



Fort Worth - 904 E. Wiggeman - Ft. Worth, Texas 76110 - (817) 326-8400 - Metro (972) 231-0001 - Fax (888) 829-2345  
Austin - 9618 Highway 290 West - Austin, Texas 78738 - (512) 246-0024 - (512) 815-7191 - Fax (512) 815-7120  
Dallas - 3731 Cavalier Drive - Garland, Texas 75042 - (214) 221-1499 - Fax (214) 221-1410

**Roof Maintenance and Service Agreement**

**PARTIES** This agreement, by and between Wise County Jail, herein referred to as "owner", and Lon Smith Roofing, herein referred to as "Lon Smith Roofing". Owner and Lon Smith Roofing in consideration of mutual covenants hereinafter set forth agree as follows: **PURPOSE** All Low Slope Roofing Systems are susceptible to severe weathering, expansion, contraction and even abuse. It is not uncommon for some leakage to develop at any time after the original roof application as a result of these causes. In addition, exposure to strong winds, hail and ice, may result in additional roof system degradation. Roofs frequently don't last their design life, but with proactive inspections and scheduled maintenance, Lon Smith Roofing can assist in increasing the life of the roof by identifying potential problem - causing areas. Even though a manufacturer's warranty may have been purchased with your new roof, most roofing materials manufacturers require regular maintenance to keep their roof warranties valid. This means the building owner continues to be responsible for the proper care and maintenance to insure its top performance. Lon Smith Roofing's goal is to ensure performance of your existing roof system by offering a maintenance program, which ultimately reduces the costs incurred for roof repairs and/or replacement. **SERVICES** Lon Smith Roofing roof inspection will consist of the following services: 1. Inspect the entire roof area for damage that may have resulted from foreign objects or from human activity i.e.: HVAC unit maintenance. 2. Remove all debris that may have accumulated on the roof surface to ensure it does not restrict drainage or cause roof membrane damage. 3. Inspect and clean all roof drains, overflow drains, grates, and scupper drains to ensure a free flow of rain water and snow melt. 4. Inspect all welds at membrane field seams, roof curbs, and roof penetrations. Verify no voids have developed at weld points. 5. Inspect all sheet metal flashings and counter flashings at copings, gutters collector boxes, and downspouts to verify they are firmly attached and sealed. 6. Inspect and verify roof access scuttle, ladder, and locking mechanism are operational and all flashings are in place and secure. 7. Verify all HVAC unit access doors and covers are installed and secured. 8. Submit a written report to the building owner detailing the current roof condition, evidence of any roof abuse, and any problems that could potentially lead to future roof problems. **FEEES** Lon Smith Roofing agrees to perform a roof maintenance service program to the low slope roof roofing system (annually in the fall and/or semi-annually in the fall and spring) and will coordinate with owner to schedule inspection date(s) and time(s). **Inspection Fee:** \$0.01/sq. ft. (\$300.00 minimum) **Travel Time:** \$45.00 per hour (if located outside 30 mile radius of Lon Smith Roofing Office) **Mileage Fee:** \$0.48 per mile.

Term: 9-14-11 to 9-30-12

PROPERTY (Project Address) 200 Rook Ramsey Decatur, TX

In witness whereof, the parties hereto have executed this Agreement.

09/14/11 - For Wise County  
Date

Owner Signature By: Bill McPherson  
County Judge

9-13-11  
Date

Lon Smith Roofing

**PROPOSAL FORM  
MINOR ROOF REPAIRS**

FIRM NAME: A-1 Systems, Inc. dba Lon Smith Roofing

PREPARED FOR: Wise County Jail

REPRESENTATIVE: Bill Sellers

TELEPHONE NO: (817) 926-8400

DATE: 9/1/2011

	Price Per Man Hr	Typical Crew Size
Modified Asphalt	39.25	4 Men
Built-Up	39.25	4 Men
Standing Seam Metal	40.00	3 Men
Asphalt Shingle	37.50	1 Man
Single Ply	40.00	3 Men
Metal Panel System	40.00	3 Men
Other roofing systems and/or information		
Percent markup on materials	20%	

*Bill Sellers*  
*9/13/11*