



# WALLER COUNTY

Danny R. Rothe, CCCA  
County Facilities Director and Construction Manager

## MEMORANDUM

**To:** Honorable Commissioners' Court  
**Item:** SO Garage Change Order – Garage Doors & Metal Siding  
**Date:** February 11, 2026

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### Background

Judge/Commissioners

At the time of this memo, I have about \$2,500 remaining in Owners Contingency. Two issues have arisen.

- (ADD) We made a mistake in the drawings and specifications and only designed for 10' high garage doors. There are seven (7) garage doors, and the SO has a number of vehicles and trailers that will not fit under a 10' door. So we need to change three (3) 10' doors to 12'.
  - Unfortunately, the 7 – 10' doors are purchased and on site. So we have to buy 3 new 12' doors.
  - Fortunately, Road and Bridge has need for these 3 doors for a covered salt storage space that they are planning to build in the new future.
- (DEDUCT) The three coat metal panels (above industry standard) are in a 12-14 week factory delay. We have switched to a two coat metal panel (industry standard) that are available now and there is a cost savings. No change to warranty.
- The project is 100% bought out and I do not foresee any additional cost adds, but I also do not see any additional cost savings.

#### Costs:

- Three 12' Garage Doors - \$34,016.00
- Two coat metal panels - \$(20,100.00)
- OH and Profit - \$ 3,401.60
- Total - \$17,317.60

#### Source of Funds:

- Capital Outlay

### Staff Recommendation

Please approve Quotes for Garage Door & Metal Panels. Has been approved by Long Range Planning.

Danny R. Rothe  
Waller County Construction Manager

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GULLO COMMERCIAL  
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Gullo Commercial Construction  
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**Project Proposal Modification 2 Modifications to 3 OHD's and Ext. Wall Panels**  
**WC Maintenance Garage**

Attn: Danny Rothe Date: 02/02/26

Contractor Gullo Commercial Project #: 25-184

Request: Owner

Document Reference :

**Scope of Work Description:**

**Credited Work:**

- Due to an additional 12 weeks to fabricate the 3 coat Kynar Masterline 16 exterior wall panel and trim, propose to match the Jail Building R-Panel with a 2 coat Kynar.

**Additional Work:**

- Change coiling doors 105C, 105D, and 105F from 12'x10'-6" to 12'X12'.
- The 3 12x10-6 doors have been built and will be left with the owner.
- Doors will take 4 weeks to make once approved.

Change Proposed will be a add of..... \$17,317.60  
The contract time will extended by..... 20 days

**Approvals**

Contractor: Gullo Commercial By: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: Danny Rothe By: \_\_\_\_\_ Date: \_\_\_\_\_

