



*The Leader in **Green** Commercial Roofing Technology*

DURO-LAST® Roof Systems – TPO Roofing Systems – Thermal Imaging
Commercial · Industrial

Proposal/Contract Agreement
MCI #0225-5455 Rev 2

TIPS # 21060302

April 4, 2025

Lee College
200 Lee Drive
Baytown, TX

Attn: Phillip Handley

Subject: Duro-Last roof system PAC at Lee College located at 200 Lee Dr. Baytown, TX

Proposal:

Monument Constructors, Inc. (“MCI” or “seller”) hereby propose to furnish to Lee College (“buyer” or “customer”) the necessary labor, material, equipment, insurance and supervision to install approximately 35,000 sq. ft. of a DURO-LAST roof system, with a twenty (20) year **NDL** warranty against defects in materials and workmanship, on the project referenced. This proposal is based on utilizing the following materials and qualifications:

Proposal Includes:

1. Remove roof and insulation to deck
2. Install 2” ISO insulation
3. Install DURO-LAST 50 mil white membrane.
4. Install DURO-LAST 1 ¾ in. vinyl termination bar, with snap on cover.
5. Install DURO-LAST prefabricated accessories as required to complete the system.
6. Commercial Roofing General Liability and Worker’s Compensation Insurance.
7. Required Safety Equipment.
8. Clean-up and Disposal of Construction Related Equipment and Debris.

Proposal Does Not Include:

1. Any Plumbing, Electrical or Carpentry / Demo other than stated in the proposal above.
2. Repairs to any unknown or unseen structural, mechanical, electrical, or water intrusion damage or deficiencies.
3. Removal or relocation of electrical conduit, communications cables, plumbing, fencing, etc.
4. Calibration of any electronic equipment including, but not limited to: satellite dishes, communications equipment, analyzers, detectors, safety and fire detection and prevention equipment, etc.

Qualifications/Clarifications:

1. The proposal is based on removing the existing roof.
2. Payment and performance bond included
3. The city permit is not included.
4. If required, any HVAC, plumbing, electrical, etc. that may need to be moved or disconnected and reconnected (other than normal roofing practice) will be performed by a subcontractor of owner's choice at owner's expense.
5. If any deteriorated or damaged decking, parapet, fascia, vents, conduit, gutters, drains, etc. are encountered other than what is listed in the scope of work above; during roofing installation, MCI will notify owner or owner's representative of the situation. Upon approval by owner or owner's representative, repairs can be made by MCI with cost of repairs based on time and material or by others at the owner's discretion. *(Repairs are at owner's expense and will be billed accordingly.)*
6. MCI is not responsible for existing building conditions such as, but not limited to: mold, leaking walls, windows, gutters, interior drains, pipes, air conditioner equipment, ducts, vents, fans, parapets, mansards, water lines, masonry walls, adjacent roofs, skylights, trim, or existing water damage to existing building interior, (walls, ceiling, floors, etc.).
7. Proposal is based on current limits for MCI liability and worker's compensation insurance. A certificate of coverage will be furnished upon request. All invoices are due upon receipt. Payment is to be made to Monument Constructors, Inc., P.O. Box 22497, Beaumont, TX. 77720-2497

Start Up Time:

To be determined after a signed proposal or a written purchase order signed by the buyer or buyer's representative, is received by MCI. The buyer's purchase order constitutes acceptance of all conditions of this proposal except as approved in writing by buyer and MCI.

Payment Options:

1. **Standard Payment Terms: Lee College will issue PO.** All invoices are due net 30 upon receipt and made payable to Monument Constructors, Inc., P. O. Box 22497, Beaumont, Texas 77720-2497. Warranty will not be validated by Monument Constructors, Inc. until project is paid in full as agreed including retained funds. Terms accepted by

Initial

Date

Proposed Amount:

\$359,470.00

Proposal amount honored for next 30 days.

Intellectual Property:

Buyer agrees that this document is the property of Monument Constructors Inc. (MCI) and is intended for the sole and private use of the buyer and/or buyer's representatives to which it is addressed. It is not to be copied, or distributed outside the buyer's organization without the express written consent of MCI unless and until it is approved in writing by the buyer's legal representative and MCI. This proposal may not be used to establish a scope of work, specification, plan, or any other such document by which other developers, builders, contractors, construction companies, etc., may submit a comparative bid, quote, proposal, or similar document. If the buyer and/or buyer's representatives to which this document is addressed use this document to establish a specification or solicit comparative bids for the scope of work or any portion thereof as described herein, the buyer agrees to pay MCI a consulting fee equivalent to 15 percent of the "Total Proposal Amount" listed above. This fee is in addition to any other payments due MCI for any other products or services which MCI provides to the buyer under this agreement or any other past or future agreement between the buyer and MCI.

Acceptance of Proposal/Contract Agreement MCI #0225-5455 Rev 2:

Signature

Date

Monument Constructors, Inc.

Monument Constructors, Inc. – Serving Texas, Colorado, Louisiana and Oklahoma

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