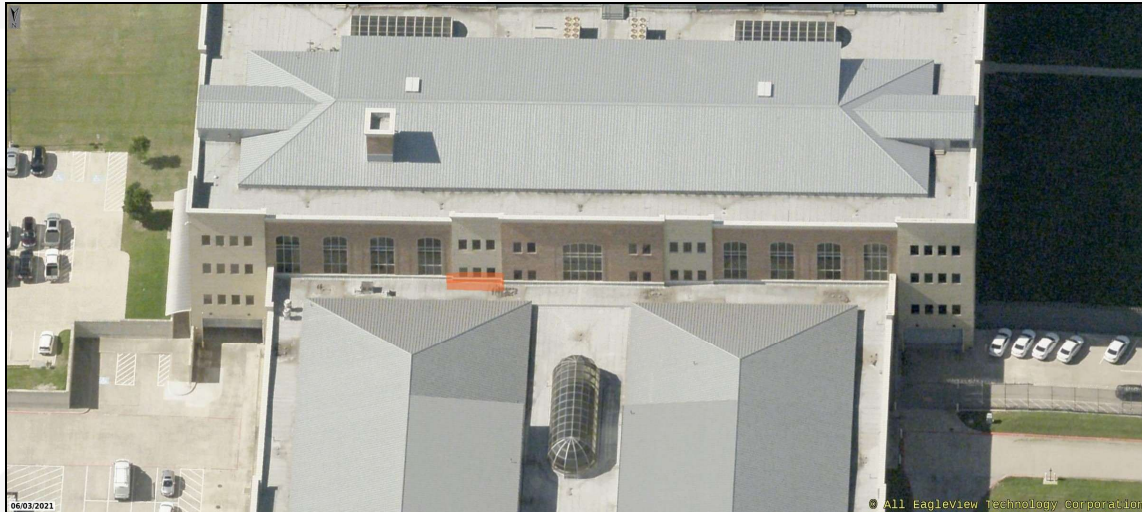




KPOSTCOMPANY
ROOFING | WATERPROOFING | SOLAR



PROUD PARTNER



Collin County Courthouse

2100 Bloomdale Rd, McKinney, TX, 75071

Roof Repair Proposal

Prepared By:

Andrew Stone, Estimator

469.953.1750

Andrew.Stone@kpostcompany.com

&

Leonardo Bustamante

972.489.4194

Leo.Bustamante@kpostcompany.com

Kristel Hanlon, Business Development

469.724.5434

Kristel.Hanlon@kpostcompany.com

Prepared for:

Luis Palma

Jayson Hopper

Collin County Facilities

Proposal Date:

1.15.2026

Proposal Expiration:

2.28.2026



SUMMARY OF TOTALS	
SCOPE OF WORK DESCRIPTION	TOTAL
R&R 200sf of Two-ply Modified Bitumen roofing	\$23,796.00
R&R 27lf of metal flashings	\$1,928.00
Masonry Removal & Re-installation - Thru-wall Flashing installation	\$46,830.00
One Skylight Gasket Removal and Re-seal	\$22,065.00
TOTAL COST	\$94,619.00
BID ALTERNATES AND UNIT COSTS	
Add/Alternate #1 – R&R 1,322sf of Two-ply Modified Bitumen roofing (Full Northern wall, end to end)	+ \$49,515.00
Unit Cost #1 – Wet Insulation Replacement – Up to 4” thick	\$4.15 per SF
Unit Cost #2 – Remove and replace wet/damaged 2x6 wood nailers	\$5.40 per LF
Unit Cost #3 – Steel Deck Surface Rust Repair	\$4.00 per SF
Unit Cost #4 – Steel Deck Overlay Existing	\$7.00 per SF
Unit Cost #5 – Steel Deck Remove and Replace	\$9.00 per SF
Unit Cost #6 – Modifications to existing MEP equipment/curbs/lines	Quoted Separately
Unit Cost #7 – Interior Protection	Quoted Separately
Final Roof Cleaning (Not Included in Base Bid Cost)	\$0.35 per SF
Current Material Pricing Quote is valid through January 31, 2026	

KPost Company proposes to provide all materials, labor, equipment, supervision, and required insurance to complete the scope of work as described below. Project information was obtained from an on-site visit.

SCOPE OF WORK

ROOF SYSTEM

- Remove existing wall flashing and roof area beneath affected window to expose CMU for waterproofing.
- Remove any wet insulation and replace with similar materials and thickness.
- Furnish and install new Two-ply modified bitumen membrane per manufacturer’s specifications.
- Fabricate and install new metal thru-wall flashings and counter flashings as detailed by Drytec.
- Detail work shall be installed in accordance with the manufacturer’s printed installation procedures for the desired warranty.
- Furnish Contractor’s Two (2) Year Warranty covering both materials and workmanship.

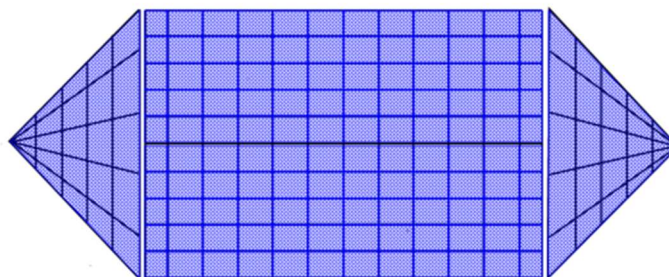
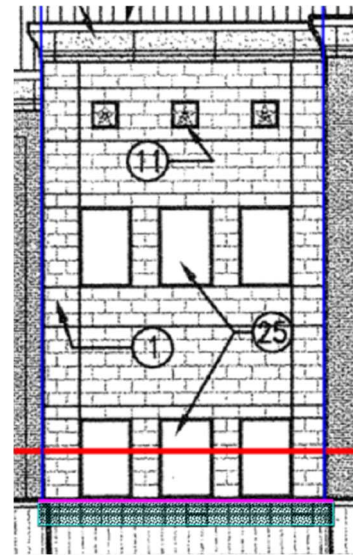
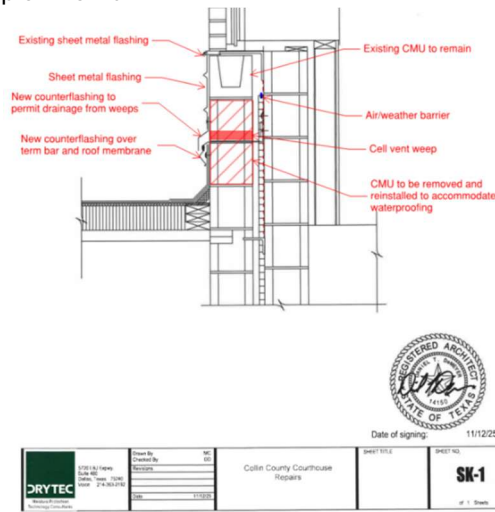
SHEET METAL/LUMBER

- Fabricate and install new sheet metal items as follows:
 - Surface Mounted Counterflashings – 24 Ga. Kynar Steel

MASONRY REMOVAL & RE-INSTALLATION - THRU-WALL FLASHING INSTALLATION



- Scope shall include the portion of the north face of the courthouse above the roof of the building addition, below the cast stone veneer.
- Remove base flashing to expose the CMU at the base of the wall below the windows on the north side of the courthouse
- building. Remove CMU as indicated in the attached detail, while supporting the windows and remaining structure above.
- Waterproof the back-up CMU and extend thru-wall flashing to force any water which enters the cavity to drain out through
- the new weeps in the CMU above the roof base flashing. Reinstall the CMU and restore the roof base flashing. Install
- flashing from below the windows to cover the top of the base flashing and protect from water infiltration.
- Clean the cast stone and tuck point all mortar joints in the cast stone wall above the expansion joint to the top of the wall.





PROJECT QUALIFICATIONS

INCLUSIONS:

- **KPost standard work week is four 10-hour days. Please utilize this for schedule creation.**
- Hoisting of materials and necessary equipment to complete the scope of work as described in the above section.
- KPost will provide detailed construction drawings including system details.
- KPost to supply MSDS and Product Data used in the roofing operations.
- KPost to visually inspect structural decking to determine that it is smooth, straight, and free of irregularities, such as significant humps or depressions.
- KPost to provide insurance specific to project.

EXCLUSIONS:

- Applicable Sales Tax.
- Any items not clearly stated within this scope are excluded.
- Premium time or overtime unless specifically stated in proposal.
- Testing of existing roofing materials for asbestos containing materials (ACM) to be the responsibility of the owner.
 - Asbestos Testing is required by on all remedial/reroof project per *“Texas Administrative Code, Chapter 295.34, Asbestos Management in Facilities and Public Buildings.”*
- Abatement of ACM materials if present in currently installed roof assemblies.
- Interior protection and/or cleaning of interior contents prior to, during or after roofing operations.
- Modifications/Removal/Re-installation including, but not limited to, mechanical, electrical, plumbing, communications or data equipment.
 - Any and all work at these areas is to be the responsibility of the owner unless specifically stated as provided in scope of work.
- Protection or necessary modification of such items as electrical substations, transformers and powerlines shall be the responsibility of the owner to provide safe working conditions.
- Any additional work that is required due to unforeseen conditions or misrepresentation of information is excluded.
- KPost **will not** complete inspection of structural decking assembly for adequate attachment to substructure, structural load capabilities, relative humidity, moisture content, bracing configurations around roof openings, etc. If deemed required or recommended cost to be by owner for required inspections or testing.
- Bid or Payment and Performance Bonds.

SAFETY

- Site safety set-up shall follow OSHA standards.
- KPost will conduct a preliminary site inspection prior to commencement of the project to identify potential areas of hazard.
- KPost will formulate site-specific safety plan identifying areas of low and high hazard. A safety plan will direct necessary means and methods of protection for both employees of KPost as well as surrounding occupants.
- Periodic site safety inspections shall be performed by KPost’s certified and dedicated safety personnel to ensure safety plan implementation.

SET-UP | MOBILIZATION | HOISTING

- The specific location of hoisting equipment shall be determined at the time of a preconstruction meeting unless stipulated in a provided site plan. If no site plan is provided, the most efficient locations for hoisting have been assumed. If, in the event locations that were assumed as “usable” are declared unusable, KPost reserves the right to update pricing using areas designated by owner as “usable”.
- KPost will require a clear common path for material deliveries by semi and trailer.
- KPost will require site space for material, equipment, vehicles, and dumpster storage.
- KPost shall not be held liable for damage to concrete, asphalt, or landscape finishes including sidewalks, drives, etc. This includes damage to marking/signage including, but not limited to, striping or other area designations.

INCLEMENT WEATHER

INCLEMENT WEATHER SOURCE

- www.noaa.gov and the manufacturer’s product data (as stated in the submittals) will be the guidelines for product application and construction by Contractor during inclement weather.



PRECIPITATION

- No roof tear-off will be performed when the chance of precipitation is 20 percent or greater.
 - If the chance of precipitation is 30 percent but no rain is within 50 miles, detail work, stocking and clean-up are permitted at the discretion of KPost.
- No work will be performed when standing water, ice or snow are present on the roof or deck.
 - A request for removal of said items constitutes a change order and is not included in base bid pricing.
- Work will be suspended if lightning occurs within 10 miles of the jobsite.

HEAT

- No work will be performed when the heat index is 105 degrees or greater.

COLD

- No work will be performed when temperatures are below 20 degrees.
 - Certain activities/scopes can be completed but will be at the discretion of KPost on a case-by-case basis.
- Precautions will be taken when the temperature is below freezing. Asphalt and adhesive-based projects shall be installed only when temperatures are 40 degrees and rising.

WIND

- Roof work will not be performed when sustained wind speed is or is forecasted to be 20 mph or greater.

MISCELLANEOUS

- When installing white roof coverings, construction debris/dust/sediment will leave dirt on the covering. KPost will take care to minimize debris and foot traffic over the new roof covering, but some inherent dirt will remain as a result of the construction process. Post-construction cleaning of the roof covering is not included in this proposal unless specifically stated within the scope of work.
- If this proposal does not clearly state and include the installation of a "full tapered" insulation assembly, ponding water may be present after completion of the roof system. KPost shall not be held liable to remedy ponding water situations.
 - The NRCA defines ponding water as "any ponding water on the roof 48 hours after rain during conditions conducive to drying".
- Certain products utilized in the installation of roofing materials omit odor. Products in this category include, but are not limited to, asphalt, adhesive, primers, etc. Mechanical units, intake vents and other "air-drawing" equipment may be required to be shut down by the owner during certain times of construction if interior space is sensitive to odors.

Payment Terms: 30% upon execution of agreement, 65% through monthly progress payments, and 5% retainage. Contract retainage shall be released in full once the roof system manufacturer has inspected the roof and deemed the work "complete and warrantable". Change orders will be addressed separately if completion dates differ from original contract scope. Payment of invoices shall be due and payable on or before 30 days from date of invoice.

Payment: Credit Card payments are not accepted.

Change Orders to Contract Scope of Work: Additional work as a result of unforeseen conditions, misrepresentation of information or additions to contracted scope of work shall be charged at cost plus 10% overhead and 15% profit. No work outside of the contracted scope will be completed without written authorization from the property owner or designated owner's representative with authority to approve.

Substitutions and Material Shortage: In the event that any specified material becomes unavailable either temporarily or permanently after the contract is executed, provided that such availability is a result of factors beyond Subcontractor's (KPost) control, then in the event of temporary unavailability, the contract time shall be extended to reflect the duration of time that Subcontractor (KPost) is delayed by the unavailability, and in the case of permanent unavailability, Subcontractor (KPost) shall be excused from providing said material and allowed to propose an available substitute. To the extent an available substitute is proposed by Subcontractor (KPost) under this provision and subsequently approved by Owner, Architect and/or General Contractor in a timely manner, any increase in the cost between the originally specified material and its substitute shall be paid by General Contractor to Subcontractor (KPost). Due to material shortages, Subcontractor (KPost) may experience delays related to the inability to timely obtain materials for this project. In the event of such a delay, Subcontractor (KPost) shall notify General Contractor, and General Contractor agrees to provide the Subcontractor (KPost) with an extension of time for any delay attributable to the temporary inability to obtain materials.

Price Acceleration: If there is an increase in the actual cost of materials charged to Subcontractor (KPost) after making this Subcontract, the price set forth in this Subcontract shall be increased without the need for a written change order or amendment to the



contract to reflect the price increase and additional direct cost to Subcontractor (KPost). Subcontractor (KPost) will submit written documentation of the unit cost of materials to General Contractor/Owner at "Time of Order" and again at "Time of Shipment".

Proposal Expiration Date: The expiration date of this proposal is **X/XX/XXXX**. If approval is given to KPost after the expiration date, pricing will be adjusted according to current market pricing and submitted as a change order to the contract. If this proposal is approved and accepted after its expiration date and receiver of this proposal will not allow for market pricing adjustments via change order, KPost reserves the right to rescind the proposal in its entirety with no penalties monetarily or otherwise.

Asbestos Testing: To obtain a permit in the City of **McKinney**, a sample testing for asbestos is required in accordance with "Texas Administrative Code, Chapter 295.34, Asbestos Management in Facilities and Public Buildings." This testing shall be paid for by the owner and resulting report provided to KPost for use in obtaining the necessary construction permit.

Proposal Disclaimer: The scope of work described above, and all items listed within are the full extent of this scope of work. In the event you believe additional items should be included but are not described, please contact the estimator of record for clarification of the specific item and its inclusion/exclusion. If changes are required to clarify items of inclusion/exclusion, a new draft of the proposal will be delivered with items of change noted. Under no circumstance will changes be made after acceptance of the proposal. KPost shall not be held obligated, financially, or otherwise, for assumptions of inclusions made by the receiver of this proposal.

This proposal is based upon use of KPost's standard construction contract/agreement. An example of KPost's standard agreement can be supplied upon request. If this proposal is accepted it shall be included as an exhibit to the contract documents in its entirety including any additional attachments sent at time of submission such as roof drawings and site plans as well as Addendum "A" below.

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. These services may be provided by a third party at an additional cost if requested.

Addendum "A"

PAYMENT:

The payment provisions herein are intended to comply with The State of Texas Prompt Payment Act Section 35.521.

INDEMNITY:

Indemnification; State of Texas Indemnity Clause HB 2093 Shall Prevail:

Nothing herein shall be construed to require the Contractor to indemnify an indemnified party for an indemnified claim caused by or resulting from that indemnified party's own negligence unless otherwise permitted under Chapter 151 of the Texas Insurance Code. It is agreed that with respect to any legal limitations, now or hereafter in effect, which affect the validity and enforceability of the indemnification obligation under this Article, such legal limitations are made a part of the indemnification obligation to the minimum extent necessary to bring this Article into conformity with the requirements of such limitations, and as so modified, the indemnification obligation shall continue in full force and effect. The indemnification obligations herein are intended to comply with Chapter 151 of the Texas Insurance Code and shall be read as broadly as permitted to satisfy that intent.

WAIVER OF SUBROGATION:

- a) Owner and the Contractor waive all rights against each other and any of their subcontractors, sub-subcontractors' members, and agents and employees of each of them, for damages caused by fire or other causes of loss to the extent covered by insurance obtained pursuant to this Agreement or any other insurance, except such rights as each party may have to proceeds of such insurance.
- b) All insurance policies purchased and/or maintained by the Contractor covering work or services performed pursuant to this Agreement, shall provide waivers of subrogation by endorsement or otherwise.

The waivers of subrogation made by Owner and the Contractor herein shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance premium directly or indirectly, and whether the person or entity had an insurable interest in the property damaged.

Acceptance of this proposal includes acceptance of Addendum "A" in its entirety and is to be incorporated into the construction agreement.