

Owner's Allowance Expenditure Authorization

PROJECT: (Name and address)
Webb County Justic Center
Building Envelope & Site Rehab Project
1110 Victoria St, Laredo, TX 78040

OWNER: (Name and address)
Webb County
1110 Victoria Street
Laredo, TX 78040

CONTRACT INFORMATION:

Contract For:
General Construction
Date: March 14, 2025

ARCHITECT: (Name and address)
Raba Kistner, Inc.
1600 N Jackson Rd., Suite #3
Pharr, TX 78577

ALLOWANCE INFORMATION:

Contingency Allowance Authorization Number:
CA A - 004R
Date: October 15, 2025

CONTRACTOR: (Name and address)
Stoddard Enterprises, LLC
461 Rodeo Drive
Spring Branch, TX 78070

THE OWNER'S ALLOWANCE IS CHANGED AS FOLLOWS:

(Insert a detailed description of the expenditure and, if applicable, attach or reference specific exhibits.)

1. Contingency Allowance: \$ 175,000 (Owner's Allowance)

The cost of CCD-02, Opt3 will be deducted from the Contingency Allowance. This Contingency Allowance Authorization (CAA) will deduct \$ 21,001.72 from this Allowance.

\$ 160,869.61 Contingency Allowance Balance
(\$ 21,001.72) cost of CCD-02, Opt 3 (total)

\$ 139,867.89 Remaining Balance after acceptance of CA A - 004

The new Contingency Allowance Balance after this Contingency Allowance Authorization is: \$ 139,867.89

(See attached correspondence from Stoddard General Contractors that itemizes the total fees.)

The original Allowance Sum was:	\$ 175,000.00
The net change by previously authorized Contingency Allowance Authorizations was:	\$ 14,130.39
The Contingency Allowance Sum prior to this CAA was	\$ 160,869.61
The Contract Sum will be unchanged by this CAA in the amount of	\$ 0
The new Contract Sum including this CAA will be	\$ 6,062,720.00

The Contract Time will be increased by thirty (30) days.
The new date of Substantial Completion will be July 30, 2026.

NOTE:

This Contingency Allowance Authorization does not affect the Contract Sum or Guaranteed Maximum Price, or the Contract Time, nor does it affect Change Orders or Authorized Construction Change Directives until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

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Signature page follows

**CONTINGENCY AUTHORIZATION NOT VALID UNTIL RECOMMENDED BY THE
ARCHITECT AND CONTRACTOR AND AUTHORIZED BY OWNER**

Recommended:



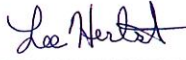
ARCHITECT (Signature)

BY: Michael D. Hovar, AIA
(Printed name and title)

October 15, 2025

Date

Recommended:



CONTRACTOR (Signature)

BY: Lee Herbst - Operations Manager
(Printed name and title)

10.15.2025

Date

Authorized:



OWNER (Signature)

BY: Guillermo B. Cuellar
(Printed name and title)

10-15-2025

Date

STODDARD

General Contractors

DATE: 10/9/2025

Project # 2403

CCD #02 Option 3 Cost Breakdown

To: **Owner Name** Webb County
Address 1000 Houston Street
City, State Zip Laredo, Texas 78040
Phone #

From: **Stoddard General Contractors**
 461 Rodeo Dr.
 Spring Branch, TX. 78070
 P 830-438-5904 F 830-438-6938

Project: Dean Senator Judith Zaffirini Justice Center Building Envelope Site Rehabilitation

COR# 4R2 CCD #02 Option 3

Need Response By: 10/19/2025

Scope of Work: As Described in CCD #02 for Option 3

Item#	Contractor Name	Description of Work	Material/Equip	Labor	Subs
1	Stoddard	Original SPF Install Scope at A1 and C1	-\$11,050.00	-\$21,744.00	
		Option 3 SPF Install Scope at A1 and C1	\$13,600.00	\$28,260.00	
2	Stoddard	Original Ignition Barrier Scope at A1 and C1	-\$2,000.00	-\$4,070.25	
		Option 3 Ignition Barrier Scope at A1 and C1	\$2,000.00	\$4,070.25	
3	Stoddard	Original Lift for Material Handling and Roof Access	-\$3,125.00		
		Option 3 Lift for Material Handling and Roof Access	\$3,125.00		
4	Stoddard	Option 3 Roof Safety Tie Off Needed	\$2,000.00		
5	Stoddard	Original Daily Cleanup Scope		-\$5,500.00	
	Stoddard	Option 3 Daily Cleanup Scope		\$5,500.00	
6	TBD	Unknown Conditions Not Included TBD			
7	Cram	Original Scope of Angled Plywood Replacement at Unit Cost			-\$3,990.00
		Option 3 Scope of Top Plywood Cap Replacement at Unit Cost			\$7,980.00
8	Cram	Structural Screw Material and Labor			\$6,964.20
9	Cram	Credit to Owner for Cor-a-Vent Material and Labor (Lump)			-\$2,400.00
10	Cram	Credit to Owner for Batt Insulation and Labor (Lump)			-\$668.00
LABOR BURDEN					
INSURANCE					
OVERHEAD & PROFIT (Stoddard @ 15%)			\$ 682.50	\$ 977.40	
OVERHEAD & PROFIT (Stoddard @ 10%)					\$389.62
SUBTOTAL			\$ 5,232.50	\$ 7,493.40	\$ 8,275.82
Extended General Conditions			\$ -		
Admin Fees					
Sub total for all items			\$ 21,001.72		
Sales Tax			\$ -		
TOTAL COST CHANGE			\$ 21,001.72		

30 DAY TIME EXTENSION REQUIRED FOR THIS SCOPE CHANGE

We reserve the right to correct this quote for errors and omissions.

This proposal is a bid estimate and we reserve the right to claim for impact and consequential costs.

This price is good for acceptance within 10 days from the date of receipt.

If response is not in by due date, there will be associated delays in the construction progress.

If response is not in by the due date, there could be associated costs related to time extensions.

Stoddard General Contractors

Lee Herbst

Lee Herbst - Operations Manager

Name

Owner Webb County

Guillermo B. Cuellar, P.E.

Guillermo B. Cuellar, P.E.

Architect Raba Kistner, Inc.

Michael D. Hovar

Michael D. Hovar, AIA

STODDARD

General Contractors

CCD #02 OPTION #03 CLARIFICATIONS

Date: 10/9/2025 Project #2403

Project: Dean Senator Judith Zaffirini Justice Center Building Envelope Site Rehabilitation

Owner: Webb County

Address: 1000 Houston

Laredo, Texas 78040

Subject: CCD #02 Option #03 Clarifications

To: Raba Kistner Consultants, Inc.

The following clarifications and exclusions apply to this proposal response for CCD #02 Option #03:

1. Authorization to Proceed

This proposal is submitted in response to CCD #02 and direction from the architect to breakdown Option #03 further. Per CCD #02 the contractor shall commence work as soon as approval of the option/options by the owner is received. Therefore, we cannot proceed with any work until the Owner and Architect formally designates/approves the selected option.

2. ~~Work Interruptions / Suspension~~

Owner's legal counsel has indicated that any and all attempts to alter Sections 15.1.6.5., 6. & 7 of the AIA 201 General Conditions of the Contract, such as Clarification and Exclusion #2, will not be accepted and are thereby removed from this CCD by signature of the Owner.

~~In the event the Owner, Architect, or other third party directs Contractor to temporarily stop or suspend Work after mobilization or commencement (including but not limited to court sessions, operational restrictions, or security requirements), contractor shall comply. However, costs associated with labor, standby, equipment idle time, remobilization/demobilization, and related schedule impacts shall be considered compensable and added to the contract sum by change order.~~

3. Unit Pricing

Unit pricing has been applied only to plywood replacement, in accordance with Section 01 2200. All other line items are priced accordingly.

4. ~~Unknown Conditions~~

The only reasonable unknown cost not covered by this proposal is the quantity of deteriorated lumber that may be encountered and it is listed in Line Item 6 as TBD. Compensation for deteriorated lumber is covered under Unit Pricing and is "to be determined". Therefore, Clarification and Exclusion #4, will not be accepted and is thereby removed from this CCD by signature of the Owner.

~~CCD #02 Option #03 involves unknown conditions and potentially volatile pricing caused by the current state of the markets. It is impossible to identify the total cost for the work of any of these options identified in this CCD until it is completed.~~

5. Contract Time Extension

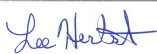
A 30 day time extension is required for this scope change.

6. Validity

Pricing is valid for 10 days from the date of this proposal.

Sincerely,

Contractor



Name Lee Herbst - Operations Manager

Architect Raba Kistner, Inc.



Name Michael D. Hovar, AIA

Owner Webb County



Guillermo B. Cuellar, P.E.

Name



5171 Casa Bella | San Antonio TX 78249 | PO Box 690265 | San Antonio TX 78269
p 210.694.7815 | f 210.694.5584 | cramroofing.com

PROPOSAL

Cram Roofing Company, Inc. (hereinafter referred to as "Cram Roofing") proposes to perform and furnish the labor, materials, insurance, supervision, equipment and warranty (herein together referred to as the "Work") described herein for:

10/9/2025

Stoddard General Contractors
Attn: Troy Robertson
461 Rodeo Drive, Spring Branch, TX 78070

SCOPE OF WORK

CCD #2 (Option 3) Provide Material, Equipment, and Labor for Screws at Structural Members, Material, Equipment, and Labor for the Removal and Replacement of the Plywood Cap at Unit Price, and Credit to the Owner for Material and Labor for Cor-a-vent and Batt Insulation Deduct from Original Scope at A1 and C1 ONLY.

Materials / Unit Cost:	Quantity	Unit Price:	Total:
Original Unit cost of Angled Plywood Sheets	38	\$ (105.00)	\$ (3,990.00)
Option 3 Unit Cost for Top Plywood (Sheets)	76	\$ 105.00	\$ 7,980.00
Grip-Rite Screws Material	8	\$ 50.00	\$ 400.00
Grip-Rite Screws Install Labor	1	\$ 6,210.00	\$ 6,210.00
Deduct / Credit to Owner For Cor-a-Vent with Labor (Lump)	1	\$ (2,400.00)	\$ (2,400.00)
Deduct / Credit for Batt Insulation with Labor (Lump)	4	\$ (167.00)	\$ (668.00)
Total Cost:		\$	7,532.00
Materials, Equipment, & Labor:		\$	7,532.00
OH/Profit 10% (Does Not Include Plywood at Unit Cost)		\$	354.20
Total Change Order Amount:		\$	<u>7,886.20</u>

NOT INCLUDED IN BID:

Any other work not mentioned above

Kevin Bazan
Project Manager
Cram Roofing Company, Inc.
kevin.bazan@cramroofing.com
210-216-9871

AIA® Document G714® – 2017

Construction Change Directive

PROJECT: <i>(name and address)</i> Webb County JC-Building Envelope and Site Rehabilitation Project 1110 Victoria St., Laredo, TX 78040	CONTRACT INFORMATION: Contract For: Date: March 14, 2025	CCD INFORMATION: Directive Number: 02 Date: August 18, 2025
OWNER: <i>(name and address)</i> Webb County 1110 Victoria St., Laredo, TX 78040	ARCHITECT: <i>(name and address)</i> Raba Kistner, Inc. 1600 N Jackson Rd., Suite #3 Pharr, TX 78577	CONTRACTOR: <i>(name and address)</i> Stoddard General Contractors 461 Rodeo Drive Spring Branch, TX 78070

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

As per RFI #34, RFI#35 and RFI#36, the Contractor has identified possible deteriorated plywood and 2x wood framing, missing vertical plywood sheathing on the attic side of the cornice and the use of improper screws to secure the framing. Drawing sheet A7.07-A has been modified to Address RFI #34, RFI#35 and RFI#36 and to define the scope of work for Construction Change Directive #02 (CCD #02).

As identified in attached Drawings A3.02 and A7.07-A, reissued for CCD #02 on August 18, 2025, the Contractor shall evaluate all options presented and after analyzing the options for cost and schedule, shall provide the Architect and Owner a summary of the cost and time estimates for each option, from which the Owner and Architect will select and approve for execution. All parties understand that because the scope of this CCD involves unknown conditions and potentially volatile pricing caused by the current state of the markets, it will be impossible to identify the total cost for the work of any of these options identified in this CCD until it is completed. As time is of the essence, the Contractor shall commence work as soon as approval of the Option / Options by the Owner.

Once the Contractor commences work, if additional work is necessitated by circumstances under the control of the Contractor, or if the Contractor proceeds prematurely before other, related work is completed, the cost of re-replacing these items will be the sole responsibility of the Contractor.

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

- ☐ Lump Sum unchanged \$ 0.00
☐ Unit Price of \$ 0.00 per
☐ Cost, as defined below, plus the following fee: 0.00
(Insert a definition of, or method for determining, cost)

☒ As follows:

1. For the replacement of existing plywood (addition), and the elimination of contracted scope that involves the replacement of existing plywood (deduction), for all options, use the unit pricing schedule in the contract.
2. For the replacement of existing deteriorated plywood and lumber, for all options, that are not otherwise scheduled to be replaced that are related to RFI #34, that has been properly catalogued to identify the deterioration, type, size, length and/or area, use the unit pricing schedule in the contract.

3. For the addition of screws to supplement the currently deficient screw installation identified in RFI # 36, for all options, provide the cost to procure and install these screws plus any allowances for overhead and profit that may be applicable in accordance with the construction contract.
4. For the addition of rigid stone wool insulation to accommodate the missing plywood identified in RFI # 35, for Options 1, 1A, 2, and 2A, provide the cost to procure and install these insulation boards plus any allowances for overhead and profit that may be applicable in accordance with the construction contract.
5. For the addition of the scope for the ignition barrier identified in Specification Section 07 2703, for Option 3, provide the cost to procure and install the additional materials plus any allowances for overhead and profit that may be applicable in accordance with the construction contract.
6. For the reduction of scope for the Sprayed Polyurethane foam insulation identified in Specification Section 07 2703, for Options 1, 1A, 2, 2A and 3, credit the Owner for all materials not used, plus the labor not used commensurate to the reduction in materials, plus the commensurate reduction in overhead and profit related to the reduction of the installed scope.
7. For the reduction of scope for the ignition barrier identified in Specification Section 07 2703, for Options 1, 1A, 2, and 2A, credit the Owner for all materials not used, plus the labor not used, commensurate to the reduction in materials, plus the commensurate reduction in overhead and profit related to the reduction of the installed scope.
8. For the deletion of the Core-A-Vent SV-5 Siding vent materials for Option 3, credit the Owner for all materials not used, plus the labor not used, commensurate to the reduction in materials, plus the commensurate reduction in overhead and profit related to the reduction of the installed scope.
9. For the deletion of the batt or rigid insulation materials at the coping framing for Option 3, credit the Owner for all materials not used, plus the labor not used, commensurate to the reduction in materials, plus the commensurate reduction in overhead and profit related to the reduction of the installed scope.

Cost of this work will be drawn from the Owner's Contingency Allowance, which as of August 18, 2025, has a remaining balance of \$168,332.10. Unless the Contingency Allowance has insufficient funds to cover the increase, there will be no change to the Contract Sum or Guaranteed Maximum Price.

Contract Time will be unchanged unless the Contractor can demonstrate that the proposed changes to the Work warrant additional time.

2. The Contract Time will be unchanged by Zero (0) days.

NOTE: The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Contractor signature indicates agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this CCD.

Digitally signed by
Michael D. Hovar
Date: 2025.08.17
22:13:14-05'00'

Michael D. Hovar

ARCHITECT (Signature)

BY: Michael D. Hovar, AIA

(Printed name, title, and license
number if required)

August 18, 2025

Date

Guillermo B. Celler, P.E.

OWNER (Signature)

Guillermo B. Celler, P.E.

(Printed name and title)

8/21/2025

Date

Lee Herbst

CONTRACTOR (Signature)

CONTRACTOR (Signature)

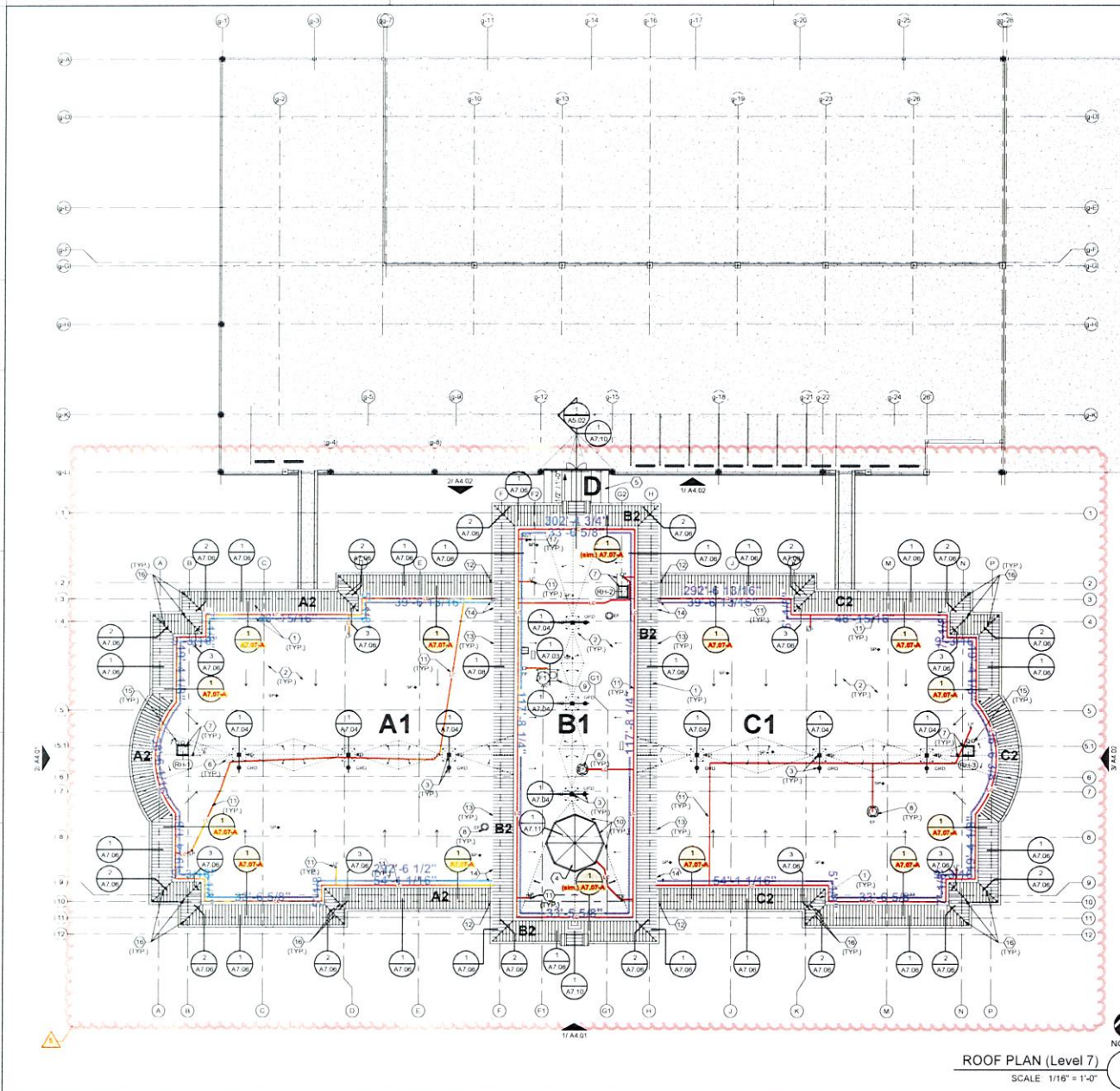
Lee Herbst - Operations Manager

(Printed name and title)

10.15.2025

Date

8/2/2024 4:18:57 PM



ROOF PLAN (Level 7)
SCALE 1/16" = 1'-0"

SCOPE OF WORK - ROOFING (ROOF SYSTEM PROFILES):

INSTALL AND/OR REPAIR BUILDING COMPONENTS IN DESIGNATED AREAS AND INSTALL SPECIFIED PRODUCTS AND SYSTEMS:

BASE BID

ROOF AREAS "A1, B1 & C1" - RE: 1 / A7.01 (20-YR NDL)

- 60 MIL ELVALOY ALKYLENE ESTER (KEE) PVC "LEECH-BACK" CAP SHEET - FULLY ADHERED (OVER)
- 360 MICROBULB LAMIN BASE-PLY - FULLY ADHERED OR TORCHED (OVER)
- 1/2" COVER BOARD - SET IN LOW RISE ADHESIVE (OVER)
- 2" POLYISOCYANURATE INSULATION - SET IN LOW RISE ADHESIVE (OVER)
- 2" POLYISOCYANURATE INSULATION - MECHANICALLY FASTENED (OVER)
- EXISTING 1.5" TYPE-F (SLOPED) METAL DECK

ROOF AREAS "A2, B2 & C2" - RE: 2 / A7.01 (20-Yr. WT)

- STANDING SEAM METAL ROOF - 20 GA. COPPER "1381" PANELS w/ 16" NOMINAL WIDTH AS PROVIDED BY MUELLROY (1440 Adams Bender Rd., Houston, Texas, www.mueclroy.com) (w/ MECHANICALLY FASTENED @ 12" O.C. w/ STANDARD CLIPS - OVER)
- SELF-ADHERED HIGH-TEMPERATURE UNDERLAYMENT (OVER)
- 1/2" COVER BOARD - MECHANICALLY FASTENED (OVER)
- EXISTING 1.5" TYPE-F (VAULTED) METAL DECK SECURE EXISTING DECK TO OPEN WEB JOISTS BY INSTALLING ADDITIONAL FASTENERS, AS SCHEDULED (OVER)
- R-25 CONTINUOUS OPEN-CELL SPRAY FOAM INSULATION w/ IGNITION BARRIER, APPLIED OVER THE UNDERSIDE OF EXISTING VAULTED METAL DECK

ROOF AREA "D" - RE: 3 / A7.01 (20-Yr. WT)

- STANDING SEAM METAL ROOF - 20 GA. COPPER "1381" PANELS w/ 16" NOMINAL WIDTH AS PROVIDED BY MUELLROY (1440 Adams Bender Rd., Houston, Texas, www.mueclroy.com) (w/ MECHANICALLY FASTENED @ 12" O.C. w/ STANDARD CLIPS - OVER)
- SELF-ADHERED HIGH-TEMPERATURE UNDERLAYMENT (OVER)
- 24 GA. PREFINISHED 1" INER PANEL (PREFIN. SIDE FACING DOWN - OVER)
- OPEN STEEL FRAMING

ALTERNATE No. 01

ROOF AREAS "A1, B1 & C1" (ALTERNATE 01) - RE: 2 / A7.07-A (20-Yr. WT)

- STANDING SEAM METAL ROOF - 20 GA. COPPER "1381" PANELS w/ 16" NOMINAL WIDTH AS PROVIDED BY MUELLROY (1440 Adams Bender Rd., Houston, Texas, www.mueclroy.com) (w/ MECHANICALLY FASTENED @ 12" O.C. w/ STANDARD CLIPS - OVER)
- SELF-ADHERED HIGH-TEMPERATURE UNDERLAYMENT (OVER)
- 1/2" COVER BOARD - MECHANICALLY FASTENED THRU INSULATION TO METAL DECK - (OVER)
- 1" POLYISO BD. (OVER)
- 1.2" POLYISO BD. (OVER)
- 1.2" POLYISO BD. (OVER)
- 1.2" POLYISO BD. (OVER)
- EXISTING 1.5" TYPE-F (VAULTED) METAL DECK SECURE EXISTING DECK TO OPEN WEB JOISTS BY INSTALLING ADDITIONAL FASTENERS, AS SCHEDULED.

KEYED NOTES - ROOF RENOVATION:

- REPLACE ALL COPPER ROOFING, FLASHINGS & TRIM. ADD CONTINUOUS R-25 SPI INSULATION BELOW EXISTING METAL DECK (RE: SCOPE OF WORK SCHEDULE, THIS SHEET)
- REPLACE ALL BUILT-UP ROOFING AND INCLUDE CONTINUOUS R-25 INSULATION (RE: ROOF SYSTEMS SCHEDULE & ROOF PROFILES, THIS SHEET)
- CLEAN AND PREP EXISTING ROOF DRAINS TO RECEIVE RETROFIT ROOF DRAINS. ADD (R) EMERGENCY OVERFLOW DRAINS. (RE: DETAIL 1 / A7.04)
- RAISE THE EXISTING SKYLIGHT CURB TO A MIN. 12" ABOVE THE NEW ROOF MEMBRANE AND INSTALL REPLACEMENT OCTAGONAL SKYLIGHT AS SPECIFIED (RE: DETAILS 1 / A7.09). REMOVE ALL WATER DAMAGED GYPSUM MATERIALS, TAPE, FLOAT AND PAINT TO MATCH ALL AROUND CEILING FINISHES BELOW SKYLIGHT.
- REMOVE & INSTALL METAL ROOF OVER PEDESTAL BRIDGE (RE: 1 / A5.02, ETC)
- CAP TURBINE VENT OPENINGS IN METAL DECK AS PER DETAIL 2 / A7.02
- RAISE EXISTING ROOF HATCHES, PREP & PAINT THEM AND INSTALL FALL THRU PROTECTION FRAMES AS DETAIL & SPECIFIED (RE: DETAIL 6 / A7.02)
- RAISE THE CURB AND EXTEND FLUE OF ALL EXHAUST FANS AND OTHER MECHANICAL EQUIPMENT (RE: DETAIL 8 / A7.01). SECURE ALL FIXTURES AND EQUIPMENT TO CURBS TO RESIST WIND UPLIFT AS PER ASCE-716 (TYP. ALL)
- RAISE EXISTING A/C UNIT OVER NEW MECHANICAL SUPPORT TO A MINIMUM HEIGHT OF 8" ABOVE NEW ROOF SYSTEM (H: 14" TOTAL HEIGHT ABOVE METAL DECK - FIELD VERIFY - RE: DETAIL 1 / A7.03). INSTALL SUPPORT CURBS PARALLEL TO SLOPE. IF THIS WERE NOT POSSIBLE DUE TO MECHANICAL OR STRUCTURAL IMPEDIMENTS, THEN PROVIDE CRICKETS TO DIVERGENT WATER AS NEEDED. SECURE ALL ROOF TOP EQUIPMENT TO CURBS TO RESIST WIND UPLIFT AS PER ASCE-716 (TYP. ALL). REINSTALL PITCH PAN AS PER DETAIL 5 / A7.01
- CONFIGURE CRICKET EDGES TO A MIN. 12" AWAY FROM SKYLIGHT CURB TO PREVENT WATER PONDING BEHIND CURB. FIELD VERIFY CRICKET TO ENSURE ADEQUATE DRAINAGE.
- LIGHTNING PROTECTION SYSTEM: ALUMINUM COMPONENTS ARE NOT ACCEPTABLE. INSTALL COPPER LIGHTNING SYSTEM COMPATIBLE WITH COPPER FLASHINGS AND ROOF COMPONENTS. INSTALL AIR TERMINALS, CABLES, CLIPS AND THRU-ROOF CONNECTORS AS PER DETAILS ON SHEET 2 / A7.04 & 3 / A7.04
- REMOVE EXISTING PIN-ON FLASHING OVER BRICK VENEER AND INSTALL STEPPED COPPER THRU-WALL FLASHING. PROVIDE FULLY SOLIDIFIED VERTICAL END DINGS AND PIN-ON COUNTERFLASHING COVER (RE: DETAIL 1 / A7.09)
- INSTALL NEW RAISED CURB (MIN. 12" ABOVE NEW ROOF MEMBRANE) WITH COPPER PANEL BASE TRIM AS DETAIL (RE: DETAIL 1 / A7.08)
- COORDINATE TOP HEIGHTS BETWEEN NEW RAISED CURBS AND TOPS OF (RAISED) PARAPET CORNICES. PROVIDE SLOPE TO ROOF TRANSITION BETWEEN PORTING UP OF THE COPPER PANEL ROOFING LOCATED BETWEEN TWO ROOFS AND THE TOPS OF PARAPETS OVER THE LOWER ROOFS AS PER DETAILS 4 & 1 / A7.06, 1 / A7.06, 1 / A7.06, 1 / A7.06
- FIELD VERIFY: SAME-SE CONNECTION w/ VALVES. RAISE ELECTRICAL CONNECTION. REMOVE EXISTING PITCH PAN, CLEAN & PREP & APPLY LIQUID SEALANT. SIMILAR TO DETAIL 4 / A7.01
- COPPER ROOFING CORNERS: FLASH ALL RIDGES AND VALLEYS AS PER DETAILS 2 / A7.06 AND 3 / A7.06 (TYPICAL ALL)
- ANTENNA w/ MAST: REPLACE PITCH PAN AS PER DETAIL 4 / A7.01

ROOF LEGEND:

TAG NAME	DET./SHEET	TAG NAME	DET./SHEET
AVC AIR CONDITIONER	1 / A7.03	HP PITCH PAN	5 / A7.01
RD ROOF DRAIN	1 / A7.04	RH ROOF HATCH	6 / A7.02
OHG OVERFLOW DRAIN	1 / A7.04	SP SOL PIPE	6 / A7.01
DS DOWNSPOUT	3 / A7.05	PS PENETRATION SEAL	4 / A7.01
EF EXHAUST FAN	8 / A7.01	COPPER ROOFING	
HS HOT STACK	1 / A7.01	PVC / HYBRID ROOFING	
LC LIGHTNING CABLE	2 / A7.04		
LP LIGHTNING PENET	3 / A7.04		



1600 N. Jackson Rd., Suite 3
Pharr, Texas 78577
www.rki.com
P 361.322.4462
F 361.682.5487
TBBE Firm #F-3257
TBAE Firm #BR-3427



ROOF PLAN - LEVEL 7
WEBB COUNTY
WEBB COUNTY JUSTICE CENTER BUILDING
ENVELOPE AND SITE REHABILITATION PROJECT
1110 VICTORIA STREET
LAREDO, TEXAS 78040

07/26/2024

ISSUED FOR
No. Date Description
1 07/26/24 FOR CLIENT DOCUMENTS SET
2 07/26/24 FOR PLAN REVIEW SET
3 07/26/24 FOR CONTRACT DOCUMENTS
4 07/26/24 FOR BIDDING SET
5 07/26/24 FOR CONSTRUCTION SET

These documents and the ideas incorporated herein are the property of Raba-Kistner Consultants, Inc. and are not to be used in whole or in part without the written authorization of Raba-Kistner Consultants, Inc.

PROJECT No.	ASB23-019-00
ISSUE DATE	07/26/2024
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REVIEWED BY	

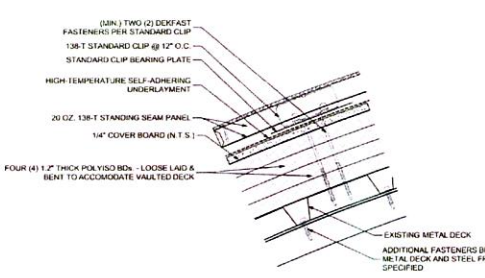
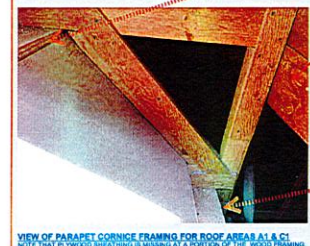
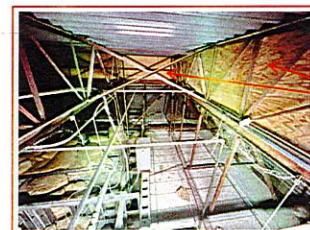
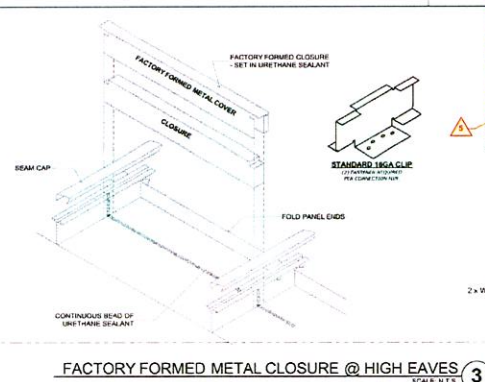
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ALTERNATE No. 1 - ROOF SYSTEM PROFILE - COPPER ROOF

SCALE: 3" = 1'-0"

2



KEY FOR INSULATION TYPES

3" ROCKWOOL COMFORT BOARD 110

BETWEEN 2ND STORIES - OPTIONS 1, 1A, 2, 2A

2" SFP (R-13.2 CONT.) w/Thermal Barrier

OVER PLYWOOD SHEATHING - OPTIONS 3, 3A, 3B

2" SFP (R-13.2 CONT.) w/Thermal Barrier

OVER PLYWOOD SHEATHING - OPTIONS 3, 3A, 3B

ALTERNATE No. 1 - SECTION DETAIL - PARAPET @ FRAMED COPPER CLADDED CORNICE (Level 6)

SCALE: 3" = 1'-0"

1

AT THE CONTRACTOR'S OPTION, IN ORDER TO INSTALL THE NEW INSULATION INSIDE THE CORNICE CONTRACTION, AND TO REPLACE ANY DETERIORATED PLYWOOD AND WOOD FRAMING MEMBERS AND TO ADD FASTENERS TO THE FRAMING TO SUPPLEMENT THE EXISTING DEFICIENT FASTENERS THE CONTRACTOR MAY EITHER:

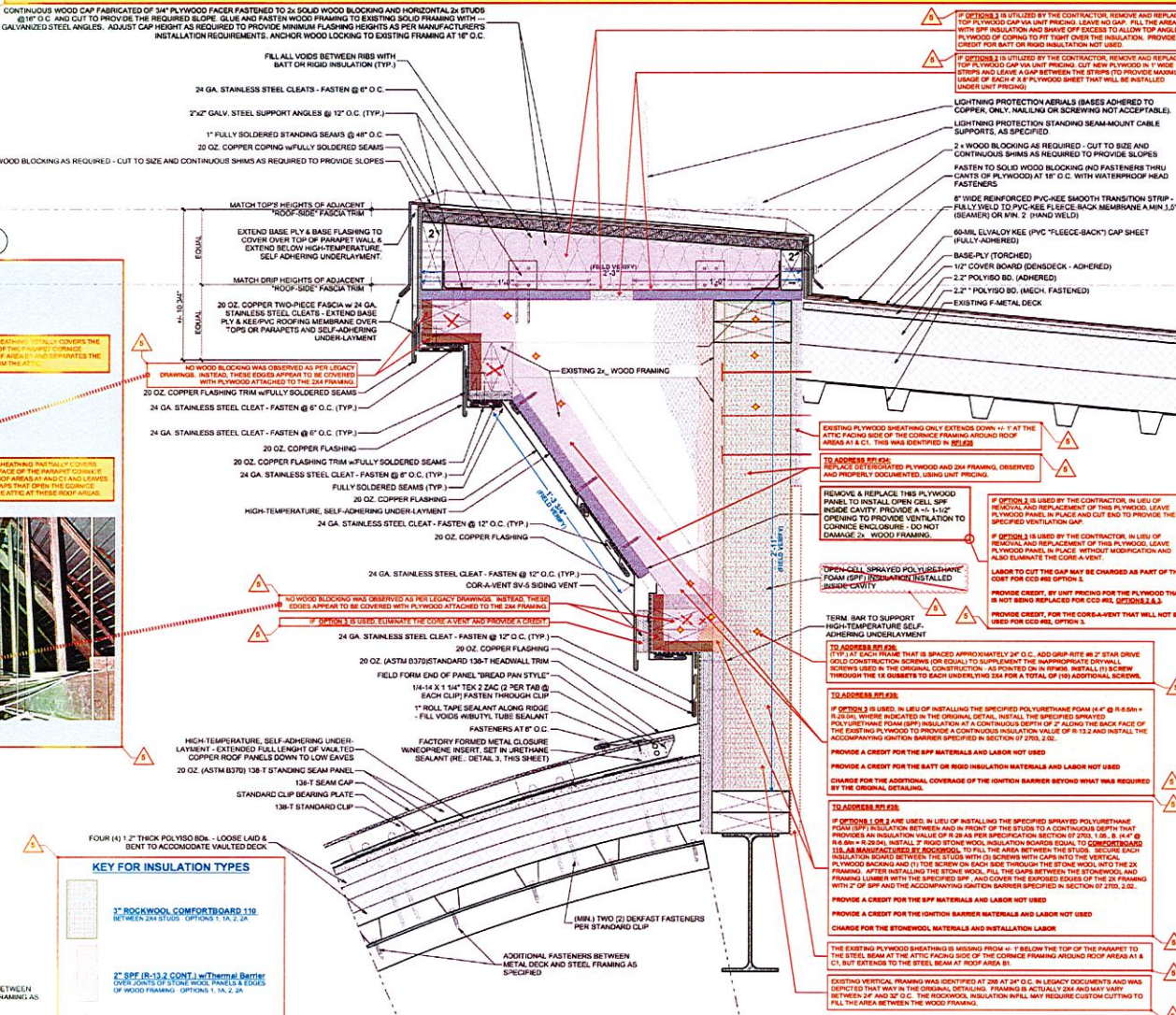
OPTION 1 - WORK FROM MOBILE LIFTS AS ORIGINALLY PROPOSED TO REMOVE AND REPLACE THE PLYWOOD ON THE ANGLED VERTICAL FACE OF THE CORNICE AS CALLED OUT IN THE CURRENT CODE TO GAIN ACCESS FOR THE NECESSARY OBSERVATIONS AND REPAIRS IDENTIFIED IN CDD #32. UTILIZING A COMBINATION OF ROCKWOOL AND THE SFP INSULATION AND IGNITION BARRIER CURRENTLY IN THE CONTRACT, BEFORE INSTALLING THE NEW PARAPET CAP EXTENSION FILLED WITH BATT OR RIGID INSULATION. (OPTION 1A, ONLY AT ROOF AREA B1, SHOULD USE THE CURRENTLY SPECIFIED SFP INSULATION AND THERMAL BARRIER.)

OR

OPTION 2 - WORK FROM ROOF LEVEL WITHOUT MOBILE LIFTS TO REMOVE AND REPLACE THE EXISTING PLYWOOD CAP AT THE CORNICE AS DETAILED BY CDD #32 VIA UNIT PRICING TO GAIN ACCESS FOR THE NECESSARY OBSERVATIONS AND REPAIRS IDENTIFIED IN CDD #32. UTILIZING A COMBINATION OF ROCKWOOL AND THE SFP INSULATION AND IGNITION BARRIER CURRENTLY IN THE CONTRACT, BEFORE INSTALLING THE NEW PARAPET CAP EXTENSION FILLED WITH BATT OR RIGID INSULATION. THIS OPTION WILL PROVIDE THE OWNER A CREDIT VIA UNIT PRICING FOR THE VERTICAL PLYWOOD THAT WILL NOT BE REPLACED AS A CONSEQUENCE, AND SHOULD PROVIDE THE CONTRACTOR THE OPPORTUNITY TO REDUCE THEIR LABOR AND ACCESS COSTS, WHICH DO NOT NEED TO BE CREDITED TO THE OWNER. (OPTION 2A, ONLY AT ROOF AREA B1, SHOULD USE THE CURRENTLY SPECIFIED SFP INSULATION AND THERMAL BARRIER.)

OR

OPTION 3 - WORK FROM ROOF LEVEL WITHOUT MOBILE LIFTS TO REMOVE AND REPLACE THE EXISTING PLYWOOD CAP AT THE CORNICE AS DETAILED BY CDD #32 VIA UNIT PRICING TO GAIN ACCESS FOR THE NECESSARY OBSERVATIONS AND REPAIRS IDENTIFIED IN CDD #32. UTILIZING THE SFP INSULATION AND IGNITION BARRIER CURRENTLY IN THE CONTRACT, BEFORE INSTALLING THE NEW PARAPET CAP EXTENSION. THIS OPTION WILL PROVIDE THE OWNER A CREDIT FOR THE VERTICAL PLYWOOD AND CORNICE VENT THAT WILL NOT BE REPLACED AS A CONSEQUENCE, AND SHOULD PROVIDE THE CONTRACTOR THE OPPORTUNITY TO REDUCE THEIR LABOR AND ACCESS COSTS, WHICH DO NOT NEED TO BE CREDITED TO THE OWNER. (OPTION 3 IS NOT VAILABLE FOR ROOF AREA B1, BECAUSE IT WOULD CREATE A CORNICE VENT THAT IS NOT VENTILATED.)



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WEBB COUNTY JUSTICE CENTER BUILDING
ENVELOPE AND SITE REHABILITATION PROJECT

1110 VICTORIA STREET
LAREDO, TEXAS 78040



07/26/2024

ISSUED FOR

No. Date Description

1 07/26/24 1591 CONSTRUCTION DOCUMENTS

2 07/26/24 1592 CORRECTIONS

3 07/26/24 1593 CORRECTIONS

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ISSUE DATE 07/26/2024

DRAWN BY a3

CHECKED BY

REVIEWED BY

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