

**Killeen Community & Senior Activity Center**

**Change Order Request # 46-REV1**

Contractor

HCS Commercial Contractor Inc.

A/E

Randall Scott Associates

Sub-Contractors

Tx Traditions, CR Systems, Seneca, Tx Quality, DFS, ATC, JS, Performance Drywall, Am Demo

Date of Issuance

6/19/24

**DESCRIPTION:**

Remove existing roofing and insulation to deck, re-roof and insulate in accordance with plans and specifications provided by Engineered Exteriors dated 4/30/2024, and all associated work.

**COST BREAKDOWN BELOW:**

Texas Traditions - Demo & Re-roof	\$972,893.00
ATC Contractors - Masonry & stucco repairs, Spray Foam, Elastomeric	\$97,650.00
CR Systems - Metal Wall Systems	\$66,367.58
TX Quality Services - roof drains demo and replace	\$21,092.50
Seneca - HVAC Equip & related demo, reinstall curbs, ducts, etc	\$189,122.00
JS Electric - Make safe for demo, new eqp rack, disconnects, minisplits	\$55,473.74
Performance Drywall - New Infill Wall, Demo Batt Insulation	\$18,820.00
American Demolition - demo & haul off rooftop storefront frames & curbs	\$2,800.00
Dynamic Fabricators - Demo ex. Roof joist seat & reinstall, roof deck repair	\$21,752.00
Dynamic Fabricators - Ladders	\$12,400.00
CR Systems - Plywood, ice and water shield	\$90,982.00
HCS - (4) 40 yd dumpsters, Labor, Equipment, Clean up, Hauling, Dump Fees	\$24,640.00
HCS Labor, Equipment - Clean up (\$1,000/day x 5 days)	\$5,000.00
HCS Superintendence, Project Management	\$56,000.00

**VE Options - Scenario 2 :**

Roof insulation: fasten lower 2 layers of insulation to the deck at all roofs, adhere coverboard	-\$55,521.00
Revise wall panels over roofs not included in Alternate 2 to McElroy FW-12 vertical panels with striations in lieu of Morin panels used at additions	-\$3,556.87
Use non-FRT wood: C-D exterior grade	-\$11,375.00
Use 60 mil smooth PVC at new addition and roofs A, B	-\$49,327.00

**Total \$1,515,212.95**

HCS 10% OH&P	\$151,521.30
HCS 3% - B&I	\$50,002.03

**Time Extension Request 180 days**

Give Subs 7 days from NTP to obtain submittals  
 Submittal Review/Approval 15 days  
 Metal panels +/- 42 days from order date  
 Roofing +/- 50 days from order date  
 Roof Install +/- 90 days  
 Installation of Mech, Elec, HVAC, curbs, etc. estimate 60 days

PROPOSED TOTAL (**ADDITION**) (DELETION) TO **CONTRACT AMOUNT**.....

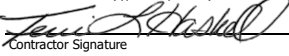
**\$1,716,736.27**

PROPOSED REQUEST FOR (**ADDITION**) (DELETION) OF CALENDAR DAYS TO **CONTRACT TIME**....

**180**

HCS Inc. Commercial General Contractor - Terri Haskell, Project Manager

Contractor Name (typed or printed)



Contractor Signature

9/23/24

Date

Alonso Caro, Jr., Engineered Exteriors

Consultant Name (typed or printed)



Consultant Signature

**9-23-2024**

Date



Terri Haskell <terrih@hcs-gc.com>

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**RE: KCC roof**

1 message

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**Nathan Johnson** <nathan@crsystemsinc.com>

Thu, Jun 20, 2024 at 10:06 AM

To: John Overton <john@hcs-gc.com>

Cc: Terri Haskell <terrih@hcs-gc.com>

John,

I will send you an official Alternate latter today, there is a ton of plywood involved in this, areas where they are three layers thick.

Scope Of Work.

Provide ¾" Fire Rated Plywood For Details Using Plywood On Drawing Sheets R3.01 and Sheet R3.02

Install Using stainless Steel Fasteners , 40 Mil Ice & Watershield & Fire Rated Plywood

Materials & Labor

Equipment

Project Management

Insurance

P/O

\$90,982.00

Thank You,

**Nathan Johnson**


**Estimating Manager/Metal Systems PM**

The Official Roofer of Texas A&M Athletics



**\*\*\*Cover Page\*\*\***

 175 Mid Tex Rd. Lorena, Tx 76655

 254-655-4121

 [www.dynamic-fs.com](http://www.dynamic-fs.com)

 [accounting@dynamic-fs.com](mailto:accounting@dynamic-fs.com)

 [bids@dynamic-fs.com](mailto:bids@dynamic-fs.com)



Quote: 1109 / Date: 6/19/2024

Dynamic Fabrication Solutions, LLC  
175 Mid Tex Rd  
Lorena, TX  
76655, US  
(254) 655-4121

Customer  
HCS General Contractor Inc.

Prepared By:  
Luke Hubbs  
+12542893769  
luke@dynamic-fs.com

Project: **KILLEEN COMMUNITY CENTER Ladders**

### Scope of Work

6 Rung Fixed Steel With Walk-Thru

	Quantity	Unit Cost	Total Cost
	1	--	\$830.00

16 Rung Fixed Steel With Walk-Thru

	Quantity	Unit Cost	Total Cost
	1	--	\$1,710.00

16 Rung Fixed Steel With Cage & Walk-Thru

	Quantity	Unit Cost	Total Cost
	2	\$3,200.00	\$6,400.00

Cage Gate

	Quantity	Unit Cost	Total Cost
	2	\$680.00	\$1,360.00

\*Shipping - Vendor Dropship Items drop shipped to customer by vendor.

	Total Cost
	\$2,100.00

### Notes

### Summary

Subtotal	\$12,400.00
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\$12,400.00
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Accepted By

Date

.....

.....



508 Cedar Drive  
Georgetown, TX 78628  
512-415-4590



Friday, May 17, 2024

**Recommendation Provided To:**

HCS - Kelley Glenn  
365 Wayside Drive  
Waco, TX 76705  
254-829-3200  
[kelley@hcs-gc.com](mailto:kelley@hcs-gc.com)

**Recommendation Provided by:**

Matthew Schray  
512-415-4590  
[matts@txtroofing.com](mailto:matts@txtroofing.com)

**Job Name and Location:**

Killeen Community Center  
2201 E Veterans Memorial Blvd  
Killeen, TX 76543

**Work Scope**

Work based on plans by Engineered Exteriors dated 4/30/2024  
PVC Membrane Roof.  
Metal Wall Panels.

**PVC Membrane Roof:**

~~\$ 972,893~~

**Metal Wall Panels:**

~~\$ 82,494~~

**Metal Wall Panel Framing:**

~~\$ 70,252~~

Metal Panels, metal flashings and Furring strips (hat channels) only.  
Sheathing, insulation and building wrap only.

*Price Valid for 30 Days.*

**PVC Roof System Inclusions:**

Remove existing roofing, insulation to deck.  
Perform inspection below deck for conduit locations.  
Two (2) Layers of 2.6" Polyiso Insulation, first layer mechanically attached, second layer adhered via low rise foam.  
Crickets and sumps as indicated on plans.  
Polyiso Tapered Insulation, as indicated on plans.  
1/2" Densdeck Coverboard, adhered.  
GAF 80 Mil PVC XK Membrane, adhered.  
Parapet cap in 24-gauge prefinished standard color.  
Wood blocking at PVC perimeter only.  
Termination bar and counter flashing as required by manufacturer.  
Roof related metal flashings in 24-gauge prefinished standard color.  
Box gutters and downspouts as indicated on plans in 24-gauge prefinished standard color.  
Splash blocks.  
Scuppers and collector heads  
20 year manufacturer NDL warranty on PVC roof system.

**Metal Wall Panel Inclusions:**

Hat channels installed horizontally directly over substrate.  
Peterson Aluminum Flush Panel - 12" w/2 ribs panels in prefinished standard color.  
Wall related flashing in matching 24-gauge prefinished standard color.

**Metal Wall Panel Framing:**

Install 3/4" plywood sheathing as indicated on plans.  
Install 3/4" rigid insulation.  
Install Carlisle WIP 300HT over insulation.

**Standard Inclusions:**

Dispose of all roof related trash in general contractor supplied dumpster.  
2 year labor warranty.  
Sales Tax.

**Exclusions:**

Any work related to removal of masonry.  
Any work related to horizontal wall panels.  
Any work related to plywood sheathing at PVC roof.  
Any work related to elastomeric coating at CMU walls.  
Any work related to soffits.  
Demor or installation of roof curbs.



508 Cedar Drive  
Georgetown, TX 78628  
512-415-4590



**Exclusions Cont.:**

Any demo work other than removal of existing roof(s) down to existing roof deck(s).  
Roof drain installation or removal.  
Painting.  
Roof access hatch  
Roof curbs.  
Walkway pads.  
Additional wood blocking other than around PVC perimeter.  
Raising rooftop curbs, to be performed by others.  
Relocating MEP penetrations.  
Repairs to metal and/or wood decking.  
Bond(s).





May 13, 2024

**Subject: Waterproofing and Masonry**

**Project: Killeen Community Center, Killeen, TX.**

Attention Bidding Contractors,

We hereby propose to furnish materials, labor, equipment, workman's comp., liability, prevailing wage rate scale, and auto insurance to complete the following per plans dated 04/30/2024:

**Spec Section 040523: Masonry Repairs and Accessories: \$21,600.00**

**Masonry Vent Infills: \$27,500.00**

Includes: Remove existing masonry (3 courses high, open wall every 3-5' @ roughly 108 linear feet to install thru wall flashing). Once metal thru wall flashing and counterflashing is installed by others, we propose to install new flexible thru wall flashing with termination bar and accessories. Once thru wall flashing is installed, we propose to close up opening with brick that will match existing brick and mortar as close as possible. Remove eleven (11) brick vents at exterior masonry walls and infill with masonry to match existing.

**Spec Section 072100: Spray Foam Insulation: \$6,500.00**

Includes: Install spray foam insulation at existing foam to provide a continuous airseal between exterior masonry walls and roof deck at voids where present, per key note #3.

**Spec Section 092400: Portland Cement Plaster**

**(Stucco) Repairs: \$24,600.00**

Includes: Repair at stucco fascia and soffits: Prep and wash existing stucco fascia and soffits at conditions below all roofs as called out in key note #2. Grind cracks and install sealant. Replace corner bead with drip edge. Once prepped, install and eifs lamina stucco membrane over fascia and soffit areas.

**Spec Section 99653: High Performance Elastomeric**

**Coating: \$17,450.00**

Includes: Repair existing cmu walls inside mechanical well and install two (2) coats of elastomeric coating per keynote #8. Elastomeric coating proposed to install is BASF EL 850.

**Total Proposal (Base Bid): \$97,650.00**

**ATC Contractors, Inc.**

P.O. Box 932  
Georgetown, Texas 78627

(512) 930-3988  
[www.atccontractorsinc.com](http://www.atccontractorsinc.com)





**Exclusions:** P&P bond, overtime, permits, third party testing, water testing, plywood sheathing at stucco walls, rigid insulation, high temperature waterproofing, metal panels, joint sealant at metal panels, joint sealant replacement at window/door perimeters, joint sealant replacement at masonry control joints, metal z girts, flex flashing at window/door perimeters, metal drip edge flashing at base of metal panel veneer, metal flashing at joint where stone meets metal panel, joint sealant at control joints in concrete paving, restroom joint sealants, painters caulk, secondary pan at window sills, removal of redwood at expansion joints in concrete paving, temporary water, restrooms, electricity, dumpsters, stainless steel flashing, flashing associated with roofing, and roofing flashing.

**Alternate Bid:**

1. In lieu of Eifs lamina system, provide elastomeric coating system as specified after repair of casing bead, routing and sealant of cracks. Total price is \$15,500.00.

This proposal is valid for 15 days. Thank you for considering ATC Contractors for this project. We acknowledge addenda #1-3. **Pricing is subject to increase by 15% per quarter due to material surcharges from manufactures.** If you have any questions, please feel free to call.

Thanks again,

Justin Roppolo

**ATC Contractors, Inc.**

P.O. Box 932  
Georgetown, Texas 78627

(512) 930-3988  
[www.atccontractorsinc.com](http://www.atccontractorsinc.com)

**Matrix Metal Wall System Proposal**

OK

To: Jon Overton  
HCS Inc. Commercial C  
365 Wayside Dr. Waco Tx. 76705

From: CR Systems Inc.  
12730 State Hwy 6  
Bryan, Texas 77807

Re: Killeen Community Center & Senior  
Center  
2201 E. Veterans Memorial Blvd  
Killeen Texas 76543

Estimator: Nathan Johnson  
Senior Estimator  
817-602-8110  
[nathan@crsystemsinc.com](mailto:nathan@crsystemsinc.com)

Date: 5-17-2023 Revised 06-10-2024

*We propose to furnish all materials, labor, insurance, and equipment necessary to do the following work according to the specifications and recommendations of the material manufacture details. The following proposal is based upon current materials pricing and the manufacturer's specifications. This proposal will remain valid for (30) days.*

**SCOPE OF WORK: Moring Matrix Metal Wall System MX 1.0 – MX 3.0 – MX 9.0 Added Wall Systems:**

**Matrix Series Wall Panels Installed Over 1" ISO Board And 1" Zee Girts:**

1. Furnish and Install 1 Layer of ISO Board over 5/8" Sheet Rock by Others Fastened Thru to the 16 Ga. Steel Studs Behind Sheet Rock.
2. Furnish and Install 16 Ga. Zee Girts Run Horizontally and Fastened Thru to the 16 Ga. Steel Studs, Insulation Will Be Run In Between The Zee Girts with A Friction Fit.
3. Install Matrix Series Wall System Attaching with Panel Clips to The Metal Zee Girts.
4. All Outside Corners Are Pre-Manufactured 90° Corners Per Specifications.
5. Basis Of Design Uses .050 Aluminum Substrate
6. Specifications Call Out Morin Standard Mica Colors.
7. 20 Year Manufactures Finish Warranty Included at No Additional Cost.
8. 2 Year Workmanship Warranty Included.

**Flush Series Surround Columns Added**

1. Furnish And Install 22 Ga. 1 1/2" Soffit Panels 12" Wide Including All Necessary Trim Components.
2. Soffit Will Be Installed over 7/8" 16 Ga. Sub Girts
3. Color Is Called Out as A Morin Standard Mica Color.
4. Trim Rings Are Included Around the Recessed Lights at The Porte Cochere.
5. Trim Included Around the Perimeter and Around Columns.
6. Shop Drawings & Engineering Included for Both Wall Systems and Soffit Systems.

**Material Lead Times: 4-6 weeks.**

→ **Cost to provide and install the total above scope of work**

**\$ 55,900.00**

\*Taxes Are Excluded.

→ **Alternate #1 Add 3/4" Fire Rated Plywood Over Stucco Areas Behind Metal Panels**

**\$10,467.58**

Terms of Payment. 1. **All payments shall be made in the currency stated on the invoice**, within the agreed time frame of the contract, without any deduction for any reason whatsoever, unless specified otherwise on the invoice or written notice.

**Material Lead Times: 4-6 weeks After Purchase Order Is Received And Shop Drawings Are Complete If Needed.**

**Bond Rate: 3.0% Of Contract If Required**

**Exclusions:** Does Not Include Fluid Applied Air Barrier / By Others Does Not Include 5/8" Sheet Rock on The Walls – By Others

979-704-5116

[office@crsystemsinc.com](mailto:office@crsystemsinc.com)

12730 State Highway 6, Bryan, Tx 77807

[www.RooferGirl.com](http://www.RooferGirl.com)

\$66,367.58

**Clarifications & Conditions:**

**NOTE:** This proposal may not be to specifications and may include VE (value engineering) items. Please note items described in the scope of work and all listed exclusions prior to issuing the contract. All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard roofing practices. Any alteration or deviation from the scope of the work outlined above involving extra cost will be executed only upon written approval and will become an extra charge over and above the price listed above.

**NOTE:** In the event of a significant delay or price increase of material occurring during the performance of the contract through no fault of CR Systems Inc. The contract sum, time of performance, and contract requirements shall be equitably adjusted via change order in accordance with the procedures of the contract documents. A change in the price of the material shall be considered significant when the price of an item increases 5% percent between the date of this contract and the date of installation.

**NOTE: This Proposal Must Be a Part of All Contracts.**

All materials are guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard roofing practices. Any alteration or deviation from specifications outlined above involving extra cost will be executed only upon written approval and will become an extra charge over and above the estimate. Agreements are contingent upon delays beyond our control. Our workers are fully covered by workman's compensation insurance.

**NOTE:**

IN THE EVENT Premium, Mica, Metallic or Custom Colors Are Selected, They Are at Additional Cost.

**ACCEPTANCE OF PROPOSAL –** The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Note: This proposal may be withdrawn by us if not accepted within 30 days.**

Date of Acceptance: \_\_\_\_\_

Signature: \_\_\_\_\_

**Proposed Force Majeure Clause:**

"The occurrence of an event which interferes with the ability of a Party to perform its obligations or duties hereunder (other than an obligation to make payment) which is not a) within the reasonable control of the Party affected and b) could not with the exercise of commercially reasonable diligence have been avoided or mitigated ("**Force Majeure Event**"), including but not limited to acts of government, acts of God, war, rebellion, strikes or lockouts, epidemics or health crises (whether arising from existing or unknown pathogens/contagions, including without limitation COVID-19), landslides, lightning, earthquakes, fires, unusually adverse weather, crevasses, floods, washouts, delay in deliveries, or inability to secure any required consents, approvals, or permits for the Work, shall entitle the affected Party to suspension of its performance under this Contract to the extent prevented by the Force Majeure Event and for so long as the Force Majeure Event continues, plus any reasonable time necessary to recover from the Force Majeure Event and resume the Work. The affected Party shall make commercially reasonable efforts to resume performance and shall give written notice to the other Party as soon as reasonably practical during or after the occurrence of such Force Majeure Event. Upon termination of the Force Majeure Event, the performance of any suspended obligation or duty shall recommence as soon as commercially and reasonably practicable. The Party affected by the Force Majeure Event shall not be liable to the other Party for any delay or other damages, costs, or expenses arising out of or relating to the suspension or termination of any of its obligations or duties under this Contract by reason of the occurrence of the Force Majeure Event, provided such Party complies in all material respects with its obligations under this Section."

**Proposed Cost Escalation Clause:**

"If, during the performance of this Subcontract, the price or lead time for delivery of materials, goods, or equipment to be provided by Subcontractor pursuant to the terms of this Subcontract increases, through no fault of Subcontractor or by reason of any event qualifying as a Force Majeure Event as defined herein, the Subcontract Sum shall be equitably adjusted by an amount reasonably necessary to cover any such price increases, as well as overhead and profit on such increases and any additional costs and expenses incurred by Subcontractor arising therefrom. At Contractor's or Owner's request, Subcontractor shall provide information reasonably requested to document such price increases, such as quotes, invoices, or receipts. Additionally, where the delivery of materials, goods, or equipment is delayed because of shortage or unavailability of such items, and to the extent Subcontractor could not have reasonably anticipated or mitigated such shortage, Subcontractor shall not be liable for any additional costs or damages associated with such delay(s), and the Contract Time shall be equitably adjusted therefor."

Texas Quality Services LLC  
322 Southland Dr  
Burnet, TX 78611



Office: 512.243.5335  
Fax: 512.243.6425  
info@texasqualityservices.com

WWW.TEXASQUALITYSERVICES.COM

TACLA00028865C | M38328 | BP0014375

## SUBCONTRACTOR REQUEST FOR CHANGE ORDER

Date: 5/14/2024 Subcontractor C.O. #: \_\_\_\_\_

Project: Killeen Community Center

General Contractor: HCS

TQS Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

In connection with our Subcontract for work to be performed at the above project, the following change has been requested.

**Description of Work or Discrepancy on Drawing:**

Demo existign roof drains and replace add overflow drains as plan , extend vents as needed for new roof

**Change Order Breakdown:****Labor**

How many helpers	<u>2</u>	How many hours	<u>45.00</u>	Cost per hour	<u>\$45.00</u>
How many plumbers	<u>1</u>	How many hours	<u>45.00</u>	Cost per hour	<u>\$75.00</u>

**Total Cost** \$7,425.00

**Material**

Item:	<u>cast iron roof drains and materials</u>	Cost:	<u>\$11,750.00</u>
Item:	_____	Cost:	_____
Item:	_____	Cost:	_____

**Total Material Cost** \$11,750.00

**Miscellaneous Items**

Equipment Rental:	_____	Cost:	_____
Equipment Rental:	_____	Cost:	_____
Other (describe):	_____	Cost:	_____

**Total Miscellaneous Cost** \_\_\_\_\_

**Subtotal** \$19,175.00

**Overhead & Profit** 10% \$1,917.50

**Total Change Order Request** \$21,092.50

The conditions hereinbefore referred to are as follows:

- The aforementioned changes, and work affected thereby shall be performed under the same terms and conditions that are included in the original contract unless stated otherwise.
- This change order includes all materials, labor, tools, equipment, supervision and related taxes necessary to perform the above-mentioned work.

Submitted by: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

## Killeen Community Center & Senior Center

<b>DATE:</b>	16 March 2023	<b>ATTENTION:</b>	Estimators
<b>JOB ADDRESS:</b>	2201 E Veterans Memorial Blvd	<b>COMPANY:</b>	Estimators
<b>CITY, STATE, ZIP:</b>	Killeen, TX 76543	<b>BASE BID:</b>	<b>\$ 189,122.00</b>
<b>SENECA CONTACT:</b>	Stewart Matos	<b>BID ITEM:</b>	<b>HVAC</b>
<b>EMAIL CONTACT:</b>	<a href="mailto:smatos@seneca-mechanical.com">smatos@seneca-mechanical.com</a>	<b>ADDENDUMS:</b>	<b>None</b>

We are pleased to offer the following bid for Mechanical HVAC installation on the above referenced project:

### Bid Inclusions:

- **Provide Removal of all existing HVAC Equipment on Roof**
  - Includes Reclaiming of Refrigeration Freon.
- **Provide Demolition of Required Duct work on Roof**
- **Provide and Prep all Refrigeration Lines for roof removal.**
- **Provide and Reinstall All Hvac Equipment on Roof.**
- **Provide and Install (5) New HVAC Curbs**
- **Provide and Install New Duct to existing Duct.**
  - Includes Outside Duct with exterior Insulation and Metal Jacketing.
- **Provide and install new copper condensation drains.**
- **Provide and Install New Refrigeration Line and Reconnect HVAC Equipment.**
  - Includes New Insulation with Metal Jacketing.
- **Provide and reconnect existing Low Voltage Controls**
- **Provide Crane for Removal and Installation of HVAC Equipment**

### Exclusions:

- **Checking HVAC Equipment For Proper Operation and all other Accessories**
- **Test and Balance (Included with the original proposal)**
- Storage and transport of existing equipment.
- Scale Wages unless Otherwise Mentioned Above
- CAD As-Build Drawings unless Otherwise Mentioned Above
- Sales Tax
- Bonding
- Poured Concrete Work & Housekeeping Pads.
- Starters and Disconnects
- Structural Work.
- Drywall Work, Ceiling Work, Painting, Patching, Hole Cutting
- Fire Protection (To Include Duct Detectors)
- Electrical Work (Disconnect and reconnect of existing electrical)
- Roofing
- Seismic Bracing of Any Kind

### Warranty:

- Equipment: Manufacturer's Warranty Applies; Labor: 1 Year

Price quoted is guaranteed for (30) days from the date of the proposal. Seneca Mechanical, LLC reserves the right to re-evaluate pricing after this time due to unforeseen increases in material and equipment pricing. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance as required. Our workers are fully covered by Workmen's Compensation Insurance.

Thank you,  
*Stewart Matos*



PH: 512-243-2700  
Fax: 512-243-2702  
4702 FM 1327 Buda, TX 78610

State of Texas **HUB** & City of Austin **HUB**

Page 1 of 1

To: HCS

Date: 05/20/2024

**Reference: Killen Community Center Remodel  
Roof Replacement**

We are pleased to provide the following proposal for our understanding of the electrical activities for the above-referenced project.

**Lump Sum Proposal Base Bid: \$55,473.74**

**Qualifications:**

**Inclusions:**

1. 7 AM to 3:30 PM Work hours M-F
2. Make safe power to be demoed on all roof top units, condensers & exhaust fans.
3. Demo all existing disconnects, conduits and conductors to equipment.
4. Installation of all new equipment rack, conduits, and conductors per specification.
5. Provide and install new equipment disconnect for each condensers & Mini-split units. Match size per the existing.
6. MEP drawings, Dated 4/31/24.

**Exclusions:**

1. Allowances
2. Roof penetration.
3. Permit fees.
4. Payment and performance bonds
5. Sales tax
6. All cost associated with studies and independent testing and/or commissioning (if required)
7. All costs associated with temporary power.
8. All costs associated the any City, State, Federal and utility provider fees.

**Contingencies:**

1. This proposal is contingent on all parties involved reaching a mutually agreeable contract.
2. This proposal is contingent on it being made part of any subcontract with J.S. Electric

**Leon Hernandez**  
**J.S. Electric Inc.**  
**TECL #18814**  
**TEML #32531**





# PERFORMANCE DRYWALL LLC

May 20, 2024

**Project: Killeen Community Center – Roof Replacement**

We are pleased to submit our bid proposal for the above mentioned project based on the Roof Replacement Plans prepared by Engineered Exteriors LLC, Dated 4/30/2024 along with the inclusions, exclusions, and clarifications below for a combined sum of: *Two Thousand Four Hundred and Eighty Five Dollars.*

SCOPE BREAKOUT	COST
New Infill Wall:	\$ 2,485.00
<b>TOTAL</b>	<b>\$ 2,485.00</b>

ADD ALTERNATE	COST
Demo Batt Insulation:	\$ 16,335.00

**CHANGE ORDER INCLUSIONS:**

1. Furnish and install 6" metal stud framing, 5/8" exterior sheathing, unfaced batt insulation, and 1 layer of 5/8" type "x" gypsum board on interior side of wall at new "infill wall" where new louver is shown to be installed between roof Section "A" and "B1" per details on R3.04
2. All other wood blocking, wood sheathing, furring strips, metal panels, flashing, and rigid insulation to be provided by different contractor
3. Equipment, scaffolding, lifts to reach our work
4. Daily Cleanup
5. Supervision of our forces

**ADD ALTERNATE INCLUSIONS:**

1. Demo existing vinyl faced batt insulation on underside of roof deck to prepare for new insulation
2. Daily cleanup and placing of trash into dumpsters (hauling of trash and dumpsters to be provided by GC)
3. Equipment, scaffolding, lifts to reach our work
4. Supervision of our forces

**EXCLUSIONS:**

1. Taxes on Material
2. Demo
3. Z-girts at exterior walls (assumed to be picked up by metal panel installer)
4. Control joints – none shown or called for in specs
5. Corner guards or crash rails
6. Fabric Wrapped Wall Panels
7. P&P Bond premiums
8. Installation of Doors or Door hardware
9. Installation of aluminum door frames, RACO frames, or Timely frames
10. Finish caulking/sealants
11. Establishing bench marks for finishes
12. Tape/Float, texture
13. Sealing of penetrations made by other trades
14. Painting of any kind
15. Spray Foam Insulation
16. Water Proofing of any kind
17. Furnish of HM frames
18. Furnish of Aluminum Frames
19. Acoustical Wall Panels, TECTUM (none shown)

**CLARIFICATIONS:**

1. This bid is based on a mutually agreed upon phasing plan to complete work in a productive and safe manner.
2. Work week figured to be from 7am-3:30pm Mon-Fri with no premium time figured

Performance Drywall, LLC.  
309 W 3<sup>rd</sup> Street, Clifton, Texas 76634  
www.performance-drywall.com  
281-301-5881

Thank you for considering this Performance Drywall, LLC bid proposal. Let me know if you need any additional scope not mentioned above priced or need any further clarification. Break out pricing is for accounting purposes only, accepting some scope without the others will require me to revise this bid for accurate breakouts.

Thank you,

Ryan Zych

*Performance Drywall, LLC.  
309 W 3<sup>rd</sup> Street, Clifton, Texas 76634  
[www.performance-drywall.com](http://www.performance-drywall.com)  
281-301-5881*



Americandemocorp.com

7500 W Slaughter Ln Austin Tx. 78749  
Cell: 512-775-8399 • Office: 512-291-3261

## PROPOSAL

No51724

Date: 5/17/24

Proposal submitted to: HCS inc.

Work to be performed at: Killeen Community  
Center: 2201 E Veterans Memorial Blvd.  
Killeen, Tx 76543

Attn: John

Phone: 254 -715 0373

Sent via email: bids@hcs-gc.com

American Demolition is pleased to offer this proposal to you for construction work located at the above-referenced address. We will perform all work in accordance with local, state, and federal regulations. This price includes all labor, equipment, materials, and supervision to perform the job to owner's satisfaction. 35% Down Payment is requested over \$100k and final payment is due upon completion of the project unless prior written schedule has been signed and agreed upon-not verbal. See exclusions on next page to be included as part of quoted amount. If any questions arise concerning this bid, please contact our office at 512-775-8399.

Scope of work to be performed base bid:

### Killeen CC Reroof Addendum # 1

- Demo, Remove & Haul off aprox. 30,000 sf of exesting roof materials & all associated multi layers.
- Remove all associated materials needed for new roof install. ( \$ 148,000.00)

▪ Demo & Haul off Rooftop, storefront frames & curbs. Per sheet # R1.00 note #13 ( \$ 2,800.00)

TOTAL PRICE : \$ 2,800.00

## EXCLUSIONS

(Unless specifically included above the following are specifically excluded):

Bonds, Permits and/or Fees, SALES TAX, Notifications, Lab Testing, Inspection, Engineering and Architectural Cost, Hazardous/Toxic Material and/or Asbestos Abatement, Disposal of Hazardous Materials, Salvage for Owner, As Built Drawings, Shop Drawings and Submittals, Lay Out, Saw Cut, Haul off of Others, Fencing, Traffic Handling, Patching, Prepping, Shoring, Adhesives, Flooring Adhesive and Thinset, Dust Partitions, Piers, Structures below 24" of Existing Grade, Erosion Control, Work in ROW, Sidewalk Materials and Fine Grading, Back Fill, Top Soil, De-watering, MEP's made safe, Re-routing, and/or Capping, Underground Utilities, Water Electricity, Electric Removal and Replacement, and any other Unforeseen Conditions.

**\*\*NOTE-** Any Contract or subcontract agreement amount matching quote amount not reflecting sales tax charged will be the responsibility of the GC/Owner to pay of taxable services\*\*

***All salvageable materials and equipment to become property of  
American Demolition  
By signing this, you agree no changes will be modified from the Quote.***

If you have any questions or need additional information, please contact our office.

Price good for 60 days.

Sincerely,

Stephen Schwennessen

Proposal #51724

Accepted By:

---

**We appreciate the opportunity to submit this bid to your company and we look forward to working with you in the future.**





Quote: 1097 / Date: 5/17/2024

Dynamic Fabrication Solutions, LLC  
175 Mid Tex Rd  
Lorena, TX  
76655, US  
(254) 655-4121

HCS General Contractor Inc.

Prepared By:  
Luke Hubbs  
(254) 289-3769  
luke@dynamic-fs.com

Project: KILLEEN COMMUNITY CENTER

### Scope of Work

Demo @ Existing Joist Seat & Reinstall @ Joist

Total Cost

\$6,618.00

ROOF DECKING REPAIR

Total Cost

\$15,134.00

### Notes

### Summary

Subtotal \$21,752.00

\$21,752.00
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Accepted By

Date

+ Add \$1,000 for fans  
to be removed  
+ Ladders



Terri Haskell <terrih@hcs-gc.com>

## WM PRICING - KILLEEN COMMUNITY CENTER HCS INC

1 message

Richardson, Jason <jricha18@wm.com>  
To: "terrih@hcs-gc.com" <terrih@hcs-gc.com>

Wed, Jun 19, 2024 at 2:08 PM

Hi Terri,

Here is the pricing I can do for you. Let me know if you have any questions or concerns. Thanks!

4 dumpsters on site  
est. 36 loads total

### PRICING SUMMARY (40yd Containers):

The pricing below is an all-inclusive estimate that includes all WM charges. The only thing not estimated in the estimate is tax (8.25%). The delivery is only charged one time to place the initial container. Once it is placed on-site, you will be charged the haul rate per haul. I included 5 tons of disposal built into the rate for hauling. You would only be charged additional disposal rate for anything exceeding the 5 tons per haul. The trip charge listed is conditional and only charged as it occurs if we can't complete a scheduled haul due to circumstances out of our control (overloaded, blocked, etc.). The relocate is only charged if you need us to come out and not haul, but move the container on-site (I will not charge to relocate containers at same scheduled time as haul).

- \$1600 1. DELIVERY: \$400.00 all inclusive per initial delivery
- \$23,040 2. HAUL RATE: \$640.00 per haul (Includes 5 tons of disposal built into each haul)
- 0 3. DISPOSAL RATE: \$60.00 per ton (only charged for tonnage in excess of 5 tons included in each haul)
- 0 4. CONTAINER RENTAL: Waived in appreciation of business

*Trip/Relocate: \$400.00 conditional charge only as occurs or requested outside regular hauling (I will not charge you to relocate containers on site if scheduled during same time of hauls)*



Terri Haskell <terrih@hcs-gc.com>

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**RE: KCC roof**

1 message

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**Nathan Johnson** <nathan@crsystemsinc.com>

Thu, Jun 20, 2024 at 10:06 AM

To: John Overton <john@hcs-gc.com>

Cc: Terri Haskell <terrih@hcs-gc.com>

John,

I will send you an official Alternate latter today, there is a ton of plywood involved in this, areas where they are three layers thick.

Scope Of Work.

Provide ¾" Fire Rated Plywood For Details Using Plywood On Drawing Sheets R3.01 and Sheet R3.02

Install Using stainless Steel Fasteners , 40 Mil Ice & Watershield & Fire Rated Plywood

Materials & Labor

Equipment

Project Management

Insurance

P/O

\$90,982.00

Thank You,

**Nathan Johnson**

**Estimating Manager/Metal Systems PM**

The Official Roofer of Texas A&M Athletics

**\*\*Inactivity: \$380.00 flat rate charge if container does not meet minimum1 haul requirement per 30 days (will not be an issue for you to meet 1 haul minimum)**

**Jason Richardson**

Construction Account Manager

[Jricha18@wm.com](mailto:Jricha18@wm.com)

C: 214-287-3394

10106 Giles Lane

Austin, TX 78754



Access WM 24/7  
with My WM





**BASE BID COST BREAKDOWN BELOW:**

<i>Texas Traditions - Demo &amp; Re-roof</i>	\$972,893.00
<i>ATC Contractors - Masonry &amp; stucco repairs, Spray Foam, Elastomeric</i>	\$97,650.00
<i>CR Systems - Metal Wall Systems</i>	\$66,367.58
<i>TX Quality Services - roof drains demo and replace</i>	\$21,092.50
<i>Seneca - HVAC Equip &amp; related demo, reinstall cubrs, ducts, etc</i>	\$189,122.00
<i>JS Electric - Make safe for demo, new eqp rack, disconnects, minisplits</i>	\$55,473.74
<i>Performance Drywall - New Infill Wall, Demo Batt Insulation</i>	\$18,820.00
<i>American Demolition - demo &amp; haul off rooftop storefront frames &amp; curbs</i>	\$2,800.00
<i>Dynamic Fabricators - Demo ex. Roof joist seat &amp; reinstall, roof deck repair</i>	\$21,752.00
<i>Dynamic Fabricators - Ladders</i>	\$12,400.00
<b><i>CR Systems - Plywood, ice and water shield</i></b>	<b>\$90,982.00</b>
<i>HCS - Dumpsters - includes est. 36 total 40cyd dumpsters</i>	\$24,640.00
<i>HCS Labor, Equioment - Clean up (\$1,000/day x 5 days)</i>	\$5,000.00
<i>HCS Superintendence, Site Support, Admin (2 months)</i>	\$56,000.00
<b>VE Options - Scenario 2 :</b>	
<i>Roof insulation: fasten lower 2 layers of insulation to the deck at all roofs, adhere coverboard</i>	-\$55,521.00
<i>Revise wall panels over roofs not included in Alternate 2 to McElroy FW-12 vertical panels with striations in lieu of Morin panels used at additions</i>	-\$3,556.87
<i>Use non-FRT wood: C-D exterior grade</i>	-\$11,375.00
<i>Use 60 mil smooth PVC at new addition and roofs A, B</i>	-\$49,327.00
<i>Subtotal</i>	<b>\$1,515,212.95</b>
<i>HCS 10% OH&amp;P</i>	\$151,521.30
<i>HCS 3% - B&amp;I</i>	\$50,002.03
<b>Base Bid Total</b>	<b>\$1,716,736.27</b>

**Scenario 1 – Remove Roof Replacement Scope**

*Remove roof areas B, & B1 from reroof, including all curb modifications and relocation of penetrations*

N/A

*Add infill of existing internal gutter at B with wood blocking/plywood, installation of a new coated PVC edge, external gutters and downspouts as specified for this area in the documents*

*All other wall related scope above A to remain*

**Comments**

*Roof B (gym roof) leaks as well, so deleting this roof is really not an option.*

**SCENARIO 2 (provide each item below as a line item please) – Keep Roof Replacement Scope, Other Savings**

Instead of wall panels above Roof D and high portion above Roof C, install elastomeric coating (alternate for lamina) \$17,060.00

EE to review with ATC coating/lamina over masonry columns in these areas – price to keep metal overlaid at columns for now

Roof insulation: fasten lower 2 layers of insulation to the deck at all roofs, adhere coverboard (\$55,521.00)

Revise wall panels over roofs not included in Alternate 2 to McElroy FW-12 vertical panels with striations in lieu of Morin panels used at additions (\$3,556.87)

Use non-FRT wood: C-D exterior grade (\$11,375.00)

Use 60 mil smooth PVC at new addition and roofs A, B (\$49,327.00)

**LAST RESORT ITEMS:**

Alternate 2 (coat stucco in lieu of lamina, PVC wall flashings in lieu of metal panels) as specified (non-FRT plywood or coverboard if cheaper) \$6,536.50

TPO only considered if used for all roofing; however reduces fire rating of Roof Areas A, B (over ½" per foot)

Water repellent or coating in lieu of through wall flashing not recommended but could be priced if we still need to reduce cost after the above \$21,550.00

**Time Extension Request**

Give Subs 7 days from NTP to obtain submittals

Submittal Review/Approval 15 days

Metal panels +/- 42 days from order date

Roofing +/- 50 days from order date

Roof Install +/- 90 days

Installation of Mech, Elec, HVAC, curbs, etc. estimate 60 days

180 days

**Comments**

Deduct wall panels at \$5,900 at High C, roof D wall panels \$3,940, add elastomeric coating \$26,900

This includes roof area B, B1

**Comments**

CR Systems -8963.50, ATC +15500. No price provided for pvc wall flashings in lieu of metal panels.

No price provided for TPO only.

ATC notes if this option is used, no warranty is offered.