

PROJECT: Waller County Courthouse - 3rd Level Finish Out			Bid Date	10/28/25	Liq Damages =	\$ -	3-Nov-25		
LOCATION: Hempstead			Bid Time	2:00 PM	Minority Goal =	N/A	11:23 AM		
ARCHITECT: BSW			Project Duration	8.10	months	\$5,838,888	Projected Project Value w/Alts		
OWNER: Waller County			Project Size	0	SF (NEW)	13,478	SF (RENOVATIONS)		
Row	Spec	DESCRIPTION	ADJUST	SCOPED	SUB/MATL	TOTAL	VENDOR	% of Total	\$/sf
8									
9	No Spec	Allowances - Per Specifications			n/a	-		0.00%	0.00
10	No Spec	Allowances - Protection for Reduced Court Judge				20,000	Allowance - SEDALCO	0.41%	1.48
11	No Spec	Remaining funds in the 3rd Floor Early Out Allowance				44,288		0.92%	3.29
12	No Spec	Traffic Control and Barricades				2,500		0.05%	0.19
13	No Spec	Temporary - Barriers and Enclosures w/Removal				2,500		0.05%	0.19
14	No Spec	Temporary - Contractor Parking and Containers				52,500		1.09%	3.90
15	No Spec	Selective Demolition - Existing Walls				5,000		0.10%	0.37
16	033000	Cast-In-Place Concrete incl Mock Up			n/a	-		0.00%	0.00
17	No Spec	Concrete Staining (Balcony STC-1 = 1,190 SF)			in Courthouse GMP	-		0.00%	0.00
18	033543	Polished Concrete Finishes			n/a	-		0.00%	0.00
19	033501	Concrete Sealer (SC-1 = 140 SF)			w/ painting	-		0.00%	0.00
20	033501	Concrete Sealer - original 3rd Floor scope removed			(10,000)	(10,000)		-0.21%	-0.74
21	034900	Glass-Fiber-Reinforced Concrete (GFRC) incl Mock Up			n/a	-		0.00%	0.00
22	042200	Concrete Unit Masonry incl Mock Up			n/a	-		0.00%	0.00
23	044313.13	Anchored Stone Masonry Veneer			n/a	-		0.00%	0.00
24	047200	Cast Stone Masonry			n/a	-		0.00%	0.00
25	051200	Structural Steel			n/a	-		0.00%	0.00
26	051200	Structural Steel Erection			n/a	-		0.00%	0.00
27	052100	Steel Joists			n/a	-		0.00%	0.00
28	053100	Steel Deck			n/a	-		0.00%	0.00
29	055000	Metal Fabrications			n/a	-		0.00%	0.00
30	055113	Metal Pan Stairs			n/a	-		0.00%	0.00
31	055213	Pipe and Tube Railings (Ramps to Judge)				10,291		0.21%	0.76
32	057300	Decorative Metal Railings incl Mock Up			n/a	-		0.00%	0.00
33	061000	Rough Carpentry (in-wall)			w/ drywall	-		0.00%	0.00
34	No Spec	Rough Carpentry (Raised platforms) - 650 SF				54,450		1.13%	4.04
35	No Spec	Platform Sound Deadening				10,000		0.21%	0.74
36	061600	Sheathing			w/ gyp	-		0.00%	0.00
37	062023	Interior Finish Carpentry			w/ woodwork	-		0.00%	0.00
38	064023	Interior Architectural Woodwork including Sills				286,750		5.93%	21.28
39	no spec	Salvage Existing Marble Panels, Reinstall at Judge's Dais (Figured as NEW)				20,500		0.42%	1.52
40	066400	Plastic Paneling			w/ gyp	-		0.00%	0.00
41	071113	Bituminous Dampproofing			w/ sealants	-		0.00%	0.00
42	072100	Thermal Insulation			w/ gyp	-		0.00%	0.00
43	no spec	Sprayed Insulation (Under Octagonal Towers & Central Tower (Alt))			n/a	-		0.00%	0.00
44	072419	Exterior Insulation and Finish Systems (EIFS)			n/a	-		0.00%	0.00
45	072726	Fluid-Applied Membrane Air Barrier			w/ sealants	-		0.00%	0.00
46	073116	Metal Shingles			w/ roofing	-		0.00%	0.00
47	074113	Standing-Seam Metal Roof Panels			w/ roofing	-		0.00%	0.00
48	075423	Thermosplastic-Polyolefin (TPO) Roofing incl Mock Up			n/a	-		0.00%	0.00
49	076200	Sheet Metal Flashing and Trim			w/ roofing	-		0.00%	0.00
50	077200	Roof Accessories			w/ roofing	-		0.00%	0.00
51	078100	Applied Fire Protection - Patching ONLY (2 days figured)				5,200		0.11%	0.39
52	078413	Penetration Firestopping			w/ trades	-		0.00%	0.00
53	079200	Joint Sealants				3,000		0.06%	0.22
54	081113	Hollow Metal Doors and Frames			w/ hardware	-		0.00%	0.00
55	081416	Flush Wood Doors			w/ hardware	-		0.00%	0.00
56	083113	Access Doors and Frames				3,000		0.06%	0.22
57	083484	Fire-Protective Automatic Smoke Containment Curtains (Door 3400C)			n/a	-		0.00%	0.00
58	083950	Bullet Resistant Doors and Frames			w/DFH	-		0.00%	0.00
59	084113	Aluminum-Framed Entrances and Storefronts (Adm B & C)			w/ glazing	-		0.00%	0.00
60	084413	Glazed Aluminum Curtain Walls (Adm C)			w/ glazing	-		0.00%	0.00
61	085653	Bullet Resistant Framing System			w/ glazing	-		0.00%	0.00
62	086200	Unit Skylights			n/a	-		0.00%	0.00
63	No Spec	Stained Glass (51 SF)				35,200		0.73%	2.61
64	087100	Door Hardware (inclusive of revised specs 10/31/25)				113,040		2.34%	8.39
65	087100	Door Hardware Installation				21,645		0.45%	1.61
66	088000	Aluminum Frames and Door Glazing				63,302		1.31%	4.70
67	090561.13	Moisture Mitigation Control - Slab on Grade			n/a	-		0.00%	0.00
68	092116.23	Gypsum Board Shaft Wall Assemblies			w/ gyp	-		0.00%	0.00
69	092216	Non-Structural Metal Framing			w/ gyp	-		0.00%	0.00
70	092400	Cement Plastering incl Mock Up			w/EIFS	-		0.00%	0.00
71	092900	Gypsum Board				269,621		5.58%	20.00
72	092900	Gypsum Board - CO for RFI 251 - below 3rd Floor scope				6,105		0.13%	0.45
73	093013	Ceramic Tiling				40,854		0.85%	3.03
74	094023	Epoxy Terrazzo (TR1 = 1,180 SF + TR3 = 155 SF)				64,000		1.32%	4.75
75	095113	Acoustical Panel Ceilings				27,729		0.57%	2.06
76	095443	Stretched-Fabric Panel Systems				13,250		0.27%	0.98
77	096020	Vapor Testing Concrete Floor Slabs			w/resilient	-		0.00%	0.00
78	096400	Wood Flooring (4th Floor Commission Chambers, ST1 Landings)			n/a	-		0.00%	0.00
79	096513	Resilient Base and Accessories (**See LVT material allowance)				65,964		1.36%	4.89
80	096519	Resilient Tile Flooring			w/ resilient	-		0.00%	0.00
81	096813	Tile Carpeting			w/ resilient	-		0.00%	0.00
82	097200	Wallcoverings			w/ acoustic	-		0.00%	0.00
83	098414	Acoustic Stretched-Fabric Wall Systems			w/ acoustic	-		0.00%	0.00
84	099000	Painting (No tape and Bed)				53,635		1.11%	3.98
85	099300	Staining and Transparent Finishing			w/ painting	-		0.00%	0.00
86	101416	Plaques			w/ signage	-		0.00%	0.00
87	101423	Signage				37,717		0.78%	2.80
88	102113.17	Phenolic-Core Toilet Compartments			w/ toilet access	-		0.00%	0.00
89	102600	Wall and Door Protection			none found	-		0.00%	0.00
90	102800	Toilet Accessories & Mirrors				7,620		0.16%	0.57
91	104413	Fire Protection Cabinets			w/toilet acc	-		0.00%	0.00
92	104416	Fire Extinguishers			w/ fire cabinets	-		0.00%	0.00
93	105626	Mobile Storage Shelving			n/a	-		0.00%	0.00
94	108113	Bird Control Devices			n/a	-		0.00%	0.00
95	110000	Equipment - Tack Boards, Tack Board Cabinets			n/a	-		0.00%	0.00
96	110000	Equipment - Speak Around Frame w/ Deal Tray (Armortex)			w/ glass	-		0.00%	0.00
97	110000	Equipment - Deal Tray Open (Paper Pass) 16" Wide (C.R. Laurence CTDB16)			w/ glass	-		0.00%	0.00



PROJECT:		Waller County Courthouse - 3rd Level Finish Out		Bid Date	10/28/25	Liq Damages =	\$ -	3-Nov-25	
LOCATION:		Hempstead		Bid Time	2:00 PM	Minority Goal =	N/A	11:23 AM	
ARCHITECT:		BSW		Project Duration	8.10	months	\$5,838,888	Projected Project Value w/Alts	
OWNER:		Waller County		Project Size	0	SF (NEW)	13,478	SF (RENOVATIONS)	
Row	Spec	DESCRIPTION	ADJUST	SCOPED	SUB/MATL	TOTAL	VENDOR	% of Total	\$/sf
98	110000	Equipment - Deal Drawer (C.R. Laurence DD1616)			w/ glass	-		0.00%	0.00
99	110000	Equipment - Cash Drawer (RISCO Industries)			n/a	-		0.00%	0.00
100	110000	Equipment - Pedestrian Gates (Queue Belt) (Tensator Tensabarrier 889 Advance)			n/a	-		0.00%	0.00
101	110000	Equipment - Knox Box (Knox Co. 3270)			n/a	-		0.00%	0.00
102	110000	Equipment - Refrigerators				3,800		0.08%	0.28
103	110000	Equipment - Plastic Rolling Cart				950		0.02%	0.07
104	110000	Equipment - 2-Post Rack 19" (Refer to Technology)			w/AV	-		0.00%	0.00
105	110000	Equipment - Dias (Refer to Technology)			w/AV	-		0.00%	0.00
106	110000	Equipment - Pew Seating (EQ-PEW) - Courtroom			by Owner (FF&E)	-		0.00%	0.00
107	110000	Equipment - Intercom at Glass - Detention (Norcon TTU-3)			w/ glass	-		0.00%	0.00
108	110000	Equipment - Gooseneck Microphone (Refer to Technology)			w/AV	-		0.00%	0.00
109	110000	Equipment - 42"-90" Flat Panel TVs			w/AV	-		0.00%	0.00
110	122413	Roller Window Shades				31,682		0.66%	2.35
111	123623.13	Plastic-Laminate-Clad Countertops			w/ woodwork	-		0.00%	0.00
112	123661.16	Solid Surfacing Countertops			w/arch wdwk	-		0.00%	0.00
113	140820	Commissioning of Elevators			w/ elevators	-		0.00%	0.00
114	142100	Electric Traction Elevators (Protect ONLY)				1,500		0.03%	0.11
115	211000	Fire Protection Systems				31,500		0.65%	2.34
116	213116	Centrifugal Fire Pumps			n/a	-		0.00%	0.00
117	220000	Plumbing				92,300		1.91%	6.85
118	220000	Plumbing - CO for RFI 251 - below 3rd Floor scope				24,700		0.51%	1.83
119	230000	HVAC				236,003		4.88%	17.51
120	230593	Testing-Adjusting-Balancing for HVAC				15,925		0.33%	1.18
121	260000	Electrical				474,205		9.81%	35.18
122	260000	Electrical - CO for RFI 251 - below 3rd Floor scope				24,907		0.52%	1.85
123	264113	Lightning Protection for Structures			w/Electrical	-		0.00%	0.00
124	270526	Grounding and Bonding for Communications Systems			w/comm cabling	-		0.00%	0.00
125	270528	Telecom Hangers and Supports			w/comm cabling	-		0.00%	0.00
126	270529	Cable Trays for Communications Systems			w/comm cabling	-		0.00%	0.00
127	271116	Communications Cabinets Racks and Enclosures			w/comm cabling	-		0.00%	0.00
128	271119	Communications Termination Blocks and Patch Panels			w/comm cabling	-		0.00%	0.00
129	271123	Communications Cable Management and Cable Runway			w/comm cabling	-		0.00%	0.00
130	271300	Communications Backbone Cabling			w/comm cabling	-		0.00%	0.00
131	271513	Communications Copper Horizontal Cabling				69,388		1.44%	5.15
132	271543	Communications Faceplates and Connectors			w/comm cabling	-		0.00%	0.00
133	274100	Audio, Video & Room Control Systems				634,922		13.13%	47.11
134	274100	Audio, Video & Room Control Systems (Adm 3 - Deduct)				0		0.00%	0.00
135	281300	Access Control System & CCTV				105,497		2.18%	7.83
136	282300	Video Management and Recording System			w/access ctrl	-		0.00%	0.00
137	283110	Digital, Addressable Fire-Alarm System				23,165		0.48%	1.72
138	312000	Earthwork & Site Demolition			w/ Alternate #1	-		0.00%	0.00
139	313213.19	Lime Stabilization			w/ Alternate #1	-		0.00%	0.00
140	321216	Asphalt Paving			w/ Alternate #1	-		0.00%	0.00
141	321600	Curbs, Gutters, Sidewalks & Pole Bases			w/ Alternate #1	-		0.00%	0.00
142	321723	Pavement Markings			w/ Alternate #1	-		0.00%	0.00
143	329200	Turfs and Grasses			w/ Alternate #1	-		0.00%	0.00
144	No Spec	Floor Protection - Skudo / Ram				5,566		0.12%	0.41
145	No Spec	Media Filter Maintenance (Occupied Renovations)				1,500		0.03%	0.11
146	no spec	GPRS / X-ray floors for penetrations			w/ row 10	-		0.00%	0.00
147	No Spec	Radio Frequency Survey			w/ courthouse	-		0.00%	0.00
148	No Spec	DAS / ERRCS			w/ courthouse	-		0.00%	0.00
149	Verified	Verify Sprayed Fireproofing may be required via Checklist						0.00%	0.00
150						-		0.00%	0.00
151						-		0.00%	0.00
152		TOTAL DIRECT COST				3,107,171	OK - Totals match	64.27%	230.54
153		GENERAL CONDITIONS				403,451	OK - same as GC's	8.35%	29.93
154		GENERAL REQUIREMENTS				59,567	OK - same as GR's	1.23%	4.42
155		SUBTOTAL				3,570,188	OK - Totals match	73.85%	264.89
156	01910	SUBCONTRACTOR BONDS				54,442		1.13%	4.04
157	01001	OPS / SAFETY MANAGEMENT SERVICES				26,105		0.54%	1.94
158	01002	PROJECT CONTROLS SOFTWARE - 2025				2,417		0.05%	0.18
159	01920	GENERAL/EXCESS LIABILITY INSURANCE				19,821		0.41%	1.47
160	01930	BUILDER'S RISK INSURANCE				5,169		0.11%	0.38
161	01850	HOUSTON AGC FEE				8,001		0.17%	0.59
162	01810	BUILDING PERMIT -Based on City of Hempstead			RENOVATION	0	By Waller County	0.00%	0.00
164		TRANSPORTATION OR OTHER IMPACT FEES				0	By Waller County	0.00%	0.00
165	01900	CONTRACTOR'S PMT/PERF BONDS				80,844		1.67%	6.00
166		OWNERS CONTINGENCY			2.50%	94,175		1.95%	6.99
167		DESIGN/BUILDER CONTINGENCY			4.00%	150,679		3.12%	11.18
168		SUBTOTAL				4,011,842		82.99%	297.66
169		COURTHOUSE DESIGN FEES (13.5% OF CONSTRUCTION COSTS)			13.50%	541,599		11.20%	40.18
170		COURTHOUSE FF&E DESIGN FEES (1.5% OF CONSTRUCTION COSTS)			1.50%	60,178		1.24%	4.46
171		MEP 3rd PARTY REVIEW				5,000		0.10%	0.37
172		GEOTECHNICAL SERVICES AND REPORT				0		0.00%	0.00
173		COURTHOUSE REIMBURSABLE ALLOWANCE (LUMP SUM)				7,500		0.16%	0.56
174		SUBTOTAL				4,626,118		95.69%	343.23
175		OVERHEAD & PROFIT (FEE) Percentage >			4.50%	208,175		4.31%	15.45
176		TOTAL ESTIMATED COST				4,834,293		100.00%	358.68
178					CONSTRUCTION COSTS >	4,834,293		100.00%	358.68
179			10%		OWNER SOFT COSTS	483,429			
180					TOTAL - 3rd Floor Finish Out	5,317,722			
					TOTAL - 3rd Floor Finish Out w/Parking	5,766,039			

BID CLARIFICATIONS:

- 1 Excludes costs associated with obtaining the Building Permit.
- 2 Excludes costs associated with City comments pertaining to the Building Permit.
- 3 Excludes furnishing and installing Courtroom pews.
- 4 Work hours are to be during normal hours, 7am - 4pm.

11:30 AM on 11/3/2025



PROJECT:		Waller County Courthouse - 3rd Level Finish Out		Bid Date	10/28/25
LOCATION:		Hempstead		Bid Time	2:00 PM
ARCHITECT:		BSW		Project Duration	8.10
OWNER:		Waller County		Project Size	0
Row	Spec	DESCRIPTION		ADJUST	SCOPED
99	110000	Equipment - Cash Drawer (RISCO Industries)			
100	110000	Equipment - Pedestrian Gates (Queue Belt) (Tensator Tensabarrier 889 Advance)			
101	110000	Equipment - Knox Box (Knox Co. 3270)			
102	110000	Equipment - Refrigerators			
103	110000	Equipment - Plastic Rolling Cart			
104	110000	Equipment - 2-Post Rack 19" (Refer to Technology)			
105	110000	Equipment - Dias (Refer to Technology)			
106	110000	Equipment - Pew Seating (EQ-PEW) - Courtroom			
107	110000	Equipment - Intercom at Glass - Detention (Norcon TTU-3)			
108	110000	Equipment - Gooseneck Microphone (Refer to Technology)			
109	110000	Equipment - 42"-90" Flat Panel TVs			
110	122413	Roller Window Shades			
111	123623.13	Plastic-Laminate-Clad Countertops			
112	123661.16	Solid Surfacing Countertops			
113	140820	Commissioning of Elevators			
114	142100	Electric Traction Elevators (Protect ONLY)			
115	211000	Fire Protection Systems			
116	213116	Centrifugal Fire Pumps			
117	220000	Plumbing			
118	220000	Plumbing - CO for RFI 251 - below 3rd Floor scope			
119	230000	HVAC			
120	230593	Testing-Adjusting-Balancing for HVAC			
121	260000	Electrical			
122	260000	Electrical - CO for RFI 251 - below 3rd Floor scope			
123	264113	Lightning Protection for Structures			
124	270526	Grounding and Bonding for Communications Systems			
125	270528	Telecom Hangers and Supports			
126	270529	Cable Trays for Communications Systems			
127	271116	Communications Cabinets Racks and Enclosures			
128	271119	Communications Termination Blocks and Patch Panels			
129	271123	Communications Cable Management and Cable Runway			
130	271300	Communications Backbone Cabling			
131	271513	Communications Copper Horizontal Cabling			
132	271543	Communications Faceplates and Connectors			
133	274100	Audio, Video & Room Control Systems			
134	274100	Audio, Video & Room Control Systems (Adm 3 - Deduct)			
135	281300	Access Control System & CCTV			
136	282300	Video Management and Recording System			
137	283110	Digital, Addressable Fire-Alarm System			
138	312000	Earthwork & Site Demolition			
139	313213.19	Lime Stabilization			
140	321216	Asphalt Paving			
141	321600	Curbs, Gutters, Sidewalks & Pole Bases			
142	321723	Pavement Markings			
143	329200	Turfs and Grasses			
150					
151					
152		TOTAL DIRECT COST			
153		GENERAL CONDITIONS			
154		GENERAL REQUIREMENTS			
155		SUBTOTAL			
156	01910	SUBCONTRACTOR BONDS			
157	01001	OPS / SAFETY MANAGEMENT SERVICES			
158	01002	PROJECT CONTROLS SOFTWARE - 2025			
159	01920	GENERAL/EXCESS LIABILITY INSURANCE			
160	01930	BUILDER'S RISK INSURANCE			
161	01850	HOUSTON AGC FEE			
162	01810	BUILDING PERMIT -Based on City of Hempstead			
164		TRANSPORTATION OR OTHER IMPACT FEES			
165	01900	CONTRACTOR'S PMT/PERF BONDS			
166		OWNERS CONTINGENCY			
167		DESIGN/BUILDER CONTINGENCY			
168		SUBTOTAL			
169		COURTHOUSE DESIGN FEES (13.5% OF CONSTRUCTION COSTS)			
170		COURTHOUSE FF&E DESIGN FEES (1.5% OF CONSTRUCTION COSTS)			
171		MEP 3rd PARTY REVIEW			
172		GEOTECHNICAL SERVICES AND REPORT			
173		COURTHOUSE REIMBURSABLE ALLOWANCE (LUMP SUM)			
174		SUBTOTAL			
175		OVERHEAD & PROFIT (FEE)			Percentage >
176		TOTAL ESTIMATED COST			

178
179
180

BID CLARIFICATIONS:

- 1 Excludes costs associated with obtaining the Building Permit.
- 2 Excludes costs associated with City comments pertaining to the Building Permit.
- 3 Excludes furnishing and installing Courtroom pews.
- 4 Work hours are to be during normal hours, 7am - 4pm.

[illegible]

11:30 AM on 11/3/2025