



February 20, 2025

Muskogee County
400 W Broadway, STE 100
Muskogee, OK 74402
Board of County Commissioners:

Secondary Rhodes, LLC is a full-service roofing and building envelope consulting firm established to assist building owners with a range of services, from small repairs to complete remodels of their exterior surfaces. We are proud to announce that we have recently been awarded the Roofing and Building Envelope Services contract #241201 through The Oklahoma Purchasing System(TOPS). Below, you will find three basic formats we utilize to price our services.

Assessment, Reporting, Design & Project Management

1. Inspect the Building for initial reported deficiency.
2. Recommend any third-party testing to properly diagnose deficiency.
3. Provide a detailed report including all reasonable information needed as well as a budget for corrective actions.
4. Prepare a Scope of Work and necessary construction documents to correct deficiency or begin project.
5. Perform a programming and code review of the project.
6. Review proposals submitted to ensure compliance with construction documents and procurement policies.
7. Inspect work while on going no less than (3) times per week.
8. Provide Owner weekly reports until construction is complete
9. Prepare a Pre-Final Punch List with Contractor of work items remaining.
10. Perform a final job walk with Owner at completion of project.

Price: 12% of Total Project Cost

Building System Warranty Inspections & Maintenance

1. Assess existing roof or building system and report to owner condition of system. This shall include a report with photo's and descriptions of any deficiencies that need to be corrected to maintain a warranty or prevent further damage.
2. Remove up to (2) 50 gallon bags of organic debris from rooftop at internal drain basins, gutters, and collector heads.
3. Provide owner with Scope of Work to correct deficiencies and return roof or building system to warrantable status.

Price: \$0.06 a SQFT



Hourly Services

Aerial Survey by Drone Aircraft	Aerial Survey by Drone Aircraft	\$350.00
Rooftop Inspection Rate	Rooftop Inspection Rate	\$200.00
Building Envelope Inspection Rate	Building Envelope Inspection Rate	\$150.00
Inspection Rate with Man Lift	Inspection Rate with Man Lift	\$450/ 3 Hour minimum
Infrared Roof Survey Ground Based	Infrared Roof Survey Ground Based	\$450.00
Infrared Roof Survey Roof Based	Infrared Roof Survey Roof Based	\$650.00
Roof Consultant Expert Witness	Roof Consultant Expert Witness	\$450.00
Moisture Testing for Concrete	Moisture Testing for Concrete	\$200.00
Moisture Testing for EIFS/Stucco	Moisture Testing for EIFS/Stucco	\$150.00
Water Test for Leaks	Water Test for Leaks	\$300/Includes (2) Technicians
Excavation for Below Grade Leaks	Excavation for Below Grade Leaks	\$450.00
Adhesion Testing	Adhesion Testing	\$150.00
Roof Project Manager	Roof Project Manager	\$150.00
Registered Engineer	Registered Engineer	\$300.00
Registered Architect	Registered Architect	\$350.00
CAD Draftsman	CAD Draftsman	\$100.00
Travel Time over 25 Miles	Travel Time	\$50.00

Additional discount on services for TOPS members

Thank you very much for your consideration and we look forward to working with you.

Kind Regards,

Josh A. Rhodes

Joshua A. Rhodes
Secondary Rhodes, LLC
Owner

Accepted BY: *[Signature]*

Name: _____

Title: _____

Date: _____

10th day of March 2025

Chairman *[Signature]*

Member *[Signature]*

Member *[Signature]*

Attest *[Signature]* County Clerk

