

1 Construction Managers of Southeast Texas, LLC. 5520 Gorman Road Beaumont, TX 77705	CPR #	12
	PROJECT:	Tyler County Courthouse Phase II

CHANGE PROPOSAL REQUEST

TO: LaBiche Architectural Group 7999 Gladys Ave, Suite 101 Beaumont, Texas 77706 Attn: Dohn LaBiche	FROM: Construction Managers of Southeast Texas, LLC. 5520 Gorman Road Beaumont, TX 77705
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CHANGE PROPOSAL #: 12	DATE: 12/27/2023
REFERENCE:	SCHEDULE IMPACT: Yes

DESCRIPTION OF CHANGE:
 Concrete Steps Deck Coating to prevent water intrusion.

The deck coating system attached will help prevent water intrusion from seeping into the bottom.

#	DESCRIPTION	UNIT	QTY	UNIT \$	TYPE	TOTALS
1	Marsh Waterproofing	LS	1	\$9,800.00	Renovation	9,800.00
2	Additional Bonds/Insurance	LS	1	\$294.00		\$294.00
3						
4						
5						
6						
7						
8						
9						
10						
SUBTOTAL:						\$10,094.00
CONTRACTOR'S FEE:						\$148.32
SUBTOTAL:						\$1,009.40
SALES TAX:						\$0.00
CHANGE PROPOSAL GRAND TOTAL:						\$11,103.40



**Construction Managers
of Southeast Texas, LLC**

5520 GORMAN ROAD–BEAUMONT, TX 77705 – PHONE (409) 736 – 9010 – FAX (409) 7369-020

December 27, 2023

Dohn Labiche
Labiche Architectural Group
7999 Gladys Ave #101
Beaumont, TX 77706

**Re: Phase II Tyler County Courthouse Restoration
Project**

Concrete Stairs:

Dohn:

Please see below cost for the deck coating system to be installed on the concrete steps to help prevent water intrusion:

- Deck Coating Master Seal System

Marsh Waterproofing	\$9,800.00
<u>Subtotal</u>	<u>\$9,800.00</u>
Additional Bonds & Insurance Cost	\$294.00
CMOST Fee	\$1,009.4.
<u>TOTAL</u>	<u>\$11,103.40</u>

If you have any questions, please let me know.

Sincerely,
Construction Managers
of Southeast Texas, LLC

Jose Cardenas
Project Manager

CC: Bruce Reyes– CMOST

7 | 07 18 00
Traffic
Coatings

MasterSeal[®] TC 225

Aliphatic Polyurethane Topcoat for MasterSeal Traffic 1500 Deck Coating Systems

PACKAGING

MasterSeal TC 225

- 2.5 gallons (9.47 L) in 5-gallon pails
Tint Base Only
- 5 gallons (18.93 L) in 5-gallon pails
- 55 gallon (208 L) drums
Grey & Charcoal Only

SHELF LIFE

When properly stored, MasterSeal TC 225 products have the following shelf life:

5-Gallon Pail:	1 Year
55-Gallon Drum:	9 Months

STORAGE

Store in unopened containers in a cool, clean, dry area

YIELD

See preferred MasterSeal Deck Coating Solution for total system yield

COLORS

Grey
Charcoal
Tan
Dark Tan
Tint Base

DESCRIPTION

MasterSeal TC 225 is a moisture-curing polyurethane top coat for use in MasterSeal Traffic 1500 deck coating systems.

The MasterSeal TC 225 is a one-component waterproofing coating and is UV-resistant. The MasterSeal TC 225 Tint Base product allows for a variety of colors in pedestrian applications.

PRODUCT HIGHLIGHTS

- UV resistant, one-component waterproofing coating
- Easy preparation reduces on-site labor costs
- 40 standard colors utilizing MasterSeal 900 color packs (pedestrian use only) available with MasterSeal TC 225 Tint Base
- Short-filled pails of MasterSeal TC 225 Tint Base material allows for easy mixing with integrated, MasterSeal 945 aggregate

INDUSTRIES/APPLICATIONS

- Stadiums
- Balconies
- Parking Garages
- Commercial Construction
- Building and Restoration
- Plywood Decks/Balconies
- Plaza Decks

APPLICABLE SYSTEMS

- MasterSeal Vehicular 1500
- MasterSeal Pedestrian 1500

VOC CONTENT

MasterSeal TC 225 has the following g/L VOC contents less water and exempt solvents:

- MasterSeal TC 225: 209 g/L

**Technical Data
Composition**

MasterSeal TC 225 is an aliphatic, moisture-curing polyurethane available in grey, charcoal, tan, dark tan and tint base.

MasterSeal TC 225 cures in 12-14 hours when tested at 73 °F (23 °C) and 50% relative humidity.

PHYSICAL PROPERTIES

PROPERTY	TC 225 RESULTS	TEST METHOD
Tensile Strength, psi (MPa)	2,500 (17.2)	ASTM D 412
Elongation, %	502	ASTM D 412
Hardness, Shore A	89	ASTM D 2240
Solids, %	77	
Viscosity, cps*	2,000-4,000	

See preferred MasterSeal Deck Coating Solution for system-specific physical properties and test results.

*Cold temperatures will increase viscosity.

**HOW TO APPLY SURFACE PREPARATION
MIXING AND APPLICATION**

Please see preferred Master Seal Deck Coating Solution for total system and aggregate surface preparation and application.

MasterSeal TC 225 Tint Base is intended for pedestrian use only and is not suitable for vehicular traffic.

MasterSeal TC 225 Tint base should be mixed with two (2) Master Builders Solutions MasterSeal 900 color packs per 5 gallons in order to achieve the desired color tint. When using short-filled pails of MasterSeal TC 225 (only 2.5-gallon fill), only one (1) MasterSeal 900 color pack should be used.

When installing MasterSeal TC 225 Tint Base, a second coat may be required for proper hiding.

FOR BEST PERFORMANCE: TC 225 TINT BASE ONLY

- Avoid whipping air into Tint Base.
- Mix pigment cans thoroughly into Tint Base.
- Always do a test area to assure acceptable color appearance and slip resistance.
- Do not apply MasterSeal TC 225 Tint Base heavier than the recommended 15-20 mil (0.38-0.51 mm) application.
- Colors exposed to direct sunlight may fade over a period of time. Darker colors potentially fade at an increased rate.
- Aggregate and substrate conditions may affect color and appearance.

HEALTH, SAFETY AND ENVIRONMENTAL

Read, understand and follow all Material Safety Data Sheets and product label information for this product prior to use. The MSDS can be obtained by visiting buildingsystems.www.master-builders-solutions.com/en-us, e-mailing your request to mbsbscsst@mbcc-group.com or calling 1(800)433-9517. Use only as directed. **IN CASE OF EMERGENCY: Call CHEMTEL +1 (800) 255-3924 or if outside the US or Canada, +1 (813) 248-0585.**

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7 | 07 18 00
Traffic
Coatings

MasterSeal[®] M 200

Polyurethane Base Coat for MasterSeal Traffic 1500 and 2000 Deck Coating Systems

PACKAGING

MasterSeal M 200

- 5 gallon (18.93 L) pails
- 55 gallon (208 L) drums Self-Leveling Only

SHELF LIFE

When properly stored, MasterSeal M 200 products have the following shelf life:

- 5-Gallon Pail: 1 Year
- 55-Gallon Drum: 9 Months

STORAGE

Store in unopened containers in a cool, clean, dry area

YIELD

See preferred MasterSeal Deck Coating Solution for total system yield

COLORS

Clear/Amber

DESCRIPTION

MasterSeal M 200 is a one-component, moisture curing polyurethane base coat for use in MasterSeal Traffic 1500 and 2000 deck coating systems.

PRODUCT HIGHLIGHTS

- MasterSeal M 200 has strong adhesion properties
- Easy preparation reduces on-site labor costs
- Available in both self-leveling and flash/sloping

APPLICABLE SYSTEMS

- MasterSeal Vehicular 1500
- MasterSeal Vehicular 2000
- MasterSeal Pedestrian 1500
- MasterSeal Pedestrian 2000

INDUSTRIES/APPLICATIONS

- Stadiums
- Balconies
- Parking Garages
- Commercial Construction
- Building and Restoration
- Plywood Decks/Balconies
- Plaza Decks

VOC CONTENT

MasterSeal M 200 has the following g/L VOC contents less water and exempt solvents:

- MasterSeal M 200:
 - 196 g/L (self-leveling)
 - 203 g/L (flash/slope)

Technical Data

Composition

MasterSeal M 200 is a moisture-curing polyurethane base coat.

MasterSeal M 200 cures in 12–14 hours when tested at 73 °F (23 °C) and 50% relative humidity.

PHYSICAL PROPERTIES

PROPERTY	M 200 RESULTS	TEST METHOD
Tensile Strength, psi (MPa)	752 (5.2)	ASTM D 412
Elongation, %	595	ASTM D 412
Hardness, Shore A	60	ASTM D 2240
Solids, %	81	
Viscosity, cps*	4,000-9,000	

See preferred MasterSeal Deck Coating Solution for system-specific physical properties and test results.

* Cold temperatures will increase viscosity.

HOW TO APPLY SURFACE PREPARATION | MIXING AND APPLICATION

Please see preferred Master Seal Deck Coating Solution for total system and aggregate surface preparation and application.

HEALTH, SAFETY AND ENVIRONMENTAL

Read, understand and follow all Material Safety Data Sheets and product label information for this product prior to use. The MSDS can be obtained by visiting www.master-builders-solutions.com/en-us, e-mailing your request to mbsbscst@mbcc-group.com or calling 1(800)433-9517. Use only as directed. **IN CASE OF EMERGENCY: Call CHEMTEL +1 (800) 255-3924 or if outside the US or Canada, +1 (813) 248-0585.**

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