



Centurion Industries, Inc.
A-Lert Roof System Division
2065 FM 1102
New Braunfels, TX 78132
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August 4, 2026

Rodger McLane
County Judge

Dear Judge McLane:

We respectfully submit the following proposal to manufacture and install an A-Lert Standing Seam Roof System on the Panola County Detention Center building, located in Carthage, TX.

Scope of work: Manufacture and install a standing seam roof system with new flashing, gutter, downspouts and trim as required. Roof panels will have a Galvalume finish and be continuous in length from eave to ridge eliminating panel end laps. A-Lert will have Job Completion on or before **December 31st 2026**. Weather Delays, Contractor shall not be responsible for delays in the performance of the Work caused by adverse weather conditions, including but not limited to rain, snow, ice, flooding, high winds, extreme temperatures, lightning, hurricanes, or other weather events that make performance unsafe, impractical, or impossible. Any such delay shall extend the Contract Time by the number of days reasonably impacted by the weather event, including any time required to remobilize and restore site conditions. Contractor shall notify Owner as soon as reasonably practicable of any weather-related delay. Such delays shall not constitute a breach of this Agreement, and Contractor shall not be liable for any damages, penalties, or additional costs arising from weather-related delays beyond Contractor's reasonable control.

Includes the following items.

Material Specifications:

1. Roof Panel – 24 gauge steel with a Galvalume finish. A-Lert “SSR” panel, 16” wide with a 2” high major rib corrugation. Roof pitch to be existing. Concealed fasteners. UL-90.
2. Framing – hat channel and base plates, per A-Lert’s engineers design requirements. Members to be red oxide primer and labor to install. Hat channel will be attached to the existing structure via base plates.
3. Gutter – 6” x 6” x 24 gauge with a prefinished Fluoropon 70% PVDF finish and labor to install.
4. Downspouts – 3-1/2” x 4” prefinished to match gutters and labor to install.
5. Trim and other flashing – 24 gauge with a Fluoropon 70% PVDF finish and labor to install. Trims and flashings; including Highside, Counter, Rake, Eave, and Ridge Cap (*Counter and Ridge Cap to be a Galvalume finish*).
6. Roof jacks and labor to install.
7. Roof Curb – 1/8” Aluminum sheets, insulated, and labor to install.
8. HVAC – disconnect, reconnect existing exhaust fan units onto new roof curbs.
9. Roof Hatch – new 1/8” aluminum roof hatch, insulated, per A-Lert’s engineers design requirements.
10. New skylights will be installed on the new roof curbs.

11. Demolition – removal of required flashing and trims to be able to install new A-Lert Roof System per Specifications with removal from job-site.
12. TIPS Cooperative Contract Number 24060401.
13. A-Lert's 20 year Watertight, Materials, and Workmanship Warranty.

The following are excluded items and material:

1. Any work not directly related to new standing seam metal roofing as shown per A-Lert's proposal drawing.
2. Any work with PEMB.
3. Any work with the existing lightning protection. All work will be handled by owner and will need to be removed before work begins.
4. Any type of demolition other than stated above.
5. Sales Tax.
6. Building Permit.
7. Performance Bond.
8. Prevailing Wages.
9. Cash Allowance or Contingencies.
10. Architectural Fees, and Inspection of existing structure by a structural engineer.
11. Any work with the existing framing structure, decking, or sheathing and labor to install.
12. Any work to the existing flat roofs, metal roofs (other than stated above), shingle roofs, wall panels or soffit panels.
13. Concrete or Masonry work, HVAC (other than stated above), Mechanical, Gas, Electrical, and Plumbing.
14. Any work involved with the existing fascia mounted lighting, cameras, satellite, sensors, electrical boxes, conduit, antennas, or wiring.
15. Disconnecting, reconnecting, lowering or raising of any weatherheads, HVAC units, antennas, satellites, or wiring.
16. Ductwork and labor to extend from existing to the new roof curbs.
17. Any work with louvers.
18. Roof insulation or vapor barriers and labor to install.
19. Downspout boots or splash blocks and labor to install.
20. Wall or Soffit panels and labor to install.
21. Any work with painting.
22. Wood blocking and labor to install.
23. Landscaping, tree or bush trimming, or removal and haul-off from job-site.
24. Snow guards and labor to install.
25. Any work with signage, letters, or plaques.
26. Crane rental.
27. Any work with doors, windows, canopies, awnings, or.
28. Any work with Asbestos, LEAD, mold, or mildew.
29. Firewall, fire barrier, fire partitions, smoke barriers, smoke partitions and draft stops.

The above described work on the Panola County Detention Center building can be done for a lump sum total of:

Five Hundred Eleven Thousand Ninety and No/100 Dollars

\$511,090.00

Alternate 2 – Furnish and install Fluoropon 70% PVDF finish in lieu of Galvalume finish:

ADD: Fifty-Nine Thousand Five Hundred Seventy-Five and No/100 Dollars \$59,575.00

Terms- 25% down upon acceptance of this proposal, monthly draws during construction and balance upon completion. Proposal good thirty days. Tax is excluded from bids. Customer must provide proper proof of tax exemption to avoid sales tax. **THIS PROPOSAL IS BASED UPON NO REQUIRED MODIFICATIONS TO THE EXISTING SUB-STRUCTURE. CUSTOMER RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ANY ASBESTOS MATERIALS OR ANY OTHER HARMFUL SUBSTANCES THAT MAY BE ENCOUNTERED AT THE JOBSITE.**

Due to the volatility of the steel market, this proposal is only valid for 30 days from proposed date.

This document summarizes a project A-Lert Roof Systems proposes to perform for you. It will automatically be withdrawn 14 days after the date on the face of this project summary. The parties shall endeavor to promptly enter into written contract after execution of this document summary under terms (which may differ from those presented in the document summary) agreeable to both parties. In no event shall A-Lert Roof Systems be bound by this project summary if A-Lert Roof Systems determines that its customer credit worthiness standards have not been met.

If we can be of any further assistance or if you have any questions, please don't hesitate to call me at 1-210-842-8913.

Respectfully submitted,

Brandon Ginn

Brandon Ginn
Regional Account Representative
Centurion Industries, Inc.
A-Lert Roof Systems Division

ACCEPTANCE

You are hereby authorized to complete the work described in the above proposal, for which I agree to pay the amount mentioned above.

Total Amount.....	\$ 570,665.00
Deposit.....	\$ 142,666.00
Balance.....	\$ 427,999.00

DATE: August 11, 2026
ACCEPTED: George A. McHale
County Judge (title)