



5-27-26

**Upshur County Courthouse – 5<sup>th</sup> Floor Roof Change Order/Misc. Items/Completion**

**Rick Sacy  
Komatsu Architecture  
3880 Hulen St # 300,  
Fort Worth, TX 76107**

Dear Mr. Sacy:

The price for a new roof on the fifth floor of the Upshur County Courthouse is as follows:

- 1) Longview Roofing: See attached proposal from Longview with specifications indicating the new roof materials and warranty. This is based on Garland Roof Systems Factory Representatives site visit and observations. Price for just the roof: \$129,914.00
- 2) Lowering scuppers as required: \$12,500.00
- 3) Access to Roof: \$8,500.00
- 4) Dumpsters to dispose of Old Roof: \$2,750.00
- 5) Overhead \$0.00
- 6) Profit \$0.00
- 7) Grand Total \$153,644.00

In regards the completion date, I have previously mentioned that the July date could slip into August depending on the plaster moisture and the speed at which it would cure. The interior plaster walls which are adjacent to the exterior of the building have just recently reached the point where we could paint. There are still a few locations which are too moist to receive paint. We have run fans constantly to help achieve proper moisture levels but have only had minimal success. I have never had a situation where plaster maintained such a high moisture content.

The roofer believes that it will be 4 to 6 weeks before he can get approved submittals, materials delivered and then started on the work. Work will take 2 weeks, maybe three. The time frame of the 4 to 6 weeks to begin running once a change order has been signed and approved.

The interior fluted panel we discovered, the scope of which is not in the contract, will take some time to complete, it will then require cure time for the plaster so as to allow painting. Those items need to be completed prior to starting the flooring and HVAC start up.

In addition, regarding completion, the furniture which the prison system returned here recently to the County, which is a significant amount of work, will need to be completed and that will take time beyond our present completion date.



Also, a time factor includes a pending, I think approved, change in scope to the exterior stairs from Terrazzo to Concrete with synthetic topping. This also will require time for pouring the concrete topping and getting the Synthetic Surface Contractor to complete the system.

We will be largely complete in late July or early August, but the County really should assume a September date on moving into the building. Again, we will press hard for early August, furniture will be very hard to get done by that date.

I have not charged any overhead, profit or general conditions on the roofing change order, nor will I charge these things on the fluted panel work, exterior stair work or the furniture. This being an attempt to alleviate the burden to the County for the extended time frame.

Sincerely

A handwritten signature in black ink, appearing to read 'Curt Stoddard'. The signature is fluid and cursive, with a long horizontal line extending to the right.

Curt Stoddard



505 E Cotton St., Longview, TX 75601 \* Ph: (903) 238-8841

**Proposal: Garland Roof System**

**Date: May 15, 2026**

**RE: Upshur County Upper Roof**

**Scope of Work – Garland 30-Year Warranty Roof System**

1. Remove the existing roofing system down to the structural deck.
2. Prepare and prime the concrete deck with Garland Garla-Prime at a rate of 0.5 gallons per square.
3. Furnish and install a low-rise foam tapered insulation system with 1/2" DensDeck Prime cover board. The roofing assembly shall meet required 90 MPH wind uplift requirements.
4. Furnish and install Garland base sheet and WeatherKing cap sheet system in strict accordance with Garland manufacturer specifications and requirements for the specified 30-year warranty system.
5. Install 6" stripping plies at all vertical laps and required flashing transitions.
6. Install termination bar with approved sealant at all flashing locations and provide counter flashing where required.
7. All work shall be performed in strict accordance with Garland manufacturer specifications to qualify for the specified 30-year system warranty.
8. Contractor shall provide a 5-year workmanship warranty.

#### *Pricing*

*Provide all labor, materials, equipment, supervision, and debris removal necessary to complete the above scope of work for the total sum of:*

**\$129,914.02**

#### *Exclusions*

- *Non-roof-related flashings*
- *Mechanical work*
- *Electrical work*

#### *Terms & Acceptance*

*This proposal is valid for 30 days from the date of issue and may be withdrawn thereafter.*

*Acceptance of this proposal may be made by signing below and returning a copy via e-mail or mail.*

*Accepted By*

*Date*

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*Contact Information*

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

*Respectfully submitted,*

*Ryan Baumgardner  
Owner  
Longview Roofing LLC*