



June 12, 2015

Attention: John D. Griffin
2300 Bloomdale Road Suite 3160
McKinney, TX 75071
Phone: 972-548-4116
E-Mail: jgriffin@co.collin.tx.us

Reference: Requested scope of repairs as referenced to items 1, 2, 3A – 3F and 4 in conference record dated 1-7-15 for 900 E. Park St. Plano, TX 75074

Chamberlin Dallas LLC hereafter referred to as Chamberlin Roofing & Waterproofing proposes to furnish all labor, materials, tools, equipment, and insurance necessary to fully perform and complete the work described below.

ROOFING & SHEET METAL

- Modified Bitumen
- BUR
- EPDM
- TPO/PVC
- Metal

WATERPROOFING & CAULKING

- Joint Sealants
- Expansion Joints
- Membrane Waterproofing
- Elastomeric Coatings
- Water Repellents
- Waterblasting
- Concrete/Masonry Repair
- Dampproofing
- Flashing
- Traffic Coatings

ROOF MAINTENANCE &

LEAK REPAIR

- Building Surveys
- Leak Repair
- Roof Maintenance

DALLAS LOCATION

2346 Glenda Lane
Dallas, TX 75229
214.273.9110
214.273.9120 fax

OTHER LOCATIONS

- Houston
- Austin
- San Antonio
- Oklahoma City
- Tulsa

Requested Scope: Condition #1 Install new Grace Perm-A-Barrier at foundation brick ledge

- Scope must be performed AFTER removal of existing Grace Per-A-Barrier VP and debris have been removed from brick ledge. Removal scope is detailed on a Time and Material proposal as noted below in ATTACHMENT B
- Install new Grace Perm-A-Barrier, or other product specified by DryTec, in accordance with manufactures recommendations and specifications to aforementioned locations
- Throw away all trash associated with scope of work
- Scope of work to be performed during normal business hours

Requested Scope: Condition #2: Install additional Grace Perm-A-Barrier VP, or Grace approved sealant

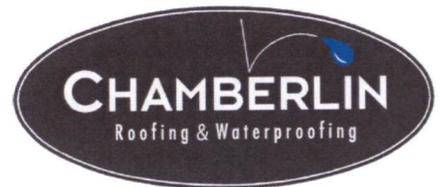
- Install additional Grace Perm-A-Barrier VP, or Grace approved sealant around pin holes and other locations on the interior of the brick where moisture has been documented
- Remove minimum accessible sections of exterior gypsum sheathing on second level where necessary to apply Grace Perm-A-Barrier
- **Some sections of gypsum sheathing may prove to be inaccessible to remove**
- Removal, replacement and application of closed cell spray polyurethane foam for this scope of work are detailed in the separate, aforementioned, time and material proposal.
- Throw away all trash associated with scope of work
- Scope of work to be performed during normal business hours

Requested Scope: Condition #3-A: Install additional Grace Perm-A-Barrier VP and Grace approved sealants around storefront windows

- **Scope must be performed after bricks have been removed by other contractor hired by Collin County or other**
- Remove self-adhering rubberized asphalt flashing from **front side** of wood nailer
- Replace self-adhered rubberized asphalt flashing, properly sealing material to face of wood nailer and face brick
- **Complete replacement of rubberized asphalt flashing is not possible without removal of windows. Complete removal has not been specified; only front side**
- Chamberlin will supervise the replacement of brick to ensure waterproofing is not damaged

Requested Scope: Condition #3-B

- Install additional Grace Perm-A-Barrier VP as required to seal openings between top of the face brick and the galvanized sheet metal flashing



Requested Scope: Condition #3-C

- Install sealant between the storefront subsill flashing and the self-adhering rubberized asphalt flashing.

Requested Scope: Condition #3- D

- Install sealant as required to properly seal the vertical end dam joints.
- Sealant needs to be installed on exposed interior joints

Requested Scope: Condition #3- E

- Install Grace Perm-A-Barrier VP as required to seal the horizontal joint between end dam and subsill flashing

Requested Scope: Condition #3- F

- **Metal studs marked with yellow and red spray-paint to be removed at jamb conditions to be removed by other contractor hired by Collin County or other**
- Install Grace Perm-A-Barrier VP up to, and over the back side of the exterior sealant joint installed between the face brick and store front jamb
- Throw away all trash associated with this scope of work
- Scope of work to be completed during normal business hours

Requested Scope #4: Remedial work at condition 4 locations.

- Probe and identify locations where self-adhered rubberized asphalt thru wall flashing is not fully bonded to the steel angle.
- Install additional Grace Product to seal this flashing condition.
- Throw away all trash associated with scope of work
- Scope of work to be performed during normal business hours

Following completion of above scopes, water test North and South ends of building (under the previously approved P.O. 18295).

We propose to complete the scope of work as described above for the sum of \$67,566.00
Additional Time & Material work NTE, as detailed below in ATTACHMENT B \$ 20,000.00

Terms of payment are Net 30 days.

We would like the opportunity to review this proposal with you soon. Please call if you have any questions.

Respectfully submitted,
Alden Wagner
Maintenance Estimator

CHAMBERLIN DALLAS, LLC



Accepted by: _____

(Please print name and title)

Your faxed signature will be treated as a fully executed original contract
***PLEASE SIGN AND RETURN VIA FAX 214-273-9120 or EMAIL awagner@chamberlinltd.com**

ATTACHMENT "A"
EXCLUSIONS

- Items not specifically mentioned above as being included are considered to be expressly excluded
- Hot pour rubber sealant
- Remove expansion joint zip-strips, fiber board, or week strips
- Caulk interior slab joints
- Caulk interior frames, or frames in drywall
- Caulk mechanical, electrical and plumbing penetrations and fixtures
- Vapor barriers
- Glass cleaning
- Waterproof wet interior floor areas
- Flashings, underlayments, and membranes under sheet metal, metal panels, and copings
- Parge coat masonry walls
- Flood Testing*

ATTACHMENT B

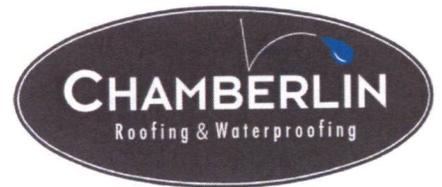
Time & Material Repair Agreement

Chamberlin Dallas, LLC (Chamberlin) agrees make requested repairs to failure areas specified in the conference record dated 1-7-15 prepared by DryTec Moisture Protection Technology Consultants and in the manner specified by Baldauf Herrin & Associates Inc. dated 4-21-15. Repairs will be made using specified and appropriate repair materials. Equipment, services and supervision required to complete the work will be furnished by Chamberlin.

Leak repairs are made on a "best effort" basis and, as discussed at length previously, Chamberlin holds the position that the construction of the building and the nature of the work makes some repairs not possible. Be advised the existing water leaks could be a contributing element to the presence of mold or mildew. Attempts by Chamberlin to resolve water intrusion should not be construed as an abatement, cure or prevention of mold or mildew. We do not perform such services. Workmen's Compensation and General Liability Insurance on above work will be provided by Chamberlin.

All leak repairs will be performed based on the following T&M rates:

Labor: Regular Rate:	\$72/man/hour, portal to portal (Monday through Friday 8am-5pm)
Overtime Rate:	\$108/man/hour, portal to portal
Material & Equipment:	20% mark up on all material and equipment used
Minimum trip charge:	\$850.00 per crew
Dumpster	\$500.00
Dow 115 spray polyurethane foam	\$375/ 60 board feet



Requested Scope: Condition #1 (after business hours): Remove Grace Perm-A-Barrier and debris at foundation brick ledge

- Remove existing Grace Perm-A-Barrier and debris at foundation brick ledge condition using hammer drill
- Throw away all trash associated with scope of work
- **Scope of work to be performed during after business hours**

Requested Scope: At interior confined corner conditions and store front window jambs, install closed cell polyurethane foam insulation in lieu of Grace Product.

- Spray closed cell polyurethane foam (SPF) into inaccessible conditions, allow to expand and cure, and re-spray as needed.
- Multiple layers of SPF will be needed to achieve desired thickness.
- **Because of the non-industry standard application of the closed cell spray polyurethane foam neither Grace, nor Dow Corning, the foam manufacture, can provide a material warranty of any kind for this application. Chamberlin cannot warranty the application of Grace Perm-A-Barrier VP over SPF.**
- Throw away all trash associated with scope of work
- Scope of work to be performed during normal business hours

Work is estimated not to exceed \$20,000.00

Incorporated Notes:

- * This offer is good for thirty (30) days.
- * Pricing above excludes sales tax on materials and **excludes** bonds, fees, overtime, liquidated damages, building permits, laboratory testing, mockups, liquidated damages, temporary facilities, utility hook-ups and permits.
- * All colors are to be selected from the manufacturer's **standard color chart**.
- * This proposal is based upon execution of a mutually agreed upon contract terms and conditions between Chamberlin and the Contractor/Owner.
- * Contractor/owner **agrees to furnish**: complete access to work areas free and clear of obstructions, dumpster, toilet facilities, potable water, and all electrical power, as required, at no additional cost to Chamberlin.
 - * The owner is responsible for all power shut-downs or re-rout of electricity necessary to perform the work.
- * Chamberlin is not responsible for recognizing, locating, or removing asbestos, PCB's, or other hazardous materials.
- * Chamberlin is **licensed, certified or approved** to install the systems described above.

- * **Unforeseen conditions** or circumstances are not assumed nor anticipated in the scope of work proposed above and will be brought to your attention immediately upon discovery by Chamberlin personnel for a prompt resolution.
- * Samples of products or systems presented for review are intended only to provide a general representation and not necessarily an exact replica of the products or systems to be furnished or installed. Any alternates proposed are subject and pending the owner and architect's approval.
- * This proposal is contingent upon the incorporation of the mold indemnification into the contract for Chamberlin, if applicable to the scope of work.
- * **Chamberlin's standard warranty excludes: failures caused by failure of the substrate, moisture vapor transmission or hydrostatic pressure, abuse, conditions that exceed the limitations of the materials, sufficiency of the design; removal and replacement of overburden materials; incidental and consequential damages.**
- * All time and material work (T&M) will be completed at a rate of \$72.00/hr, \$108/hr for non-business hours. with 20% mark-up on materials. Time and Material work anticipated with this proposal is detailed on ATTACHMENT B
 - * Items not specifically mentioned above as being included are considered to be expressly excluded.