



**PROPOSAL/CONTRACT**  
**# 20210609-Retrofit-R&M**

June 25, 2021

Sheriff Marshall Thomas  
Montague County Sheriff's Office  
100 Grand St.  
Montague, TX 76251

RE: Retrofit of Sliders and R&M of Jail Locks and Doors  
Pages 1 through 3

Sheriff Thomas:

**I. SUMMARY**

Integrity Steel Works, Inc. is pleased to present Proposal/Contract Letter #20210510-Devices-R&M to the Montague County Jail in Montague, TX. This proposal establishes fixed pricing for retrofitting five (5) corridor sliding devices and repair and maintenance of approximately sixty-nine (69) detention locks, doors, and pertinent equipment at the above-named facility. This proposal/contract letter will serve as an agreement between parties once accepted by the Montague County Commissioners and or their duly authorized representative. Term of Proposal/Contract #20210609-Retrofit-R&M is for a period of one budget year of 2021/ 2022.

**II. PROJECT SCOPE**

Integrity Steel Works will proceed on this project as outlined in this proposal. Integrity Steel Works excludes any work concerning the security electronics system and all other electrical work, as well as the intercom (when applicable). Integrity Steel Works, Inc. is not responsible for any finished paint or damage done to paint during lock repair and scheduled maintenance.

**Summary of Work:**

- Retrofit of Sliding Devices
- One (1) Dimension Trip
- Remove Existing Sliding Devices' Housing
- Remove Existing Sliding Devices (Disposal by Facility)
- Remove Existing Cell Doors (Total of 5)

Authorized Representative's Initials  
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Remove Existing Door Hanger Brackets  
Prepare Front Wall of Cells for Installation of Sliding Devices

Supply and Install Internal Sliding Electro/Mechanical Assembly Consisting of:

- Travel Bar Assembly
- Logic & Connector Board Assembly
- Motor & Switch Assembly
- Mechanical Release Swivel
- Motor Shroud Cover (if necessary)
- Cable and Brackets for Release (Hook up to Existing Deadbolt)
- Door Hanger Brackets and Hanger Bar
- Re-hang Existing Corridor Doors

Terminate all Wiring  
Reinstall Housing for Sliding Devices  
Test Electrical and Mechanical Function of Doors

#### Repair & Maintenance

- Clean, adjust, and lubricate all detention locks
- Calibrate and adjust limit switches to insure proper lock indication
- Re-adjust doors to proper alignment
- Troubleshoot all detention hardware (locks, hinges, food pass doors, etc.)
- Tighten / replace missing screws on all detention hardware (locks, hinges, food pass doors, etc.)
- Verify manual release
- Verify electrical operation
- Advise personnel of any additional deficiencies

### III. COMPENSATION

Total cost of entire project work is **\$43,416.37** price **does not** include the cost of any replacement parts that may be required once project has commenced. If replacement parts are necessary, a separate purchase order is required.

Scheduled payments are based on project milestones.

Initial payment of thirty percent (30%) invoiced net 10 days upon signing the contract.

Final payment of seventy percent (70%) invoiced pay on receipt upon completion of the project

The signed acceptance and return of this proposal/contract for **\$43,416.37** is due to initiate scheduling and work. Contract amount is due upon completion of job. Any additional work outside this agreement will require a signed work order and invoiced separately.

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**IV. E-VERIFY PROGRAM**

Integrity Steel Works, Inc. shall provide documentation to Montague County if required evidencing that Integrity Steel Works, Inc. has enrolled in and is participating in the E-Verify program regarding eligibility status of all newly hired employees of Integrity Steel Works, Inc. Integrity Steel Works, Inc. is not required to verify the work eligibility status of newly hired employees if the E-Verify program no longer exists. Integrity Steel Works, Inc. does not knowingly employ any unauthorized alien.

**V. INDEMNITY**

**Mutual Indemnification:** Each party shall be liable for its own acts to the extent provided by law and hereby agrees to indemnify, and hold harmless and defend the other, its officers and employees against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees which the other, its officers and employees may hereafter sustain, incur or be required to pay, arising out of or by reason of any act or omission of the party, its agents, servants or employees, in the execution, performance, or failure to adequately perform its obligations pursuant to this contract.

**VI. WARRANTY**

**Sliding Devices:**

Warranty on CMD 4000 devices for three (3) years from installation. This warranty does not cover the repair / replacement of any equipment damaged or destroyed by the abuse, misuse, and or negligence by staff or inmates. All warranty work must be performed only by a CMD authorized technician or engineer.

**Installation Sliding Devices:**

Integrity Steel Works warrants only the work done by Integrity Steel Works under this proposal. Integrity Steel Works, for a period of 90 days, will repair / readjust any lock and or pertinent equipment that malfunction during this time. Replacement doors and parts warranted under manufacture warranty for a period of one year. This warranty does not cover the repair / replacement of any equipment damaged or destroyed by the abuse, misuse, and or negligence by staff or inmates. All additional work billed separately.

**VII. ARBITRATION/MEDIATION**

The parties agree to submit any dispute arising under this contract to the Texas Association of Mediators. Mediation to take place in Tyler, Texas, Smith County. In the event the parties are unable to agree on a mediator, the Texas Association of Mediators will choose the mediator

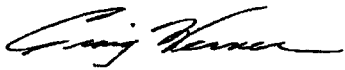
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VIII. PROPOSAL/CONTRACT ACCEPTANCE

Due to the volatile nature of material pricing Integrity Steel Works, Inc. can only honor this Estimate/Proposal for 30 days. By signing below, the parties agree to the terms as stated in proposal/contract #20210609-Retrofit-R&M as the terms of the contract for this project. Montague County may initiate this project by the execution of this proposal/contract by an authorized representative and return of the document to Integrity Steel Works, Inc.

Thank you for this opportunity. We look forward to working with the Montague County Jail on this project.



Craig Werner, President  
Integrity Steel Works, Inc.  
1910 E. SE Loop 323, #312  
Tyler, TX 75701  
(903) 852-2285 FAX (866) 469-1419  
c.werner@integritysteelworks.com  
Proposal/Contract # 20210609-Retrofit-R&M, dated June 25, 2021  
Accepted for Montague County:

Signature: 

Name (please print): KEVIN L. BEALTON

Title: COUNTY JUDGE

Date: June 23, 2021

Phone: 940-894-2401

Email: co.judge@co.montague.tx.us

\*\*\* PLEASE REMEMBER: Initial Each Page\*\*\*

Authorized Representative's Initials  
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