



**KPOSTCOMPANY**  
ROOFING | WATERPROOFING | SOLAR



## **Work Order#82049**

## **TIPS#25010401**

### **Juvenile Justice Alternative Education Program**

***4690 Community Ave. McKinney, TX 75071***

Prepared By:

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Prepared for:

**Hopper , Jayson**

**Collin County**

Proposal Date:

**12.10.2025**

Proposal Expiration:

**1.10.2025**



WO#82049

SUMMARY OF TOTALS			
SCOPE OF WORK DESCRIPTION	SUBTOTAL	TAX*	TOTAL COST
Scope Item #1 - Seam Delaminated			
Scope Item #2 - Flashing - Delaminated			
Scope Item #3 - Coping - Sealant			
Scope Item #4 - Control Joint Sealant			
Scope Item #5 - Improper - Repairs			
Scope Item #6 - Flashing Lap - Delaminated			
<b>MATERIAL &amp; EQUIPMENT COST</b>	<b>\$27,262.19</b>	<b>\$2,249.13</b>	<b>\$29,511.32</b>
<b>LABOR COST</b>	<b>\$41,480.00</b>	<b>\$3,422.10</b>	<b>\$44,902.10</b>
<b>BOND</b>	<b>\$1,125</b>	<b>\$92.81</b>	<b>\$1,217.81</b>
<b>TOTAL COST (ALL SCOPES)</b>	<b>\$69,867.19</b>	<b>*\$5,764.04</b>	<b>\$75,631.23</b>
<b>PROPOSAL VALID FOR 30 DAYS DUE TO CURRENT MARKET CONDITIONS</b>			
<i>*Excluded if Tax-Exempt or proper re-sale documentation is provided</i>			

KPost Company proposes to furnish all materials, labor, equipment, supervision and required insurance to complete the scope of work as described below. Project information was obtained from [a site visit/provided construction documents dated 09/20/2025.](#)

Roof Type: Modified Bitumen  
Manufacturer: Unknown  
Insulation: Polyiso (Polyisocyanurate)  
Insulation Thickness: 5"-7"

Deck: Metal  
Approximate Age: 15 years  
Manufacturer Warranty: Unknown  
Applicator Warranty: Unknown



SCOPE OF WORK

Scope Item #1



**Description of Work:**

Delaminated and open seam in the roof membrane in nine [9] locations for approximately [1,700] SF. Clean, prime, re-weld, and overlay entire areas with new roof membrane.

Scope Item #2



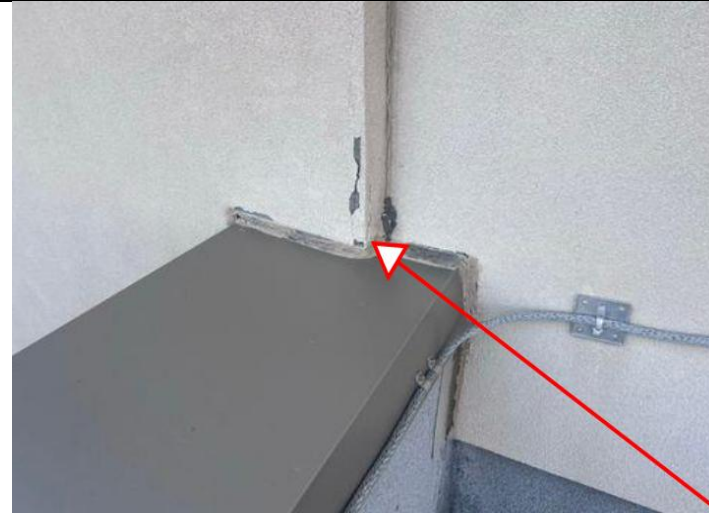


WO#82049

**Description of Work:**

Delaminated and open flashings at three [3] locations for approximately a combined total of [750] LF. Remove existing flashings. Clean, prime and apply new flashing membrane.

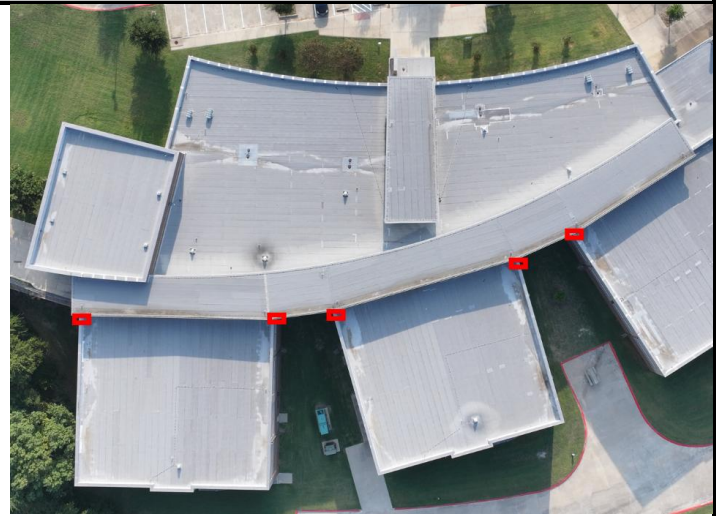
**Scope Item #3**



**Description of Work:**

Separated and opened sealant on seams in the metal coping cap in [128] locations for a combined total of [190] LF. Remove the existing sealant/ temp. Clean, prime, and apply new sealant.

**Scope Item #4**



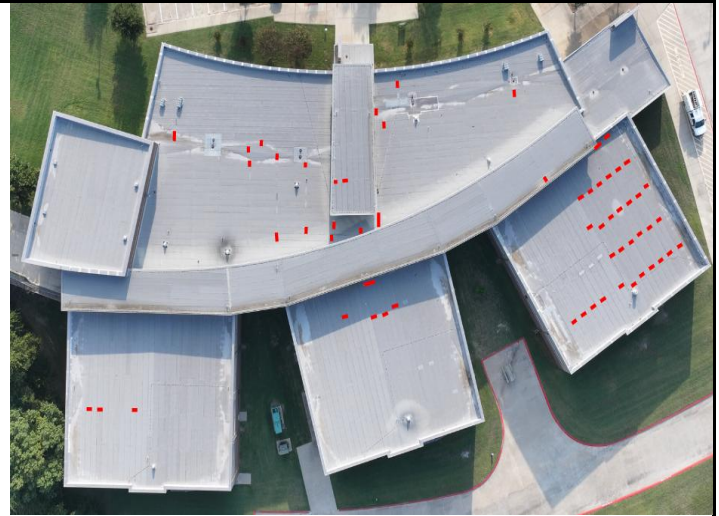


WO#82049

**Description of Work:**

Separated and open sealant in wall control joint above roof level four [4] locations for a total of twenty [30] LF. Remove existing sealant. Clean, prime, install backer rod insulation and apply new sealant.

**Scope Item #5**



**Description of Work:**

Improper repairs by others in [57] locations for approximately 513 SF. Remove existing improper repair materials. Clean, prime and apply proper materials in the [57] locations of a total of 513 SF.

**Scope Item #6**





WO#82049



**Description of Work:**

Delaminated and open lap in base flashing at [36] locations. Clean, prime, and apply three course materials at the locations where base flashing laps are delaminated.

**PROJECT QUALIFICATIONS**

This pricing specifically **includes** the following:

- Removal and disposal of all related debris generated during our repairs.
- All work to be performed according to manufacturer's specifications.
- One (1) year KPost Company workmanship warranty on **specific work** performed.

This pricing specifically **excludes** the following:

- After hours or weekend work.
- Any protection of KPost installed work, or remediation of damaged KPost work.
- Any additional work that is required as a result of unforeseen conditions or misrepresentation of information.
- Any shop drawings, engineered calculations/designs, or mock-ups.
- Spotting the location of any new roof penetrations.
- Any alteration of the existing roof deck.
- Supplying, installing and/or leveling of the new roof curbs.
- Any rooftop pipe or duct support blocking/stands.
- Any interior structural framing, supports or blocking.
- Any mechanical, electrical or plumbing disconnect or reconnect.
- Any temporary covers or repairs unless otherwise noted in scope of work.
- Conduct water-test investigation(s) before or after completing the specified scope of work, unless otherwise noted in scope.
- Any interior protection or landscape protection.
- Any hazardous material testing and/or abatement.
- Any removal or disposal of any debris not generated during our work.
- Final cleaning of building at conclusion of project.
- Any work other than the items qualified in this scope of work proposal.
- Any certified payroll, OCIP or CCIP work.
- Any permits, bonds or taxes.
- Full roof / waterproofing warranty.

**MISCELLANEOUS**

**Pricing Expiration:** Due to volatile pricing in freight, lumber, steel and asphalt-based products; pricing on this document is good for **thirty (30)** days. The expiration date of this proposal is **1/10/2026**. If approval is given to KPost Company on this pricing after the expiration date, pricing will be adjusted according to market pricing at that time and resubmitted.





WO#82049

**New Customer Payment Terms:** As a standard business practice when working with first-time customers without an established payment history, KPost Company will require **payment in full before any work can commence**; we will accept a company check or credit card for payment.

**New Customer Payment Terms:** As a standard business practice when working with first-time customers without an established payment history, KPost Company will require a deposit of 50% **before** any work can commence; we will accept a business check or company credit card for payment. The remaining balance will be due in full within thirty (30) days upon date of invoice.

**Existing Customer Payment Terms:** Payment is due in full within thirty (30) days upon completion of our work.

**Remobilization Fee:** The scope of work outlined in this proposal is limited to one (1) mobilization; consecutive workdays are considered one (1) mobilization. Any excessive mobilizations will be invoiced at a rate of \$350.00 plus all applicable taxes, per mobilization.

**Excessive Downtime Fee:** The allotted downtime for this scope of work is one (1) crew hour per calendar day; allotted downtime will be accounted for on a per day basis and starts once the roof is ready for MEP items to be installed until when the MEP items are ready to be flashed into the roof system. Any excessive downtime will be invoiced at a rate of \$85.00 per man hour.

**Note:** KPost Company does not represent itself as a design professional, architect or registered engineer and does not perform these services nor shall it be inferred. Unforeseen conditions or circumstances will be brought to the customer's attention immediately for a prompt resolution.

Please indicate below whether this work will be performed under terms of a Subcontract or on a Purchase Order. After our review and acceptance of this paperwork, the work will be able to commence.

**KPost Company**

*Henry Haine*

Henry Haine  
Service Estimator

**Customer Acceptance**

Signed/Accepted: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Contract/Purchase Order Number: \_\_\_\_\_

