



Brown & Root

8799 N. Loop E., Suite 212
Houston, TX 77029
713.673.0291

June 10, 2026

COH Agreement No. 4600017064
HCDE Contract No. 21/039MR-03

City of Deer Park

515 East 2nd Street
Deer Park, Texas 77536

Attention: Robert L. Wolfe
KBR RFP: **R050-2026 Multiple Roof Repairs**
Subject: Proposal 1

Dear Robert,
Brown and Root proposes to accomplish the Scope of Work as described below for the **Lump Sum Amount of \$149,350.00**. Attached is a copy of our line item estimate for your review.

1. Work Hours / Project Constraints

- 1.1. Work to be performed M-F from 7A to 5P
- 1.2. All work is contingent on scheduling and working on all roofs at the same time.
- 1.3. All work is contingent on approval for all roofs and being allowed to work on all roofs at the same time.
- 1.4. Stainless steel flashing is excluded from this proposal. TPO clad metal is included in this proposal. Stainless steel is not chemically compatible with TPO roofs.

2. Belt Press Building

- 2.1. Provide labor and material to demo and replace:
 - 2.1.1. Existing TPO roof (Assumed) – 2" insulation with ½" board.
 - 2.1.2. Install 2" Iso, ½" board and TPO roof.
 - 2.1.3. New flashing at perimeter – All new flashing to be TPO clad steel. NOT STAINLESS STEEL.
 - 2.1.4. There are no penetrations on this roof
 - 2.1.5. No scope on canopies except tie them back in.

3. MCC Building

- 3.1. Provide labor and material to demo and replace:
 - 3.1.1. Existing TPO roof. (Assumed) – 2" insulation with ½" board.
- 3.2. Demo 2 exhaust fans, frame and close in opening
- 3.3. New 2" iso.
- 3.4. New ½" board.
- 3.5. New TPO roof.
- 3.6. New flashing at perimeter – All new flashing to be TPO clad steel. NOT STAINLESS STEEL.
- 3.7. At canopy – its too close to remove the lower section of flashing – leave the lower and replace the upper piece.

3.8. MCC Alternate #1 – For an Additional \$7,289.00

- 3.8.1. Install an additional layer of 2" ISO to make 4" total
- 3.8.2. Bring up blocking and flashing to match.
- 3.8.3. After removal of the exhaust fans there will not be any other utilities on the roof.

4. Storage Building

- 4.1. Provide labor and material to demo and replace:



- 4.1.1. Existing TPO Roof. (Assumed) – 2" insulation with 1/2" board.
- 4.1.2. Install new, 2" iso
- 4.1.3. New 1/2" recovery board.
- 4.1.4. Install TPO roof.
- 4.1.5. New flashing at perimeter – All new flashing to be TPO clad steel. NOT STAINLESS STEEL.

5. Shop Building

5.1. Roof Scope:

- 5.1.1. Demo 2ea ridge Vents – replace full ridge
- 5.1.2. Demo 4ea fiberglass panel skylights – replace with R-Panel
- 5.1.3. Replace all fasteners
- 5.1.4. Prep (Wash) surface for coating
- 5.1.5. 3 course seams
- 5.1.6. Apply elastomeric primer and top coats
- 5.1.7. Interior – install fiberglass insulation with white vinyl scrim where r-panels installed and ridge where affected.

5.2. Shop Building Alternate #2 – For an Additional \$4,239.00

5.2.1. Wall Scope:

- 5.2.1.1. Remove and Replace all wall fasteners
- 5.2.1.2. At supply and return ducts at exterior – approx 16" x 16" each – make new metal flashing to better waterproofing at duct penetrations

6. Clarifications

- 6.1. No engineering, permitting or engineering stamps are included in this proposal.
- 6.2. Replacement is to be like for like.
- 6.3. Existing roofs are assumed to be TPO, 2" insulation with 1/2" recovery board.
- 6.4. All new flashing to be TPO clad steel. NOT STAINLESS STEEL.
- 6.5. Price on cover page does not include Alternates. If alternates are accepted the total price is \$160,857.00 as per RS Means Estimate.

We appreciate the opportunity to serve you. Please let us know if you should have any questions or require any additional information concerning this proposal.

Sincerely,

Juan Macias

Juan Macias
Project Leader

Approved by: _____

Robert L. Wolfe

Project Name	R050-2026 Multiple Roof Repairs
Labor Rate Table	2026 RS Means Facilities Construction with O&P
Equipment Rate Table	2026 RS Means Equipment with O&P

Master Takeoff Qty	Master Format Code	Item Code	Item Description	Labor Mix 1 Crew	Labor Daily Output	Labor Hours	Unit	Mat Unit Price	Labor Unit Price	Equip Unit Price	Total Unit Price	Mat Total	Labor Total	Equip Total	Equip Total	Grand Total	Gross Total Costs
Multiple Roofs																	
5.00	01311320	0260	Field personnel, superintendent, average		8.00	5.0	week	#####			2,325.00	124,756	61,744	43,319	43,319	229,818.38	160,878
15.00	01541950	0300	Crane crew, daily use for small jobs, 40-ton truck-mounted hydraulic crane, portal to portal	A3J	1.00	120.3	days	901.36	#####		3,761.36		11,625	42,900	42,900	56,420.36	7,868
1,100.00	07015010	0900	Roof coating, reinforcing glass membrane, 450 SF/roll				EA	70.50			70.50	77,550				77,550.00	52,486
760.00	07050510	2120	Selective demolition, thermal and moisture protection, roof edge, aluminum soffit and fascia	CLAB	567.22	10.7	LF		1.12		1.12		853			853.22	577
4,700.00	07050510	2520	Selective demolition, thermal and moisture protection, roof insulation board, to 2" thick	B2	#####	9.7	SF		0.82		0.82		3,873			3,873.28	2,621
4,700.00	07050510	3870	Selective demolition, thermal and moisture protection, roofing, fiberglass sheet	B2	#####	31.4	SF		2.67		2.67		12,570			12,569.87	8,507
4,700.00	07211313	0700	Foam board insulation, polystyrene, expanded, 2" thick, R8	CARP	671.17	56.0	SF	0.72	1.20		1.92	3,384	5,644			9,028.18	6,110
4,700.00	07221610	0700	Roof deck insulation, fiberglass, 2-7/16" thick, R10, fastening excluded	ROFC	#####	36.0	SF	3.69	0.73		4.42	17,343	3,433			20,776.46	14,062
47.00	07541910	8890	Polyvinyl-chloride roofing, (PVC), heat welded seams, reinforced, 0.40 psf, fully adhered with adhesive, 60 mils	G5	26.03	14.4	sq	375.00	132.43	8.91	516.34	17,625	6,224	419	419	24,268.07	16,476
760.00	07651010	0300	Sheet metal flashing, aluminum, flexible, mill finish, .050" thick, including up to 4 bends	ROFC	144.86	42.0	SF	11.65	5.26		16.91	8,854	4,000			12,853.94	8,700
					325.6							124,756	61,744	43,319	43,319	229,818.38	160,878

CSI	Division	Labor	Mat	Subs	Equip	Other	User	Total
01	General Conditions	25,145			42,900			68,045
07	Thermal and Moisture Protection	36,598	124,756		419			161,773
						2025 City of Houston CCI 84.6		-28,721
						Subtotal		201,097
						HCDE Coef - Std Hours 0.80		-40,219
						Subtotal		160,878
						HCDE Non-Pre Priced 1.18		
						Total Estimate		160,878