



Hopkins County Project RFP 2026-003 Support Document

Basement Waterproofing Renovation

Chamberlin Dallas LLC

DBA.

Chamberlin Roofing & Waterproofing

TIPS Member Job Order Contract (JOC) # 24060402

Upon Request Chamberlin Will Supply Hopkins County with our current TIPS JOC Contract Electronically for TIPS Client Review.

Project Discount to Hopkins County TIPS Member

For Chamberlin Dallas in 2025-Out of 22 TIPS projects Average Discount to TIPS Client
9.47%

Upon Hopkins County Intent to Award Project to Chamberlin Dallas LLC

Chamberlin Dallas LLC shall Provide RS Means Project Pricing Verification.

Special Note: RS Means pricing shown below is purely a conceptual ROM Price.

Verified by Third Party Vendor- Facilities Connect – <https://facilitiesconnect.org/about-us/>

David Adams Managing Partner: (832) 963-5220

Project Duration

7-month project includes: 2 weeks mob & 2 weeks De-mob

6-Month labor window – Weather Days Court Days Not Included

Adhere to specs, details & drawings provided in Hopkins County Courthouse Project manual

Includes MEP Sub-Contractor inclusion Contingency:

Sub Contractor- Brandt MEP Contractor (<https://brandt.us/>)

Ryan Sammons NTX Service Account Manager (945)-324-4846

Brandt-For Mechanical, Electrical & Plumbing Services. If these services are not required, the cost of such services shall be deducted from the overall cost of the project and savings returned to Hopkins County. (see Below)

Project Price Breakdown.

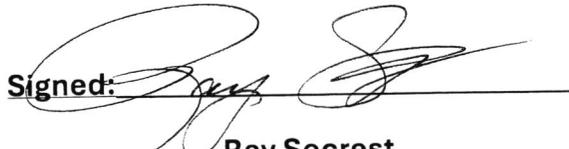
Project Total (ROM Concept Only) if Priced by RS Means..... \$ 934,556.33
Chamberlin's Discount to TIPS Member..... \$ 88,502.48
Project Total Balance Presented after Discount..... \$ 846,053.85

Possible Cost Deducts to Project.

County Dispose of Excavated Soil..... \$ 21,200.00
Project Cost after deduct..... \$ 824,853.85
If using Flowable Fill Deduct..... \$ 29,160.00
Project Cost after deduct..... \$ 795,693.85
MEP (Brandt) Contingency Deduct..... \$ 19,200.00
Project Cost after deduct..... \$ 776,493.85

Project Pricing Does Not Include ADA Ramp

Signed: _____


Ray Secrest

Date: _____

Nov. 20. 2025

COMPANY NAME _____

PROPOSAL

Project: HOPKINS COUNTY COURTHOUSE
BASEMENT WATERPROOFING RENOVATION
118 Church Street
Sulphur Springs, Texas 75482

Owner: HOPKINS COUNTY TEXAS
118 Church Street
Sulphur Springs, Texas 75482-2602

Bid to: ROBERT NEWSOM
County Judge
118 Church Street
Sulphur Springs, Texas 75482

Construction Management: C R W ASSOCIATES, INC
3878 CR 4772
Sulphur Springs, Texas 75482

Gentlemen:

Having carefully examined the General Conditions, Supplementary Conditions, Drawings and Specifications for the project referenced above, and having visited the site, and having examined all conditions affecting operations, the undersigned proposes to furnish all materials, taxes, insurance, permits, incidentals, labor and equipment required to complete the Work, as follows:

C R W Associates, Inc.

Chamberlin Roofing & Waterproofing

COMPANY NAME _____

1. GENERAL:

1.1. All Bids, Alternates and unit prices will include the total cost of labor, equipment, materials, taxes, insurance, permits and incidentals required to perform the specified Work on Hopkins County Courthouse Basement Waterproofing Renovation in strict accordance with the project specifications, as well as manufacturer's requirements and recommendations. Moving and temporary on-site storage of existing landscaping shall also be included in project requirements if required to perform specified work. Should contractor damage or destroy any landscaping, interior or exterior surfaces and/or furniture, equipment, as well as any other property of the complex, affected materials shall be replaced to match existing at the Contractor's expense.

2. BASEMENT WATERPROOFING RENOVATION:

2.1. Furnish all labor, equipment, materials and incidentals required to install new waterproofing in accordance with drawings and specification.

2.1.1. Price: \$ 846,053.85

Eight Hundred Forty Six Thousand and Fifty Three dollars 45 cents.

3. PERFORMANCE BOND:

3.1. The undersigned Contractor agrees to furnish a Performance Bond for the entire Bid amount for the sum of 1.5% percent of Contract sum.

4. ACCEPTANCE:

4.1. The contractor agrees to hold prices firm for sixty (60) days from the date of the Bid. Owner reserves the right to accept or reject this proposal for a period of sixty (60) days from the Bid Due Date. Further, within five (5) calendar days after receipt of the prescribed forms, the Contractor agrees to execute the contract documents with the Owner and deliver any evidence of insurance as required by Owner. The undersigned Contractor understands that Owner shall require submission of complete list of subcontractors prior to execution of the contract documents.

COMPANY NAME Chamberlin Roofing & Waterproofing

8. DISCLOSURES:

8.1. In preparing the proposal form, Bidders are required to list below major subcontractors whose prices are incorporated within the Bid. Generally, trades listed should be those involving major money amounts or special technical items.

TRADE	SUB CONTRACTOR
MEP	Brandt Companies

9. COMPLETION OF WORK:

9.1. Should the Undersigned be notified of the acceptance of this proposal, the Undersigned agrees to execute a contract for the above mentioned work in compliance to the Bid Documents and this Proposal Form. The Undersigned further agrees to guarantee completion of all Base Bid One Work within 210 calendar days after commencement of work. Should satisfactory completion of work not be completed within this time, liquidated damages in the amount of four hundred (\$400.00) dollars per calendar day will be assessed and applied against the payment of invoices. Reasonable extensions of time may be granted when requested in writing in a timely manner .

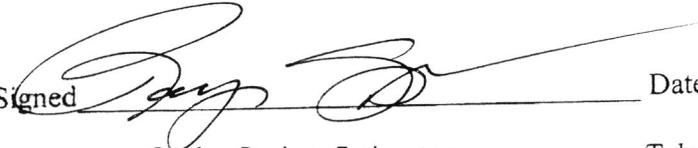
COMPANY NAME Chamberlin Roofing & Waterproofing

10. COMMENCEMENT OF WORK:

10.1. Should the Undersigned be notified of the acceptance of this proposal, the Undersigned agrees to mobilize to commence work within 21 calendar days after the awarding of the Contract.

11. INSURANCE:

11.1 Furnish Owner with General Liability Insurance in the amount of \$ 1,000,000.00

Signed  Date Nov - 20 - 2025
Title Senior Project Estimator Telephone 214-603-7552

Print in Ink or Type

Name Ray Secrest
Company Chamberlin Dallas LLC
Address 2170 Diplomat Drive
City, State, Zip Farmers Branch TX, 75234
Witness Guillermo Ramos
Witness Signature 
Contractor License Number (if applicable) EIN : 201234120

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY
Date Received

1 Name of vendor who has a business relationship with local governmental entity.

X N/A X

2 Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

N/A

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes No *N/A*

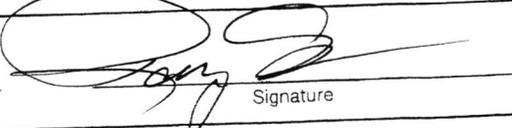
B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes No *N/A*

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

N/A

6 Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 Randy SEWELL  11/20/2025

Name of signatory Signature Date

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2025-1391883

Date Filed:
11/20/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Chamberlin Dallas LLC
Farmers Branch, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
Hopkins County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
RFP2026-003
Waterproofing Renovation Courthouse Basement

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	N/A			

5 Check only if there is NO Interested Party.

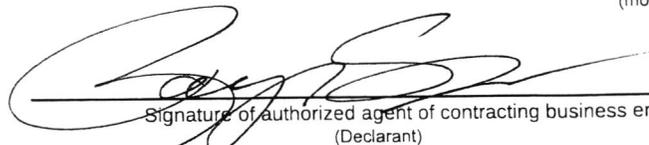
6 UNSWORN DECLARATION

My name is RAY SECREST, and my date of birth is FEB. 17. 1964

My address is 1700 Goodwin Drive Providence Village, TX, 76227, US.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Dallas County, State of Texas, on the 20th day of Nov, 20 25.
(month) (year)


Signature of authorized agent of contracting business entity
(Declarant)

HOPKINS COUNTY
RFP NO. 2026-003
WATERPROOFING RENOVATION COURTHOUSE BASEMENT

NON-COLLUSION AFFIDAVIT

The undersigned certifies that the bid prices contained in this bid have been carefully reviewed and are submitted as correct and final. He further certifies that bidder agrees to furnish any and/or all items upon which prices are extended at the price offered, and upon the conditions contained in the specifications of the Invitation to Bid.

STATE OF TEXAS

COUNTY OF HOPKINS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ray Secrest, who after being by me duly sworn, did depose and say: "I, Ray Secrest am a duly authorized officer of/agent for Chamberlin Roofing & Waterproofing and have been duly authorized to execute the foregoing bid on behalf of the said Chamberlin Roofing & Waterproofing. I hereby certify that the foregoing bid has not been prepared in collusion with any other bidder or other person or persons engaged in the same line of business prior to the official opening of this bid. Further, I certify that the bidder is not now, nor has he been for the past (6) months, directly or indirectly concerned in any pool or agreement or combination, to control the price of equipment, services, or supplies bid on, or to influence any person or persons to bid or not to bid thereon."

Name and address of bidder Chamberlin Roofing & Waterproofing
2170 Diplomat Drive
Farmers Branch TX 75234

Telephone 214-273-9110

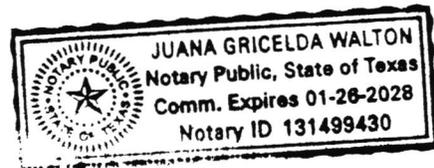
By Senior Project Estimator Title
Ray Secrest
Type Name

Signature [Handwritten Signature]

SUBSCRIBED AND SWORN to me by the above named

on this the 20th day of Nov, 2025

[Handwritten Signature]
Notary Public in and for the State of Texas



HOPKINS COUNTY
RFP NO. 2026-003
WATERPROOFING RENOVATION COURTHOUSE BASEMENT

HOPKINS COUNTY

**RETURN DEADLINE IS NO LATER THAN 10:00 A.M.
MONDAY, NOVEMBER 24, 2025.**

SPECIFICATIONS AND BID FORMS

**WATERPROOFING RENOVATION OF HOPKINS COUNTY
COURTHOUSE BASEMENT**

Carefully read all requirements, specifications, and instructions. Fill out all forms properly and completely. Submit your bid, including all appropriate supplements and/or samples. Be sure all required signatures are in place.

ALL HANDWRITTEN SIGNATURES MUST BE IN INK AND ALL PRICES MUST BE WRITTEN IN INK OR (PREFERABLY) TYPEWRITTEN.

BIDDER MUST INCLUDE EMPLOYER IDENTIFICATION NUMBER OR SOCIAL SECURITY NUMBER.

RETURN BID TO:

**COUNTY JUDGE'S OFFICE
HOPKINS COUNTY COURTHOUSE
118 CHURCH STREET
P.O. BOX 288
SULPHUR SPRINGS, TEXAS 75483**

Late bids will be returned to Bidder unopened. **Hopkins County will not be responsible for un-marked, or improperly marked bids or bids delivered to the wrong location.**

WATERPROOFING RENOVATION COURTHOUSE BASEMENT

From: Hopkins County Auditor
P. O. Box 288
Sulphur Springs, Texas 75483

RFP BID NO. 2026-003

Bids will be received at the Hopkins County Judge's Office until **10:00 A.M.**
MONDAY, NOVEMBER 24, 2025 and opened same date, in the County Judge's
Office, First Floor, Hopkins County Courthouse.

A. Scope of Bid

Bids are solicited for furnishing the merchandise, supplies, service, and/or equipment set forth in this bid request in accordance with the following conditions:

B. Conditions

1. Upon acceptance and approval by the Commissioners' Court this bid affects a working contract between Hopkins County and the successful bidder until job is complete.
2. Bids must be received by the County Judge's Office prior to the time and date specified. The mere fact that a bid was dispatched will not be considered; the bidder must have the bid actually delivered.
3. Hopkins County reserves the right to accept or reject in part or in whole any bids submitted, and to waive any technicalities for the best interest of the County.
4. Hopkins County shall not be responsible for any verbal communication between any employee of the County and any potential bidder. Only written specifications and written price quotations will be considered.
6. Bidder should include employer identification number or social security number.
7. Bidder's sealed envelope must carry BIDDER'S NAME with the following NOTATION:
"BID: #2026-003 for the Waterproofing Renovation Courthouse Basement .
8. Bids must be submitted on the BID SHEET attached to the specifications. Other material may be included with proposals as is deemed necessary by the bidder.

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WATERPROOFING RENOVATION COURTHOUSE BASEMENT

9. All merchandise should be new unless otherwise specified. Warranties should be furnished with all bids if applicable. Used merchandise may be furnished with all bids if applicable. Used merchandise may be substituted if like new and warranty or maintenance contract can be furnished with the bid. All dealer rebates and or discounts offered to purchaser should be stated on bid.
10. Should there be a change in ownership or management, the contract shall be canceled unless a mutual agreement is reached with the new owner or manager to continue the contract with its present provisions and prices. This contract is non-transferable by either party.
11. Hopkins County may cancel this contract at any time for any reason of consistently unsatisfactory service from the other party provided a thirty-day written notice is given to the other party.
12. Bidders should state all insurance coverage applicable to this contract. Examples are **Workman's Compensation, General Liability, Manufacturer's Liability, etc.** THE SUCCESSFUL VENDOR MUST SUBMIT COPIES OF INSURANCE CERTIFICATE TO THE COUNTY AUDITOR BEFORE ANY WORK OR DELIVERY CAN BE INITIATED. Payments shall not become due and payable until such certificates have been filed.
13. Hopkins County reserves the right to accept alternate bids, for the purpose of assuring adequate availability of quantities needed.
14. The bid award shall be based on, but not necessarily limited to, the following factors:
 - a. Unit Price
 - b. Total Price
 - c. Special needs and requirements of Hopkins County
 - d. Results of testing samples
 - e. Delivery
 - f. Hopkins County experience with products bid
 - g. Hopkins County's evaluation of Vendor's ability to fulfill contract.
 - h. Vendor's past performance record with Hopkins County.
15. Acceptance of merchandise, work, services, and/or equipment provided shall be made by the owner at his sole discretion when all terms and conditions of the contract and specifications have been met to his satisfaction, including the submission to the Owner of any and all documentation as may be required.
16. Prices for all goods and/or services shall be firm for the duration of this contract and shall be stated on the bid sheet. Prices shall be all inclusive. No price changes, additions, or subsequent qualifications will be honored during the course of this contract. All prices must be written in ink or typewritten. If there are any

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WATERPROOFING RENOVATION COURTHOUSE BASEMENT

additional charges of any kind, other than those mentioned above, other than those mentioned above, specified or unspecified, bidder MUST indicate ALL items required and Attendant costs or forfeit the right to payment.

17. Hopkins County is exempt from certain Federal Excise, State and Local taxes.

18. Upon completion of this contract, or as otherwise stated, contractor shall send an itemized invoice of the material furnished and/or services performed to the County. Neither signed receipts nor payments shall be construed as an acceptance of any defective work, improper oil, or a release for any claim for damages. All invoices must be originals or certified copies of originals and are to be sent to:

**Hopkins County
P.O. Box 288
Sulphur Springs, Texas 75483**

19. Approved invoices will be paid on the second and fourth Mondays of each month, provided the invoices are received by Tuesday noon before the second and fourth Monday.

20. Specifications may reference name brands and model numbers. It is not the intent of Hopkins County to limit or restrict bids but to establish the desired quality level of merchandise. Bidders may offer comparable items and the burden of the proof rests with them; Hopkins County shall act as sole judge determining in equality and acceptability of items offered.

21. TERM OF CONTRACT: The term of this contract will begin on November 25, 2025 and will end upon completion of job. The contract may be extended for (1) additional year, if approved by both parties. Hopkins County will not allow for any price escalation .

22. AWARD: The bid may be awarded to more than one bidder if each of the selected bidders submits the lowest and best bid for a particular location or type of material, LGC 262.027, e.

23. Certificate of Interested Parties

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code and applies to all contracts entered into on or after January 1, 2016. The law states that a governmental entity may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity at the time the business

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entity submits the signed contract to the governmental entity. The law applies to all contracts/purchases of a governmental entity that require action or vote by the governing body of the entity.

With regards to Hopkins County purchases, a vendor that is awarded a contract or purchase that requires approval from Commissioner's Court is required to electronically create a Form 1295 through the Texas Ethics Commission website www.ethics.state.tx.us and submit a signed and notarized copy of the form the the County. A contract, including County – issued purchase order, will not be enforceable or legally binding until the County received and acknowledges receipt of the properly completed Form 1295 from awarded vendor.

www.ethics.state.tx.us

Click on file a report
File a 1295 Certificate

24. Conflict Of Interest Questionnaire:

Chapter 176 of the Texas Local Government Code requires a vendor who enters or seeks to enter into a contract for the sale or purchase of real property, goods, or services with a local governmental entity or local government officer thereof to file a conflicts of interest disclosure questionnaire with the governmental entity prescribed.

A Conflict of Interest Questionnaire Form (CIQ) must be submitted not later than the seventh (7th) business day after the date the vendor begins discussion, negotiation, applies or response to a request for proposal or bids, or correspondence in writing related to a potential contract with the local governmental entity.

C. SPECIAL PROVISIONS

D. CONTRACT FULFILLMENT

Hopkins County Commissioners' Court must, by law, award all contracts and the County Judge must sign all contracts and agreements before they become binding on the County.

Department heads are NOT authorized to sign any kind of supplemental or binding purchase, lease or rental agreements for goods or services for Hopkins County. All supplemental agreements are subject to approval of the County Attorney prior to being signed by the County Judge.

HOPKINS COUNTY
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WATERPROOFING RENOVATION COURTHOUSE BASEMENT

Binding agreements shall remain in effect until all products and/or services covered by his purchase have been satisfactorily delivered and accepted.

If this contract is intended to cover a specific time period, said time will be noted in the Specifications. If bid and performance bonds are required, the proper document will be included in the package.

E. SPECIFICATIONS

F. BID SHEET

G. BID AFFIDAVIT

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed;
- or
- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

- (1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);
- (2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or
- (3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

- (A) begins discussions or negotiations to enter into a contract with the local governmental entity; or
- (B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

- (A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);
- (B) that the vendor has given one or more gifts described by Subsection (a); or
- (C) of a family relationship with a local government officer.

The Hopkins county Commissioners Court will hold a Mandatory Pre-Bid Meeting on 11-12, 2025 to Discuss the bid for Hopkins County Courthouse Basement Waterproofing Renovation located on the Hopkins County Courthouse.

Date of Meeting: 11-12 .2025
Time of Meeting: 11:00 AM
Location of Meeting: 118 Church Street
3rd Floor
Sulphur Springs, Texas 75482
903-438-4010

Bid Specs and Due Date will be provided at the Mandatory Pre-Bid Meeting.

Shannah Aulsbrook
County Auditor
Hopkins County, Texas