

209 E. Louisiana Street

Letter of Intent

Business Owner Name: 209 Louisiana, LLC

Business Owner Mailing Address: 209 E. Louisiana St, McKinney, TX
75069

Retail Tenant Name: The Urban Loft (Men's & Women's Clothing Store)

Description of Critical Maintenance Item:

Replace TPO Roof:

- Apply TPO Roof Overlay (white)
- 60 mil
- Metal Coping (black) as needed

3 Bids Attached. SLM General Contractors & Roofing is the lowest bid and will be doing the work.

- SLM = \$47,476.29
- Weathershield = \$55,337.58
- CMAC = \$61,340

ESTIMATE

SLM General Contractors & Roofing
2150 S. Central Expressway Ste 200
McKinney, TX 75072
(469) 844-2300

Sales Representative
Sergio Maldonado
(469) 844-2300
sergio@slmgc.com



David Beckett
209 E Louisiana St
Mckinney, TX 75069
(469) 400-0658

Estimate #	3304
Date	5/2/2025

Item	Description	Qty	Price	Amount
Roof Coating	<p>Process permit with the City of McKinney</p> <p>Apply TPO Overlay mechanically attached 60mil</p> <p>Remove siding on the exterior walls of the roof access structure in order to install TPO under the siding; reinstall after TPO installation</p> <p>Electrician on site for duration of project to detach and reset any items needed for the roofers to apply TPO membrane</p> <p>Install metal coping towards the front side of the building</p> <p>On lower section of roof, add 60mil TPO plus walk-pad material for foot traffic</p>	1.00	\$43,858.00	\$43,858.00

If you would like to explore financing options, please see this link <http://upgrade.com/h/d6mf8Ti3J2>

Sub Total	\$43,858.00
TX-Mckinney (8.2500 %)	\$3,618.29
Total	\$47,476.29

SPECIAL INSTRUCTIONS

Thank you for the opportunity to be of service to you. After a review of your project information, we are pleased to submit the following estimate. Please be aware that this is not a "lump sum" estimate and only includes the specific items notated on the following pages. Any items not specifically quoted on this estimate are considered to be excluded from the estimate. Please look over the estimate to confirm it is to your satisfaction and let us know if you have any questions or would like to consider any additions, deletions or changes. These prices will be honored for 30 days after the date on this estimate.



209 E. Louisiana Re Roof Proposal

DATE: January 24, 2025

PROJECT: 209 E. Louisiana

CONTACT: Mr. David Beckett

PREPARED BY: RUDY GONZALES

817-253-1566

RUDY@WEATHERSHIELDROOFING.COM

WEATHERSHIELD ROOFING & SHEETMETAL

www.weathershieldroofs.com

377 Savage Ln. Aledo, TX 76008

817-441-1446



Date: January 24, 2025

To: Mr. David Beckett

RE: 209 E. Louisiana

Please find the proposed scope of work and pricing below in consideration for the said project.

1. Remove existing fanfold and TPO on the lower roof and upper roofs. The truck and dumpster will need to be parked in front of the building during roof tear off.
2. SRS roofing supply will load the roof in front of the building and come back to unload the roof.
3. Mechanically attach new fanfold cover board.
4. Mechanically attach new 60 mil TPO.
5. Install new HD iso board on the walls.
6. Run new 60 MIL TPO up and over the walls.
7. Install new roof accessories.
8. Lift two RTU and flash the curbs properly.
9. Install cricket to divert the water to the scupper.
10. Install new scupper.
11. Install new collector head and down spout if needed.
12. Install new walk pads around RTU curbs and where there is heavy foot traffic.
13. Install new wood nailer on the front wall.
14. Install new 24-gauge metal coping on the front wall. (Mr. Beckett picks the color).
15. Install new edge metal on the back wall.
16. Clean up all debris.
17. We will have two spotters down below by the front door of the boutique while re-roofing to ensure that no debris obstructs anyone.

Price for the above listed SOW: \$55,337.58

*(includes all applicable taxes)

Exclusions:

1. HVAC or mechanical disconnects.
2. Structural repairs.
3. Pull test.
4. Plumbing services.
5. City permits.
6. Road blocking permits.
7. Any unforeseen damages to structure or roof system.

WEATHERSHIELD ROOFING & SHEETMETAL

CMAC Roofing
dba Texas Tile Roofing LLC
2616 Weaver St.
Haltom City TX 76117
O# (817) 838-6100
F# (817) 838-6104

PROPOSAL-ACCEPTANCE

July 21, 2025

Custom Homes of Texas

Reference: TPO roof bid for 209 E. Louisiana St, McKinney TX

Thank you for the opportunity to quote this project. We propose to install TPO Overlay, mechanically attached, 60 mil, metal coping on front wall.

Bid Price: Sixty-One Thousand Three Hundred Forty Dollars (\$61,340.00)

Bid includes tax and liability insurance.

All workmanship is warranted for two years, and the materials carry the manufacturer's warranty.

First job draw is \$30,670.00 in advance and the remainder upon the completion of the job.

Note: Lead pipes are not included in this bid and should be supplied by the plumbers and the HVAC crews should supply the galvanized metal roof jacks.

Note: We have included in bid a skytrac to load roof. If there is not enough room around perimeter of house to maneuver skytrac there will be an up-charge to potentially hand carry/hand load the roof. The up-charge cost will depend upon how many squares potentially have to be hand carried/hand loaded.

The trash (debris) will be placed in piles for other trade to remove. CMAC Roofing dba Texas Tile Roofing is not responsible for debris removal on roof construction.

CMAC Roofing dba Texas Tile Roofing will not be responsible for any interior damage during construction when roof has been dried in with any type of underlayment. Our warranty begins once the entire roof is completely installed.

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dba Texas Tile Roofing LLC
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PROPOSAL-ACCEPTANCE

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Custom Homes of Texas

Reference: TPO roof bid for 209 E. Louisiana St, McKinney TX

All sums due under this agreement are payable only to CMAC Roofing dba Texas Tile Roofing, LLC. Payment terms are stated above. This proposal is firm for 14 days. In no case will work begin without agreement to terms of this agreement. In case of default or delay in payment by the Purchaser, whether or not suit is brought, then the Purchaser agrees to pay CMAC Roofing dba Texas Tile Roofing, LLC, reasonable attorney's fees and cost of collection. All guarantees, and warranties are expressed in the foregoing along with the Scope of Work to be done. Damages caused by Acts of Nature, structural movement or settlement of the building and other Crafts or Trades shall be excluded from any Guarantee or Warranty. This Agreement contains all agreements between the Purchaser and CMAC Roofing dba Texas Tile Roofing, LLC. No Amendments or Change Orders shall be binding unless agreed to, in writing, by both parties.

CMAC Roofing dba TEXAS TILE ROOFING, LLC

Date

THE ABOVE SPECIFICATIONS AND PRICE ARE SATISFACTORY, AND THIS PROPOSAL IS ACCEPTED. WORK WILL BEGIN UPON A MUTUALLY SATISFACTORY DATE.

PURCHASER

Date