-90-0100	Wire, copper, stranded, 600 volt, #12, type THW, normal installation conditions in C.L.F. wireway, conduit, cable tray		12.0000	\$107.00	\$1,284.00 RSM24FAC	P
35	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	L.F.	400.0000	\$9.00	\$3,600.00 RSM24FAC	P
36	26-05-33-13-5220	Electric metallic tubing (EMT), field bends, 45 Deg. to 90 Deg., 3/4" diameter	Ea.	12.0000	\$11.00	\$132.00 RSM24FAC	P
37	26-05-33-13-7020	EMT to conduit adapters, (compression), 3/4" diameter, to 15' H	Ea.	30.0000	\$23.00	\$690.00 RSM24FAC	P
38	26-05-33-13-8660	EMT pulling elbows, female, with gasket, 90 Deg., 3/4" diameter, to 15' H	Ea.	15.0000	\$74.00	\$1,110.00 RSM24FAC	P
39	26-05-33-16-0100	Outlet boxes, pressed steel, extension rings, 4" octagon	Ea.	8.0000	\$26.50	\$212.00 RSM24FAC	P
40	26-05-33-16-0150	Outlet boxes, pressed steel, 4" square	Ea.	7.0000	\$47.50	\$332.50 RSM24FAC	P
41	26-05-33-16-0250	Outlet boxes, pressed steel, covers, blank, 4" square	Ea.	12.0000	\$15.40	\$184.80 RSM24FAC	P
42	26-27-26-10-7200	Low voltage switching, control wire, 2 conductor	C.L.F.	6.0000	\$171.00	\$1,026.00 RSM24FAC	P
43	26-27-26-20-1200	Toggle switch, quiet type, double pole, 20 amp	Ea.	2.0000	\$118.00	\$236.00 RSM24FAC	P
44	26-27-26-20-2542	Quad receptacle, isolated ground, quad, 20 amp	Ea.	4.0000	\$109.00	\$436.00 RSM24FAC	P

26 - Electrical Total **\$9,243.30**

27 - Communications

45	27-15-13-13-7242	Unshielded twisted pair (UTP) cable, solid, plenum, #24, 4 pair, category 6	C.L.F.	3.0000	\$149.00	\$447.00 RSM24FAC	P
46	27-15-13-13-7316	Unshielded twisted pair (UTP) jack, RJ45, category 6	Ea.	4.0000	\$21.00	\$84.00 RSM24FAC	P
47	27-15-43-13-1020	Voice/data wall plate, plastic, 1 gang, 2-port, excl voice/data devices	Ea.	4.0000	\$15.45	\$61.80 RSM24FAC	P

27 - Communications Total **\$592.80**

Custom

48	08-12-13-13-4900	Frames, steel, knock down, hollow metal, for welded frames, add	Ea.	1.0000	\$132.00	\$132.00 CUSTOM	P
49	08-14-16-09-5000	Door, wood, for vision lite add	Ea.	1.0000	\$375.00	\$375.00 CUSTOM	P

Revised Estimate, by estimates

Estimator: Stephanie Cortez

Prosper Police Department Renovation

Custom

Item	Description	UM	Quantity	Unit Cost	Total	Book
Custom Total					\$507.00	
Trades						
50	CARP	Carpenters - 2024 RSMeans Facilities O&P Rate 2 carpenters	Hour	56.0000	\$95.70	\$5,359.20 Trades P
51	CRPT	Carpet & Linoleum Layers - 2024 RSMeans Facilities O&P Rate	Hour	16.0000	\$93.25	\$1,492.00 Trades P
52	ELEC	Electricians - 2024 RSMeans Facilities O&P Rate	Hour	40.0000	\$109.90	\$4,396.00 Trades P
53	HELP	Helpers Average (5 trades) - 2024 RSMeans Facilities O&P Rate Electricians helper	Hour	56.0000	\$75.10	\$4,205.60 Trades P
54	PORD	Painters, Ordinary - 2024 RSMeans Facilities O&P Rate	Hour	32.0000	\$81.45	\$2,606.40 Trades P
55	PORH	Painters Helper - 2024 RSMeans Facilities O&P Rate	Hour	32.0000	\$65.15	\$2,084.80 Trades P
Trades Total					\$20,144.00	
Estimate Grand Total					37,283.72	